



CITY OF PALM SPRINGS

DEVELOPMENT SERVICES DEPARTMENT

MEMORANDUM

Date: May 16, 2022

To: Architectural Review Committee

From: David A. Newell, AICP
Assistant Director, Planning Services

Subject: ELEMENTAL ARCHITECTURE FOR REVISIONS TO A MINOR ARCHITECTURAL APPLICATION FOR EXTERIOR MODIFICATIONS TO AN EXSTING COMMERCIAL BUILDING LOCATED AT 2481 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 3.4320 MAA) (RB)

On April 19, 2022, the Architectural Review Committee considered the subject application for exterior modifications to an existing commercial building, subject to certain items (accessible improvements, second floor shade structure details and safety railing, detailed finished floor dimensions, etc.) returning to ARC for review. Based on this direction, Staff provided the applicant the following list of items to improve the project:

1. Accessible ramp provided in detail on plans.
2. Trash enclosure plan.
3. Roof Plan:
 - Details of the second-floor shade structure, type of post and attachment.
 - Show details of lighting define to be under the shade structure canopy.
 - Railing height for second-floor patio.
 - Primary and secondary egress to the second-floor patio.
4. Parking lot striping to include accessible space and total amount of spaces.

In response, the applicant has submitted a revised package that includes ADA improvements to the building and parking lot, details of the second-floor shade structure and details of the roof top patio addition (See attachments 2-5). An analysis on the proposed improvements based on the Architectural Review Committees' direction is provided in the table below.

#	Additional Review Item	Proposed Revision
1	An updated parking lot plan outlining ADA requirements	The revised parking lot plan is showing the accessible parking space adjacent to the building's rear entrance for path of travel. Due to site conditions, an accessible lift is proposed for accessibility to the first-floor commercial spaces.
2	Trash enclosure detail	The trash enclosure is being proposed within the footprint of the utility room adjacent to the accessible parking space for ease of rollout to the alley for collection.
3	Roof Plan Modifications - Shade Structure	Modified plans outline the detail of the shade structure attachment to the building roof and section of the shade structure framing.
	- Roof top patio railing detail	Details of the safety railing for the roof top patio are shown as part of the building parapet to meet the required height of 42 inches.
	- Egress to the roof top patio	The revised plans give detail of the stairway to the third-floor addition. Only one egress stairway is proposed without ADA accessibility.
	- Lighting details for roof top patio	The proposal consists of string lighting suspended just below the ceiling of the roof top patio shade structure.
4.	Parking lot restriping	The revised parking lot plan shows the addition of the accessible space and the total amount of parking spaces available in this non-conforming parking area.

In addition, the applicant intends to maintain and repaint the mural on the north elevation building to its original color and composition per the contract schedule 15-003 MUR.

