



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: April 19, 2022 NEW BUSINESS

SUBJECT: ELEMENTAL ARCHITECTURE, AGENT, FOR ADNAN LAPAMUK, OWNER, FOR A MINOR ARCHITECTURAL APPLICATION PROPOSING EXTERIOR UPGRADES TO INCLUDE REPAINTING OF THE BUILDING, INSTALLATION OF A METAL FRAME SHADE STRUCTURE ON THE SECOND FLOOR PATIO, AND ADDITION OF A ROOF STRUCTURE TO ENCLOSE A STAIRCASE, LOCATED AT 2481 NORTH PALM CANYON DRIVE, ZONE C1 (CASE # 3.4320 MAA) (RB)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of a Minor Architectural Application for the placement of a shade structure on the second-floor patio, the addition of a roof structure enclosing a staircase, repainting the building and other exterior upgrades.

RECOMMENDATION:

That the Architectural Review Committee approve the application, subject to the following conditions:

1. Per the convent on file for the existing mural, as part of the exterior improvements the mural shall be repaired, maintained and repainted as part of the building maintenance to better enhance the streetscape.

BUSINESS PRINCIPAL DISCLOSURE:

The Public Integrity Disclosure Form is included as an attachment to the report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
1964	Original construction of the commercial building.
05/04/2016	City Council by Resolution 6556 approved a mural on the north elevation of the building.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	.12 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project was analyzed for conformance to development standards as listed in PSZC Section 92.12.03 and staff determined the proposed modifications comply with the height, setbacks and other required standards. Additionally, the proposed roof structure housing the stairway to the roof top patio conforms to PSZC 93.03(A)(1)

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i> The proposed exterior modifications are consistent with the existing structure on all elevations.	Y
2.	<i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i> The proposed second-floor shade structure is consistent in material with the other proposed exterior modifications. The curb height is below finished floor of the front of the building by four inches. The proposed height of the shade structure at 31 feet is justified by PSZC 91.00.10 (B) definition of building height measurement of 18" above grade of the curb adjacent to the property. The stairway enclosure is also consistent with the second-floor patio shade structure in shape and form, therefore giving a continuity to the streetscape.	Y
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i> The proposed second-story shade structure will be set back from the front edge facade of the second-floor patio with decorative railing installed to further complement the street view.	Y
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The proposed materials will complement the existing architecture. The exterior modifications will enhance the street view of the building providing an updated, modern appeal.	
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> The proposed exterior modifications are appropriate to the existing architecture and color scheme and desert environment.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> The commercial building is oriented with the front of the building facing east to North Palm Canyon Drive. The windows are protected by the architectural elements of the building with outdoor patio and balconies.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> No landscaping changes are being proposed.	N/A
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> No landscaping changes are being proposed.	N/A
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The main entrances are shaded by the buildings architectural design.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> The addition of string lights to the upstairs patio comply with the outdoor lighting ordinance.	Y
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i> No signage is being proposed with this application.	N/A
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> Corrugated metal screening will be installed to screen rooftop mechanical equipment painted to blend with the architecture. The mechanical equipment will be relocated to the rear portion of the roof away from the street.	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i>	N/A
	The subject property is not within a Specific Plan or Planned Development.	

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”) and has been determined to be categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines.

CONCLUSION:

The proposed exterior modifications integrate with the surrounding structures for the business and retail commercial zone. The structural additions being proposed will be of cohesive design with the existing character of the building and with adjacent development. Staff recommends approval with the following conditions:

1. Per the convent on file for the existing mural, as part of the exterior improvements the mural shall be repaired, maintained and repainted as part of the building maintenance to better enhance the streetscape.

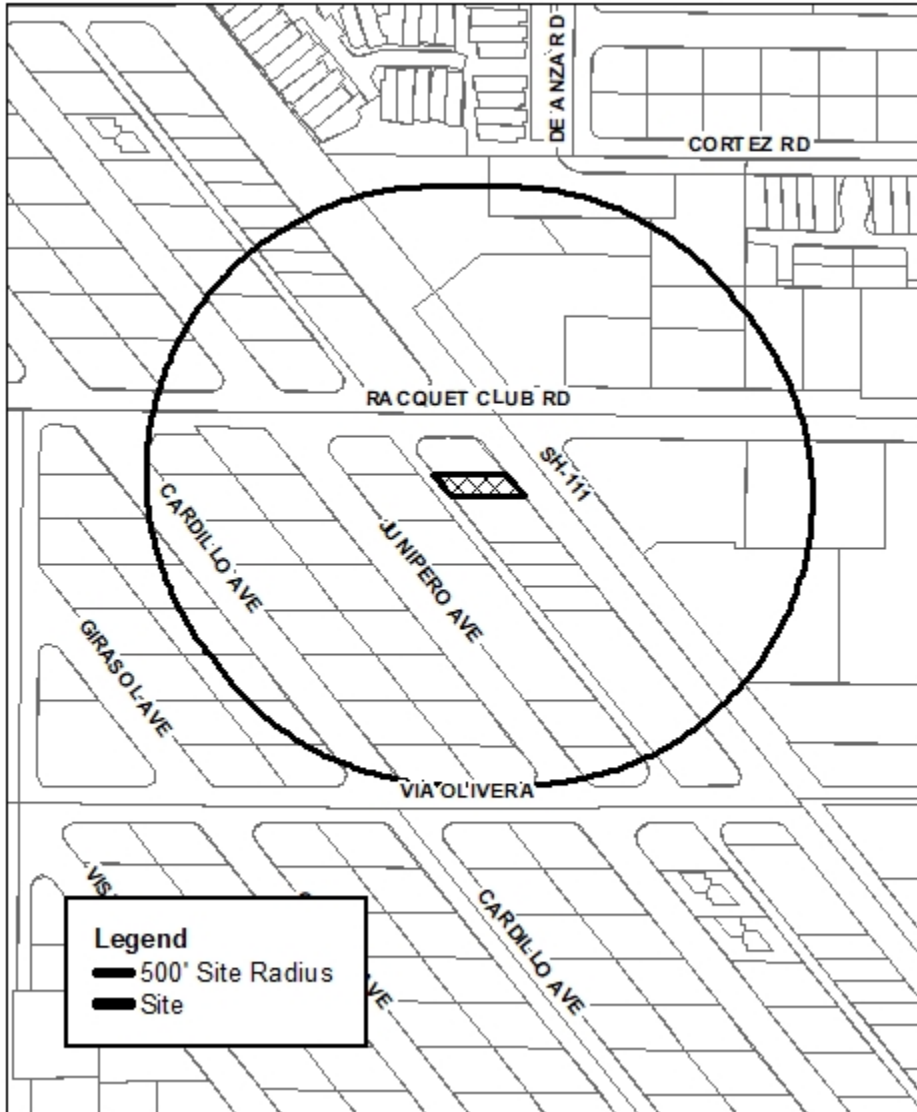
PREPARED BY:	Planning Technician: Richard Bruno
REVIEWED BY:	Assistant Director of Planning: David Newell

ATTACHMENTS:

1. Vicinity Map
2. Public Integrity Disclosure Form
3. Justification Letter
4. Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
2481 North Palm Canyon Drive




PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

<p>1. Name of Entity OnTable Media LLC DBA Konsist</p>
<p>2. Address of Entity (Principle Place of Business) 1701 N Palm Canyon Dr. #9 Palm Springs, CA 92262</p>
<p>3. Local or California Address (if different than #2)</p>
<p>4. State where Entity is Registered with Secretary of State California</p> <p style="text-align: right;"><i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>5. Type of Entity <input type="checkbox"/> Corporation <input checked="checked" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)</p>
<p>6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i></p> <p>Adnan LaPamuk _____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input checked="checked" type="checkbox"/> Other <u>Owner</u></p> <hr/> <p>_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____</p> <hr/> <p>_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____</p>

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE	
<i>JANE DOE</i>	<i>50%, ABC COMPANY, Inc.</i>
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
A.	
Athalie LaPamuk	%50
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
B.	
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
C.	
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
D.	
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
E.	
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]

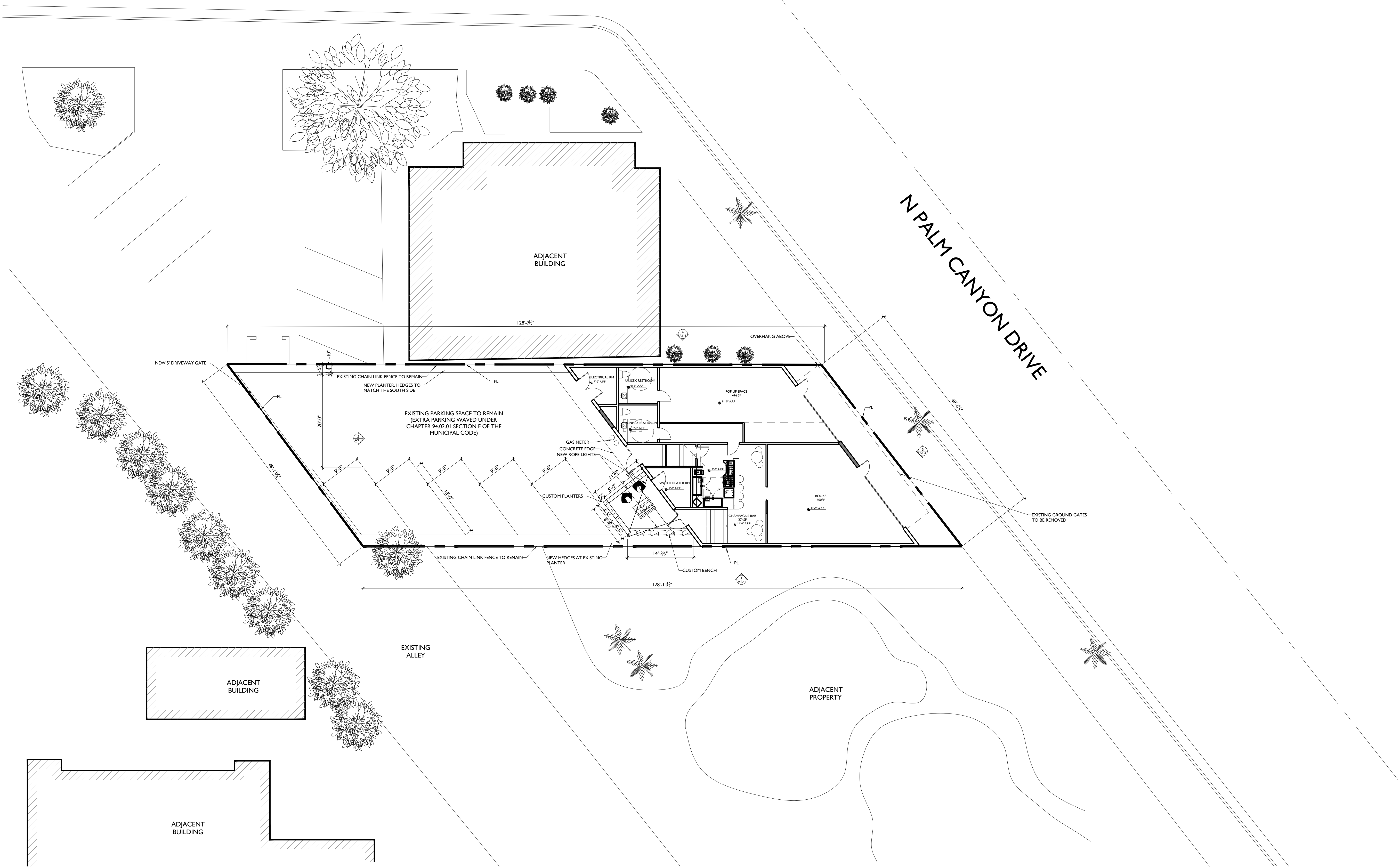
I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title	Date
	04/10/2022