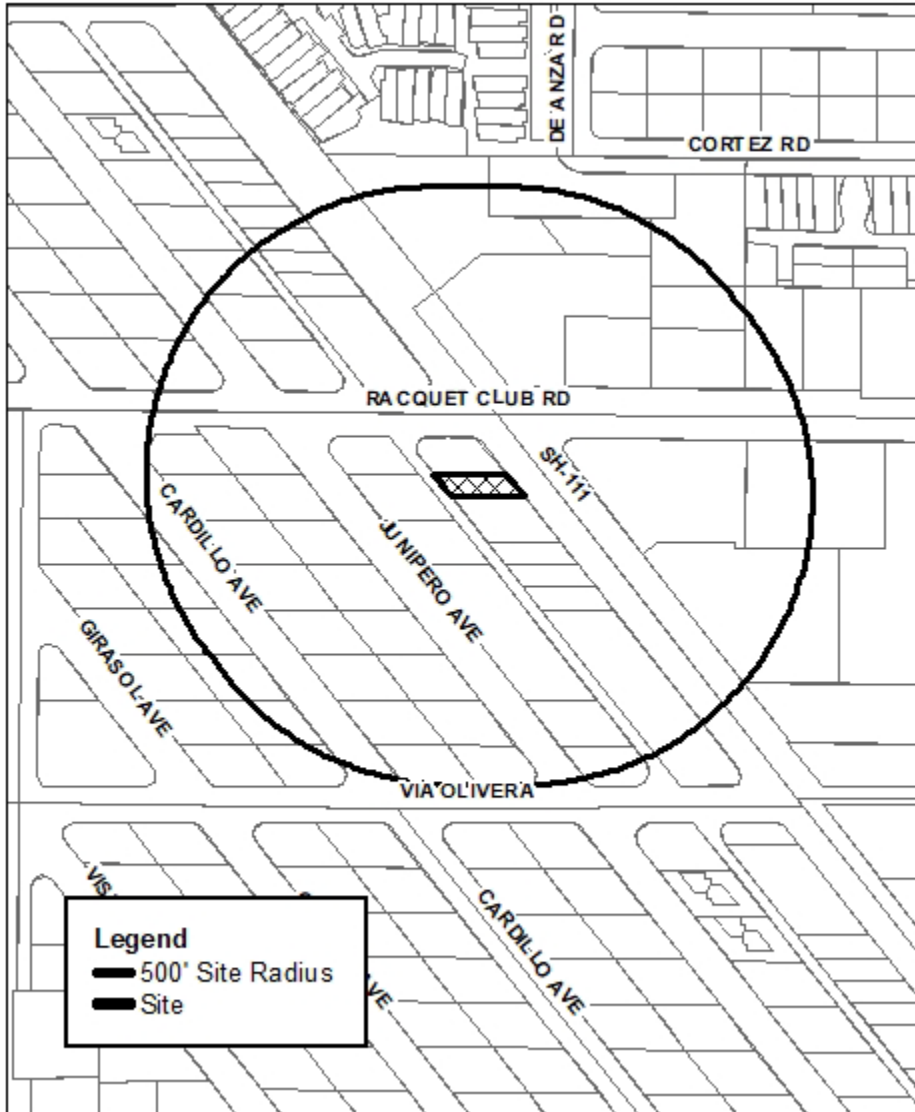
Based on the above revisions, staff recommends the ARC approve the proposed exterior remodel as submitted.

ATTACHMENTS:

1. Vicinity Map
2. 04/19/2022 ARC Meeting Minutes (Excerpt)
3. Staff Memorandum from April 19 ARC meeting
4. Revision List
5. Revised Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
2481 North Palm Canyon Drive

NEW BUSINESS:

4. ELEMENTAL ARCHITECTURE FOR EXTERIOR MODIFICATIONS TO AN EXISTING COMMERCIAL BUILDING TO INCLUDE REPAINTING AND ROOFTOP STRUCTURES LOCATED AT 2481 NORTH PALM CANYON DRIVE (3.4320 MAA) (RB).

Planning Technician Bruno provided an overview of the proposed exterior modifications as outlined in the staff memorandum.

Member Walsh verified the proposed height is in compliance with the zoning requirement for building height in the zone. Planner Richard Bruno responded, yes.

Chair Jakway noted that he does not see handicap parking, trash enclosure and the property looks sub-standard in size; and questioned if the property is grandfathered in. Planner Bruno confirmed the parking count is grandfathered in; and explained the parking count calculates with the change in use and the restriping of the parking lot.

Member Walsh inquired about the existing mural permit and the inclusion of a maintenance program for the mural on the north elevation of the building.

Chair Jakway motioned to continue the item for review at a later date, mentioning the advantage of having the applicant available for detailed questions committee members may have. Additionally, Chair Jakway stated that he would follow up with Principal Planner Robertson to finalize the list of conditions to be addressed.

1. ADA accessible ramp
2. Trash Enclosure
3. Plans to show detail of shade structure posts
4. Detail of lighting under the shade structure.
5. Callout the roof stairway enclosure.
6. Callout the minimum 3 feet high railing height for second-floor patio.



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



Architectural Review Response Letter

05/02/22

1. ADA/ Handicap Ramp.

Please find ada parking stall added to the parking lot. In addition, please see north ada entrance and ada lift. The building cannot accommodate a ramp therefore an ada lift was proposed

2. Trash Enclosure

The trash enclosure is located in the water heater room.

3. What is the walled or hedge area? What is purpose of it?

The hedge area consists of a ficus privacy screen located at the north and south landscape strips. It is meant to promote privacy to the parking area as well as to improve the aesthetics of the parking lot.

4. Show the posts holding awning.

Please find posts shown on the roofplan.

5. Make awning more obvious as how it is supported.

The awning will be supported by 3 posts and the back will be supported by the stair enclosure structure. Refer to roof plan and elevations. Also please see schematic canopy section on sheet A1.5.

6. Show lighting on canopy or the roof.

Please find RCP added to sheet A1.4

7. Call out the roof stairway enclosure.

Please see notes on roof plan and elevations.