RAQUET CLUB RD

N PALM CANYON DRIVE



REVISIONS

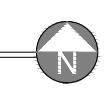
No. Date Description

No.	Date	Description

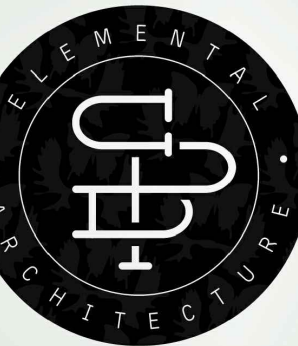
Site Plan

DATE 02.28.22

1 SITE PLAN
SCALE: 3/32"=1'-0"



A1.0



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

Palm Springs, CA

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These drawings were prepared
exclusively for the project listed below.
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other project.
Stated drawing scale is based on 36x24 sheet.

**2481
MIXED USE**
2481 N Palm Canyon Dr,
Palm Springs, CA 92262
APN# xxx-xxx-xxxx

**MINOR ARCHITECTURE
NOT FOR CONSTRUCTION**

REVISIONS

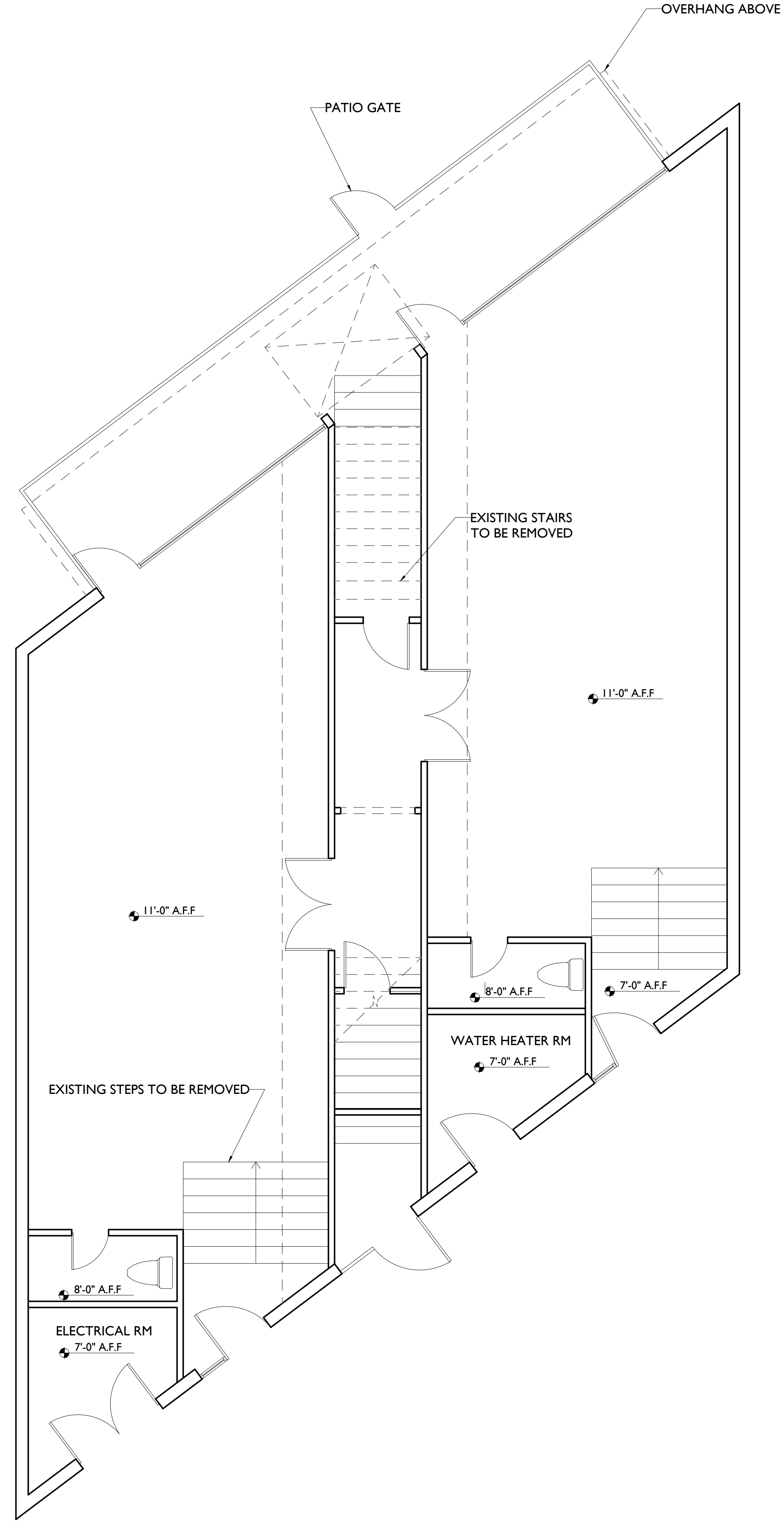
No.	Date	Description

Existing
Floor plans

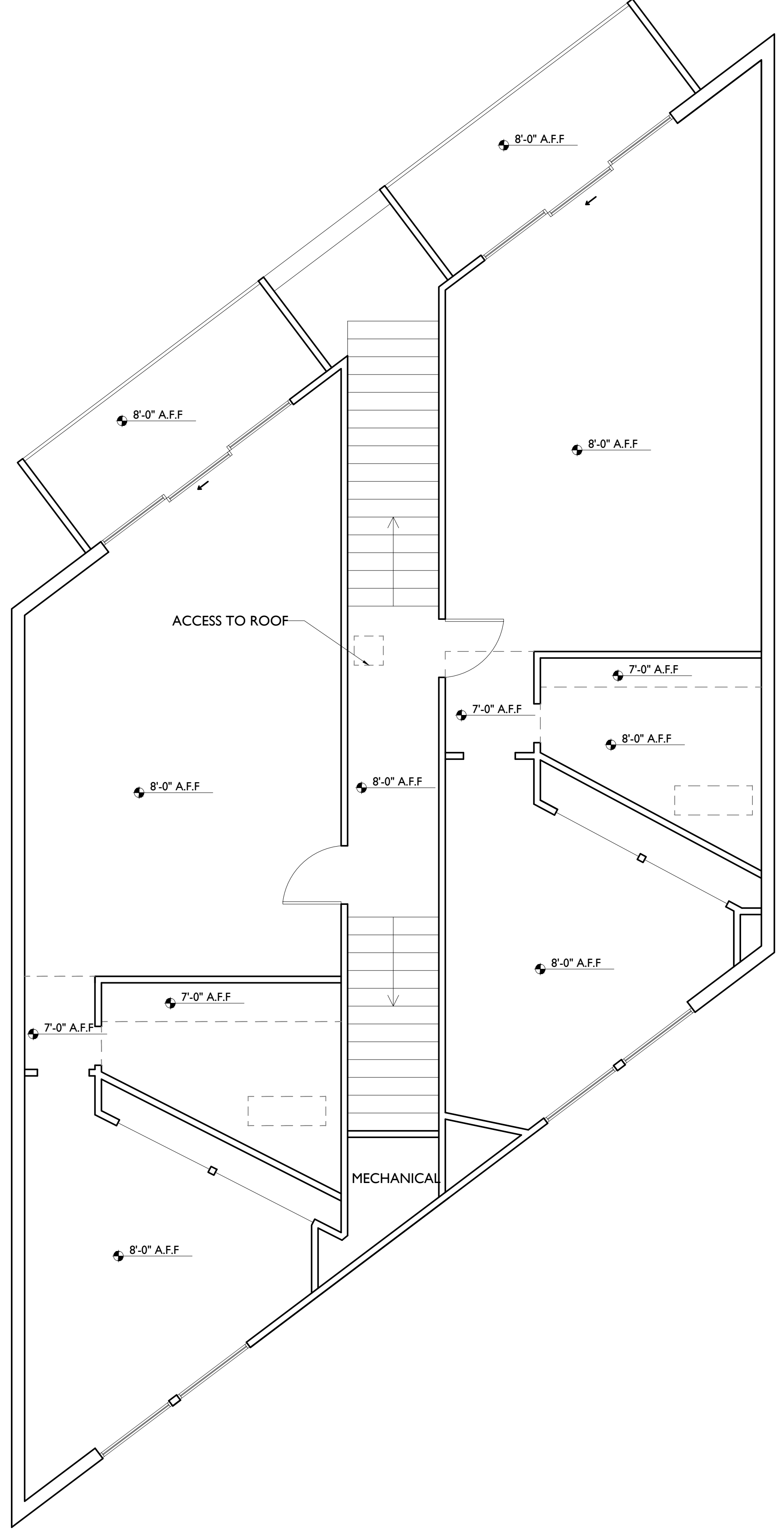
DATE 02.28.22

A1.1

SHEET



1 GROUND FLOOR
SCALE: 1/4"=1'-0"



2 2ND LEVEL
SCALE: 1/4"=1'-0"



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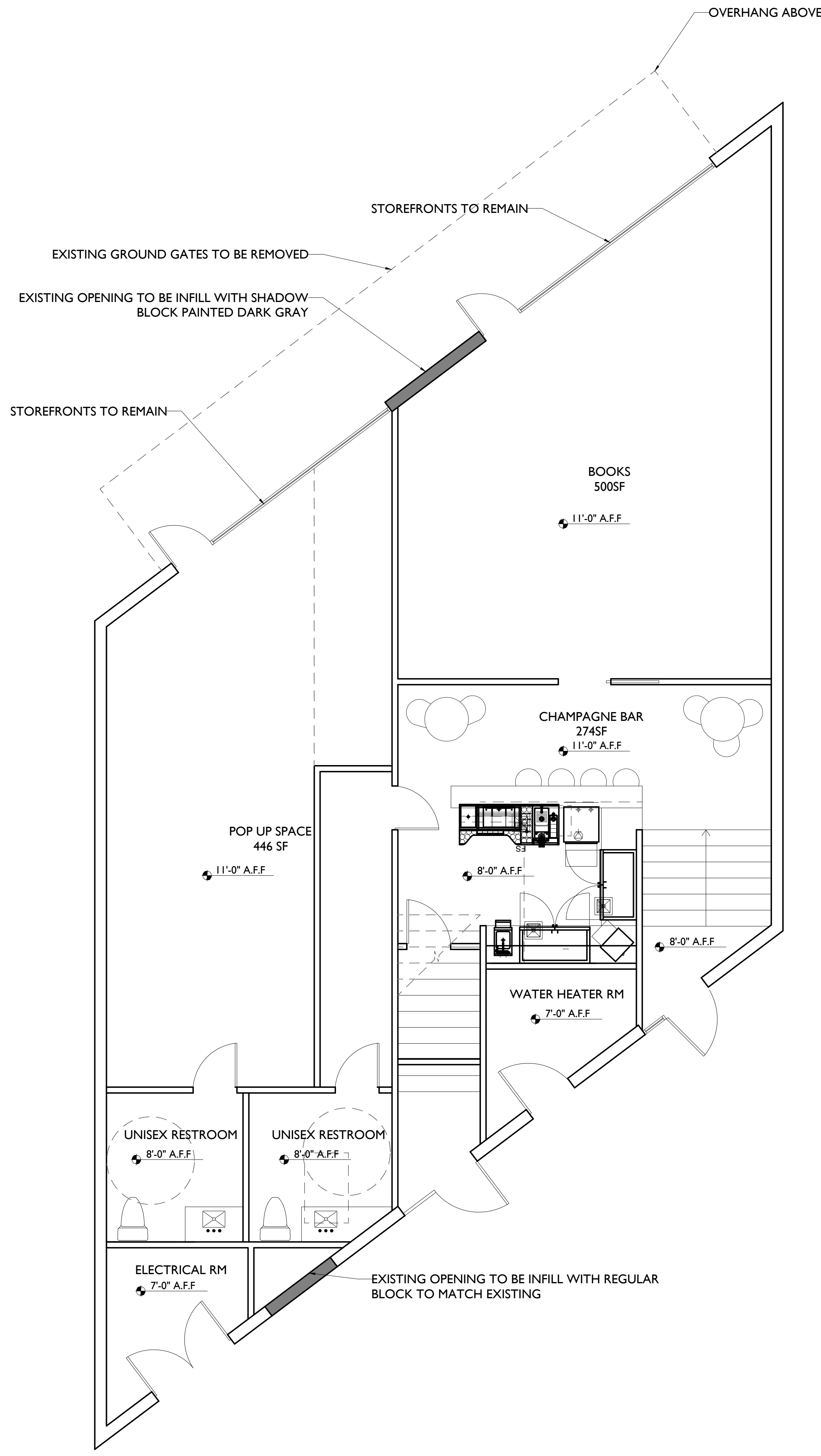
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Proposed
Floor plans

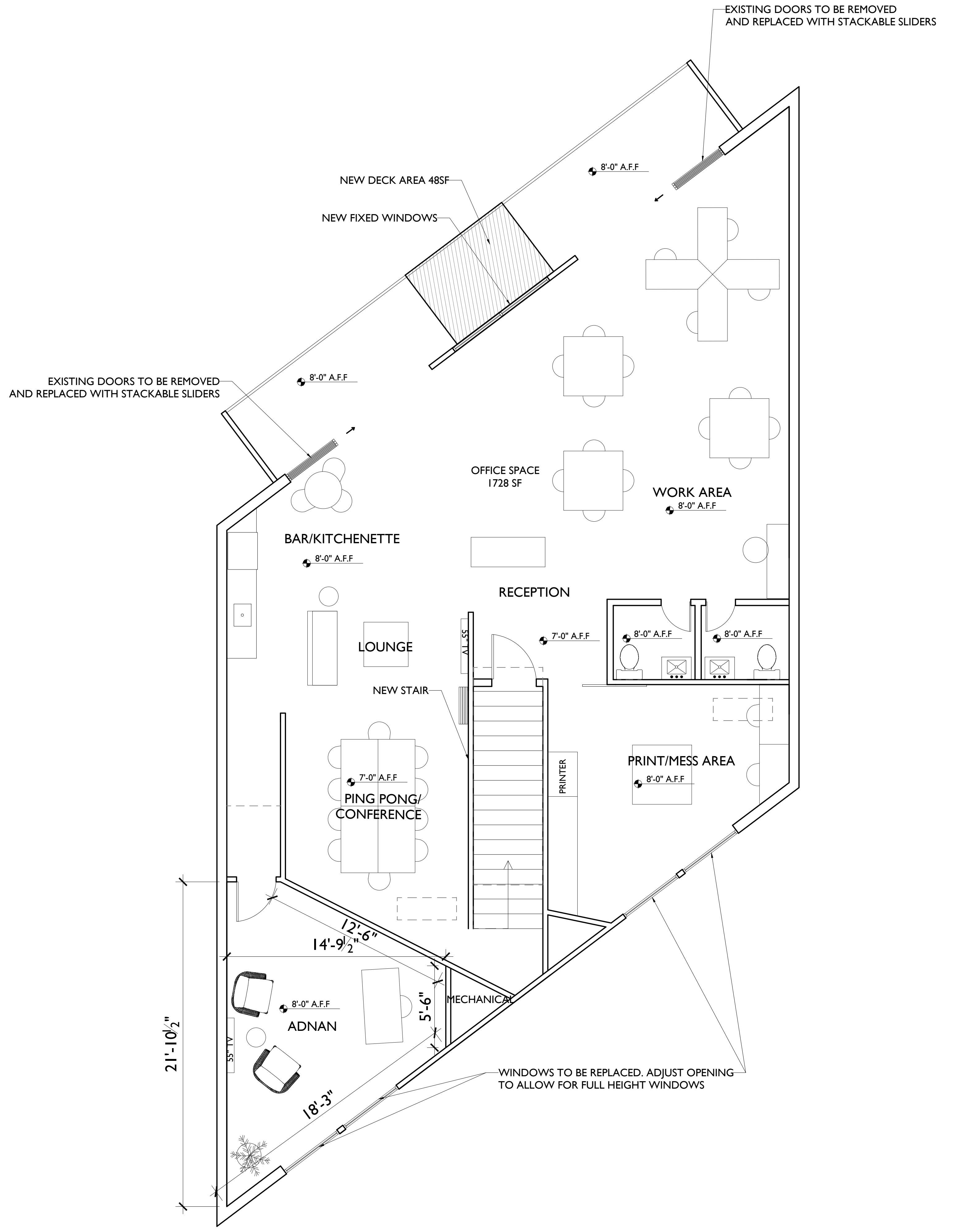
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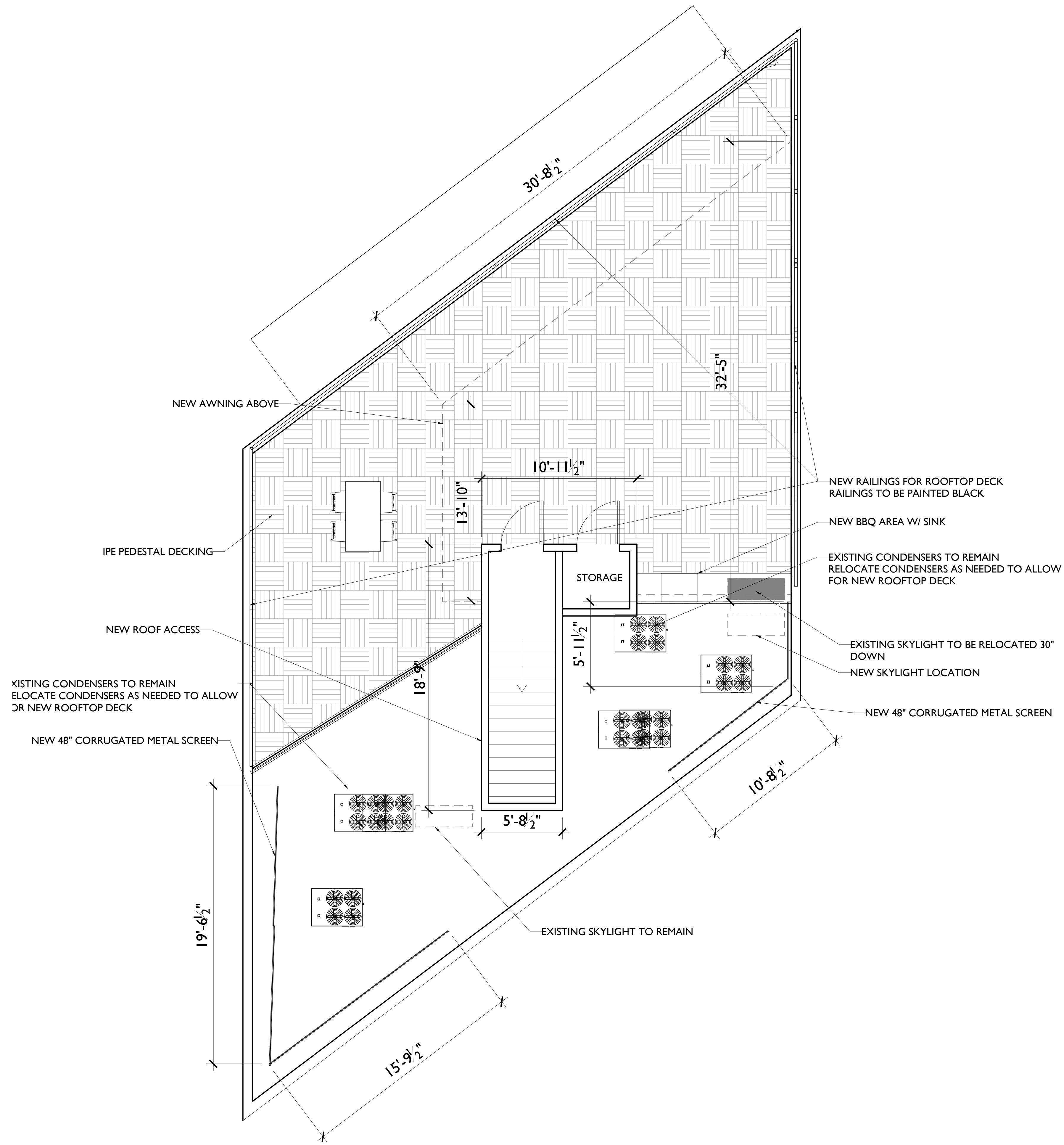
SHEET