8. Showing a height of 2'7" railing it should be 3'.

The parapet wall sits higher than the roof therefore. That was giving me the extra height needed. However, due to the pedestal system new elevations were provided which shows a complying 42" guardrail.

9. Is there any second egress from the roof area?

No second egress from the roof area. Only 1 egress stairway needed per section 1006.3.3 single exits.

10. Show accurate finished floor elevation.

There is no existing survey for the property. Therefore, the finish floor it has been label as datum mark 0'-0". All the elevation marks are accurate to the existing conditions and are measured from the 0'-0" datum mark.

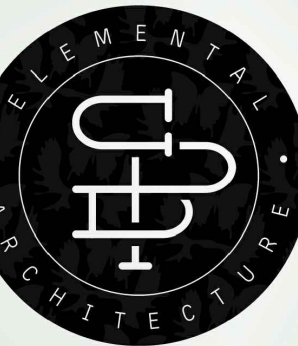
11. Parking area appear to be lower than the building. Please clarify.

The parking area it is actually 4' higher than the building floor. Please refer to the elevations.

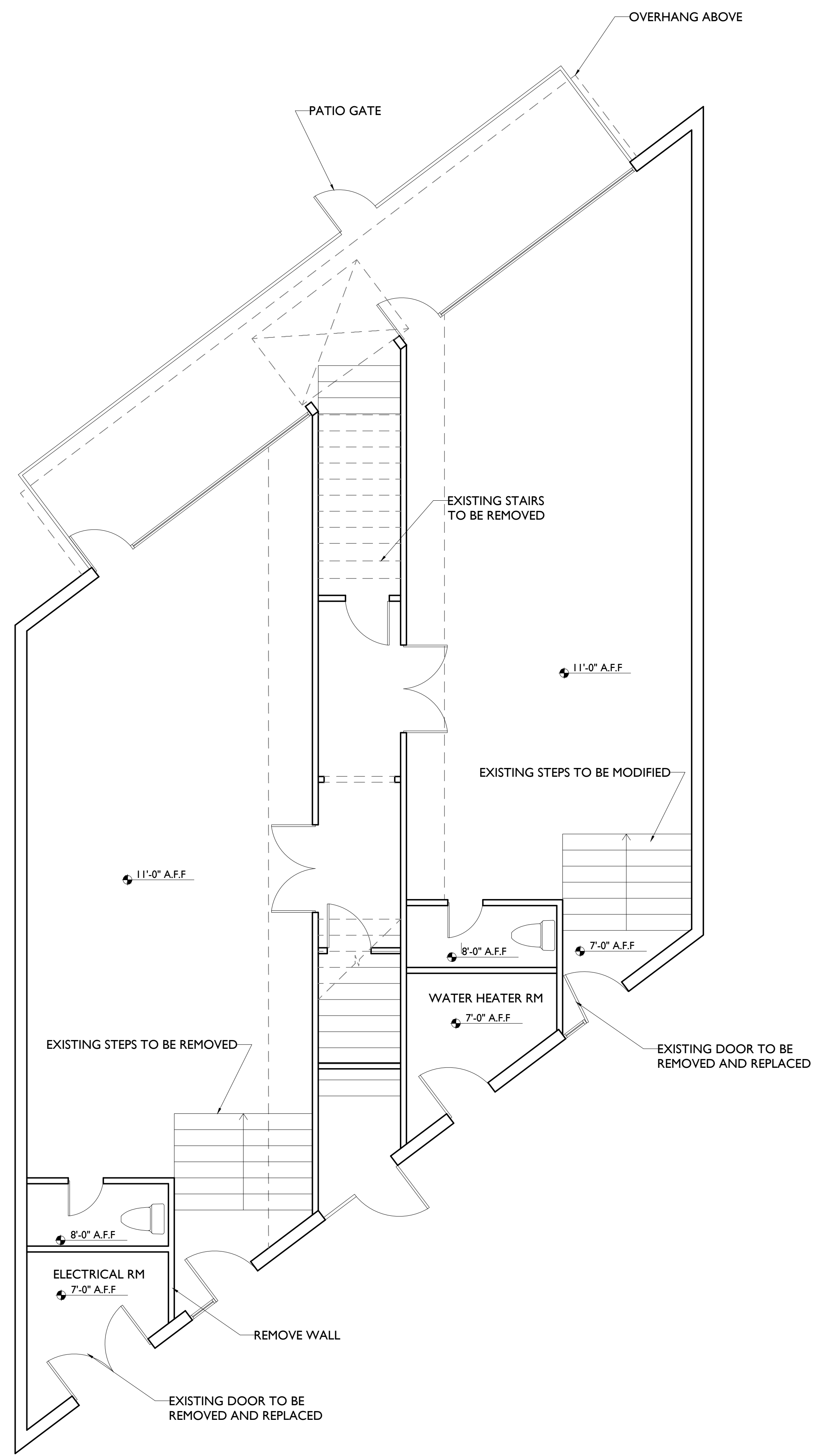
If you have any question of concerns regarding any of the answers please do not hesitate to contact me at roberto@elementalarchitecture.com or at 760.541.3303