1 GROUND FLOOR
SCALE: 1/4"=1'-0"



2 2ND LEVEL
SCALE: 1/4"=1'-0"



1 ROOF PLAN
SCALE: 1/4"=1'-0"

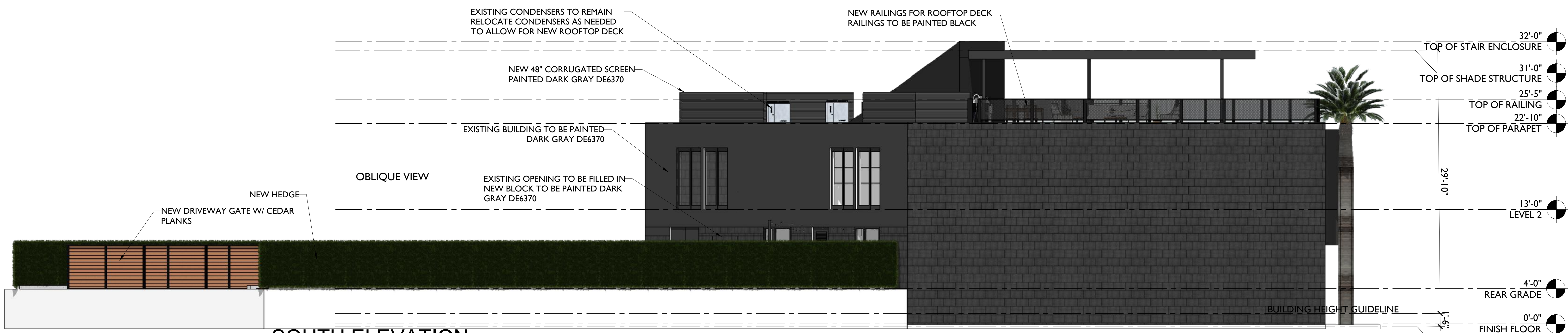
REVISIONS		
No.	Date	Description

Proposed
Roof plan

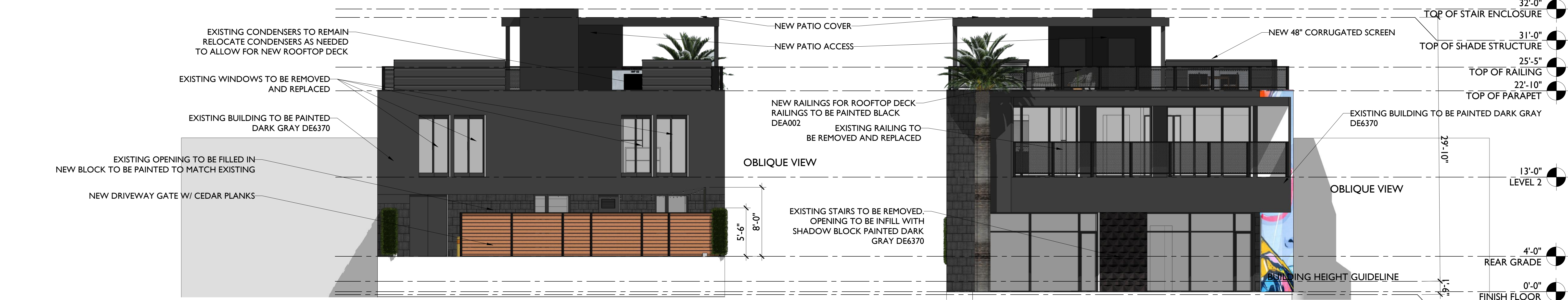
DATE 02.28.22

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No.	Date	Description

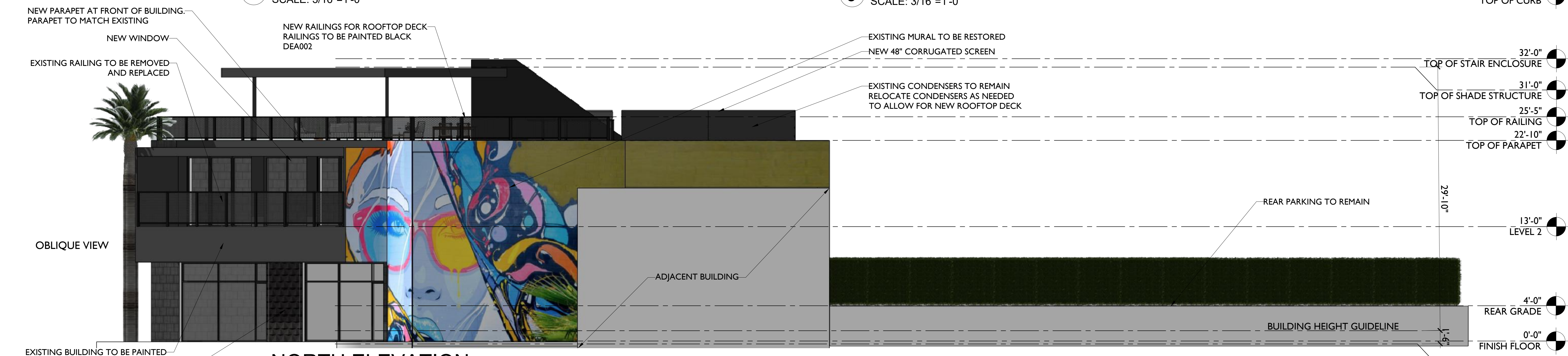


1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2 WEST ELEVATION
SCALE: 3/16"=1'-0"

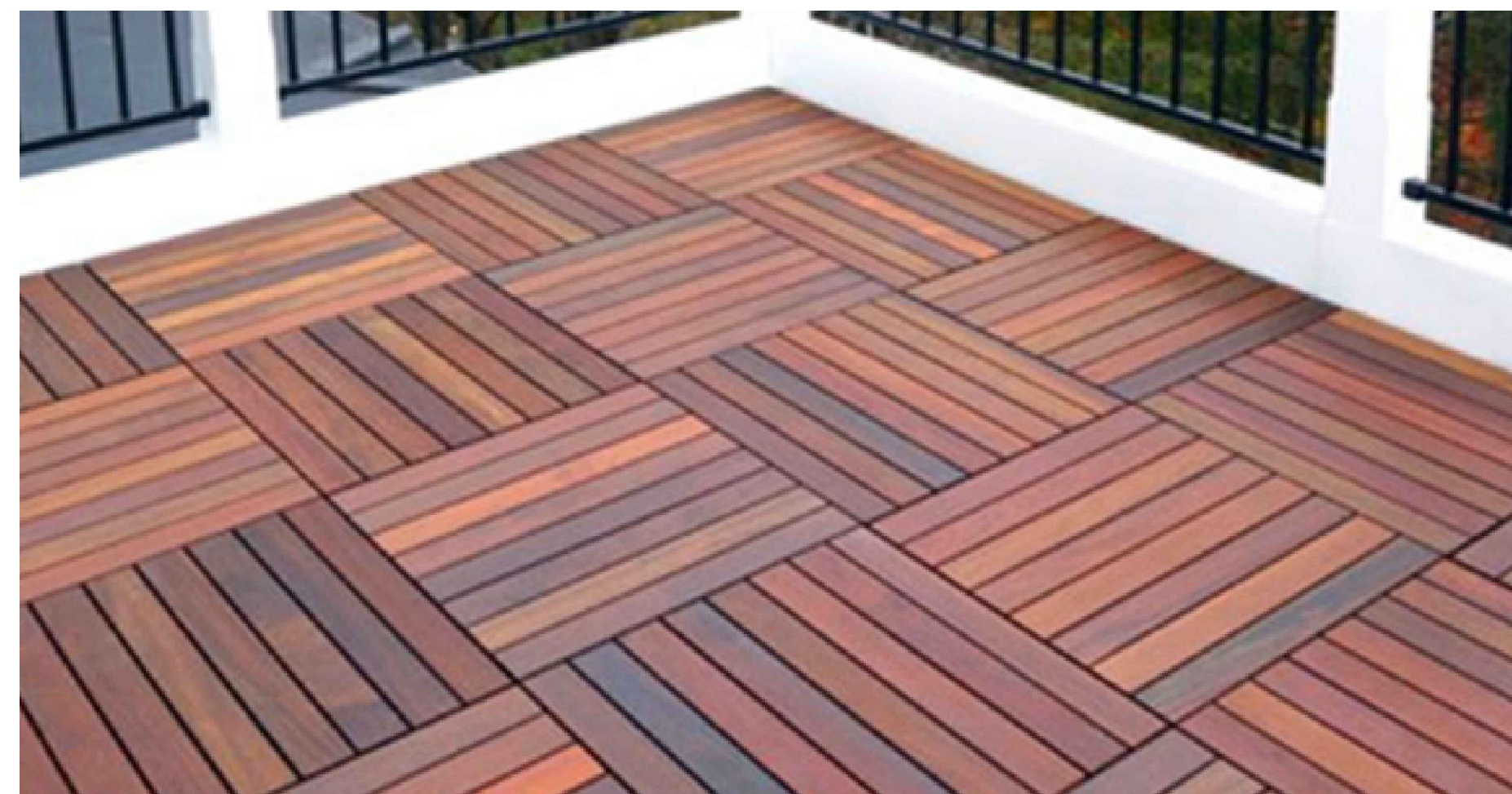
3 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"