Sincerely,

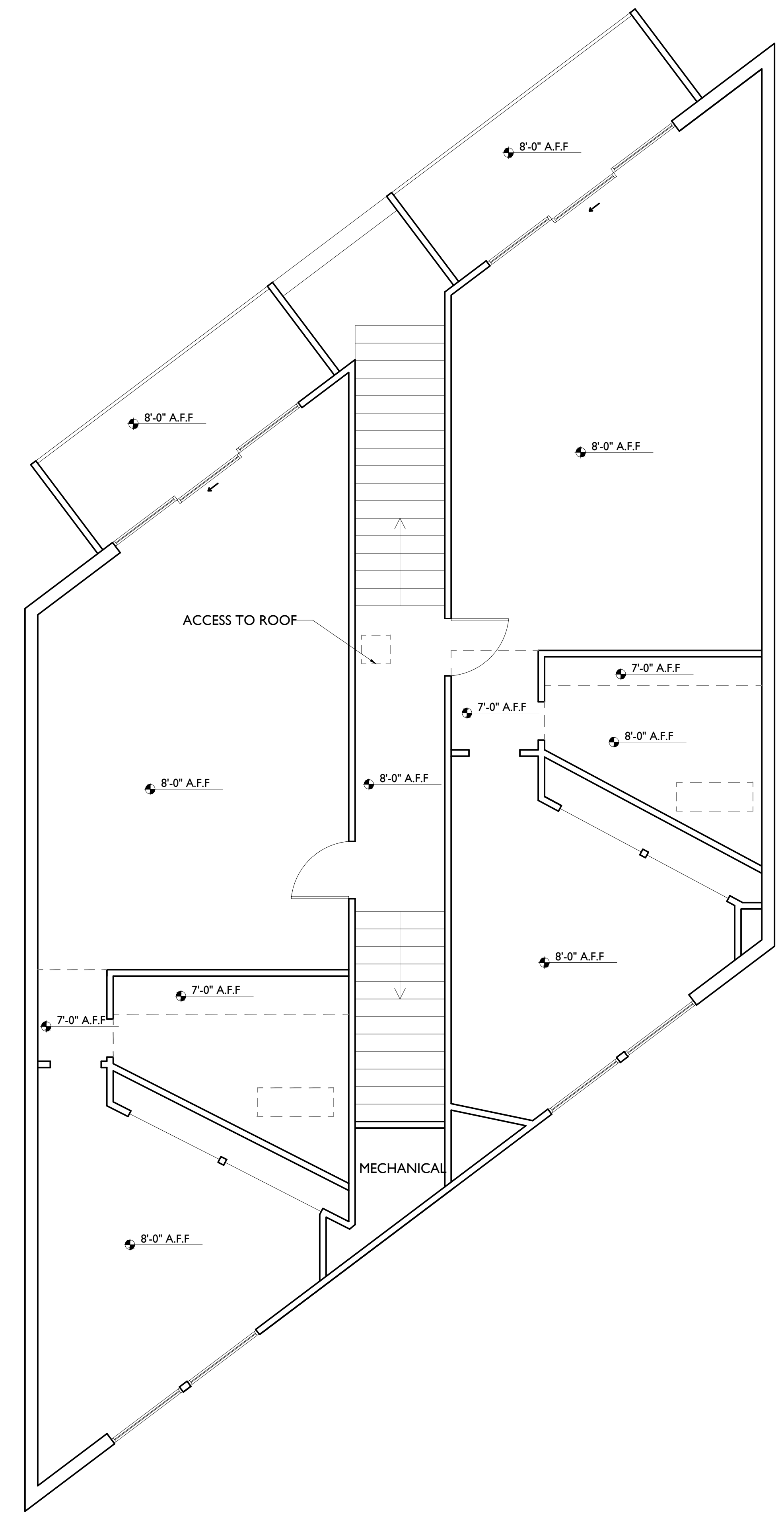
Roberto Ocegüera
Project Manager



REVISIONS		
No.	Date	Description



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



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



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