STRING LIGHTS



IPE DECKING



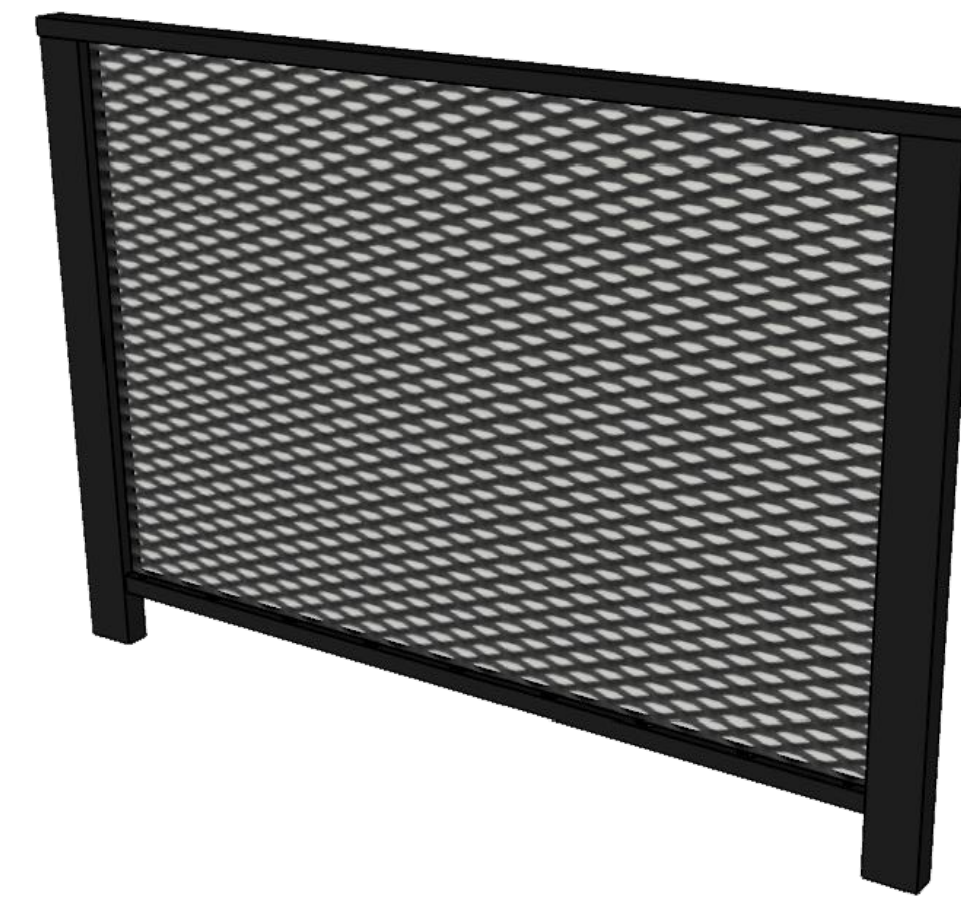
Black
 DEA002 RL#476
 Cool Neutrals, Architectural Styles, Exteriors, Perfect Palette®
 LRV 4
 Munsell: HUE=2.36P / VALUE=2.4 / CHROMA=0.1

TRIM	ACCENT
Whisper DEW340	Dry Creek DE6122

BLACK COLOR SPECIFICATIONS FOR GUARDRAILS



CORRUGATED METAL SCREENS



NEW RAILING W/ EXPANDED METAL MESH INFILL



SHADOW BLOCK



CEDAR CEILING



STEEL PLANTER



Charcoal Smudge
 DE6370 RL#592
 Cool Neutrals, Architectural Styles, Warm / Cool Neutrals, Ranch / Desert Modern, 2013, Perfect Palette®
 LRV 11
 Munsell: HUE=7.31GY / VALUE=3.9 / CHROMA=0.2

TRIM	ACCENT
Swiss Coffee DEW341	Fine Sand DE5324

DARK GRAY SPECIFICATION PAINT FOR BUILDING



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No.	Date	Description

Color and Material Board

DATE 02.28.22

A1.5

SHEET



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No.	Date	Description

Site Pictures

DATE 02.28.22

A1.6