Palm Springs, CA

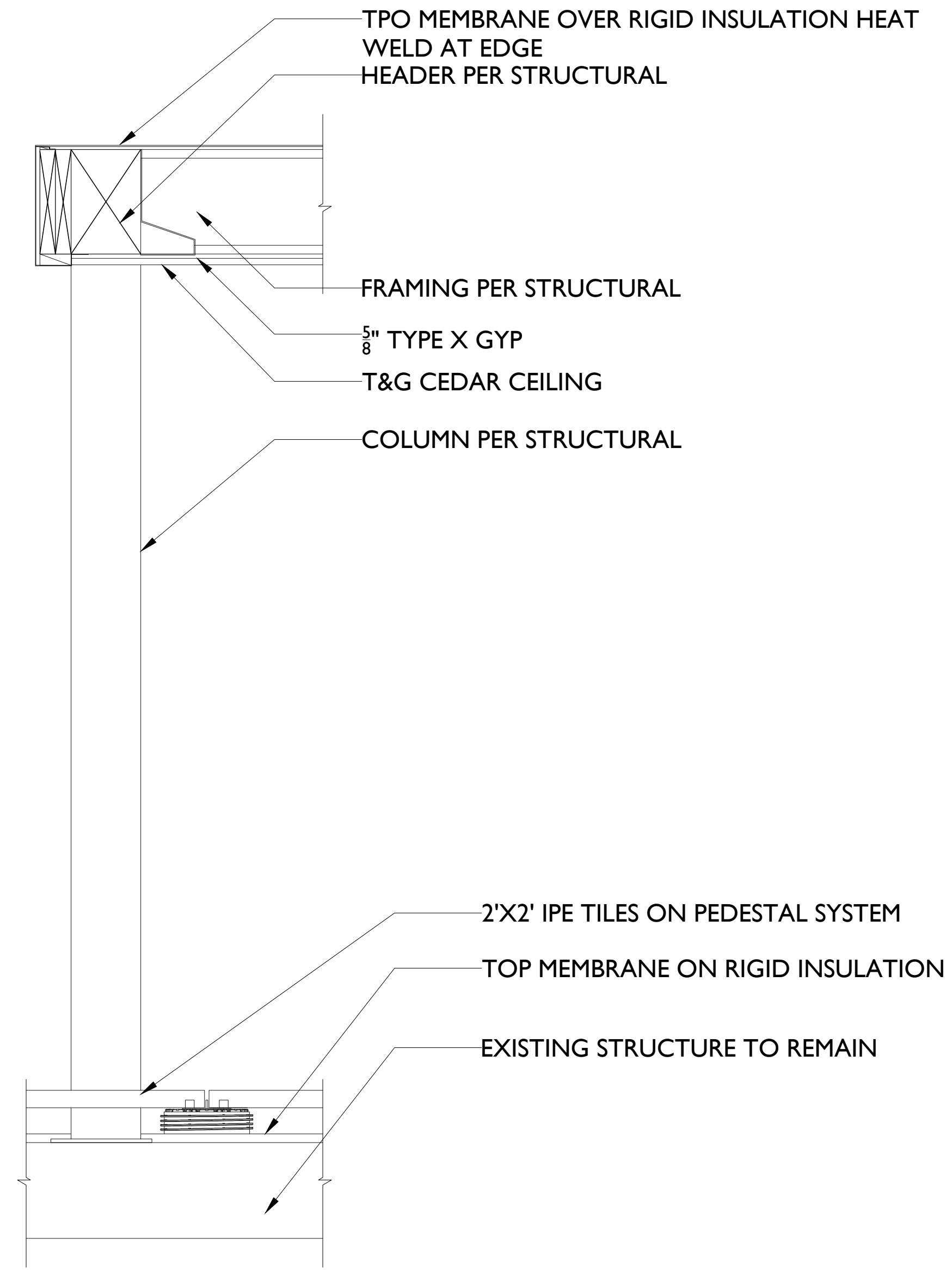
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These drawings were prepared
exclusively for the project listed below.
They are not intended for use on any
other project.
Stated drawing scale is based on 36x24 sheet.

**2481
MIXED USE**
2481 N Palm Canyon Dr,
Palm Springs, CA 92262

APN# xxx-xxx-xxx

**MINOR ARCHITECTURE
NOT FOR CONSTRUCTION**



1 SECTION AT CANOPY
SCALE: 1"=1'-0"

REVISIONS		
No.	Date	Description

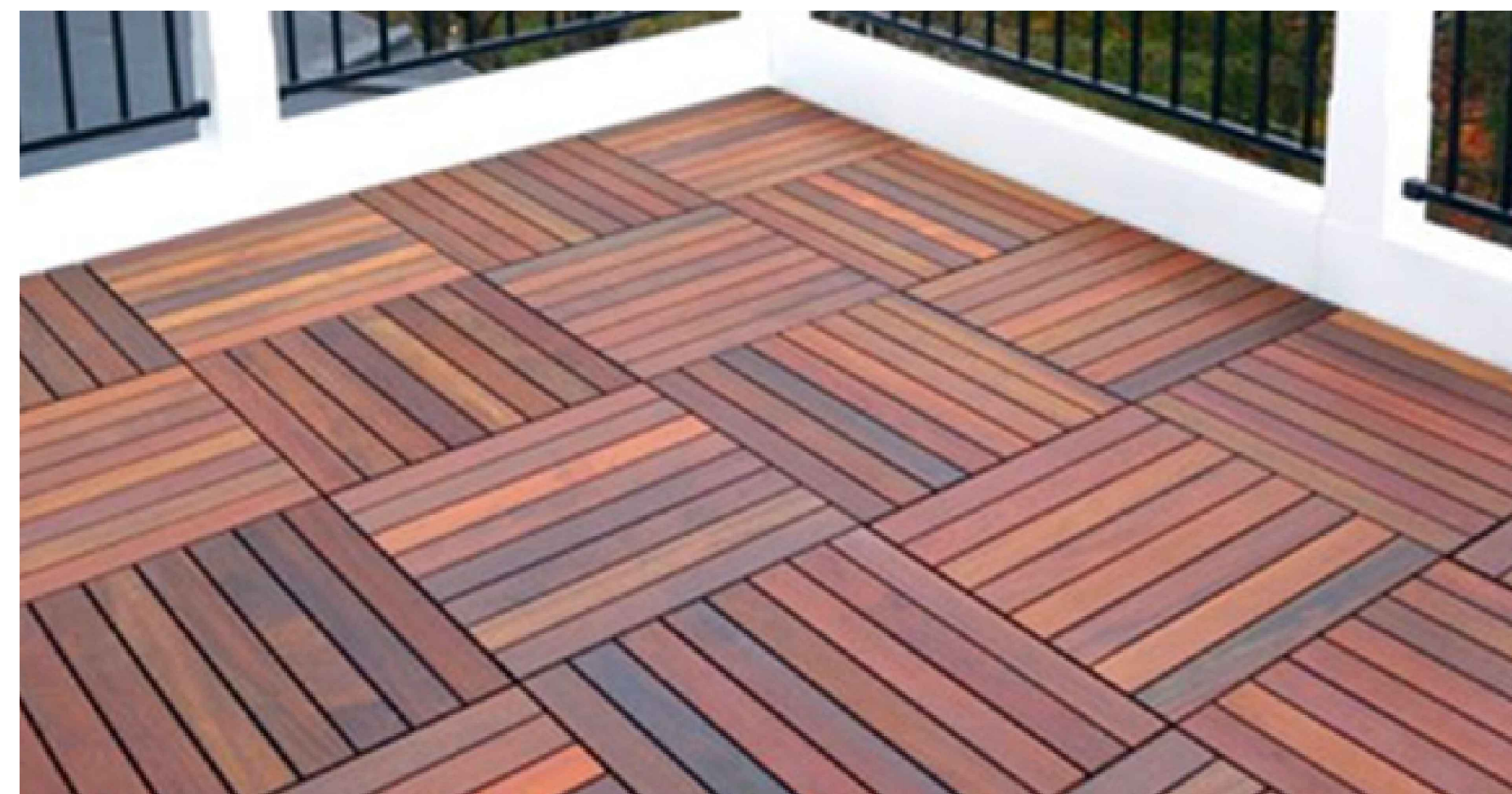
**CANOPY
CROSS
SECTION**

DATE 05.10.22

A1.5



STRING LIGHTS



IPE DECKING



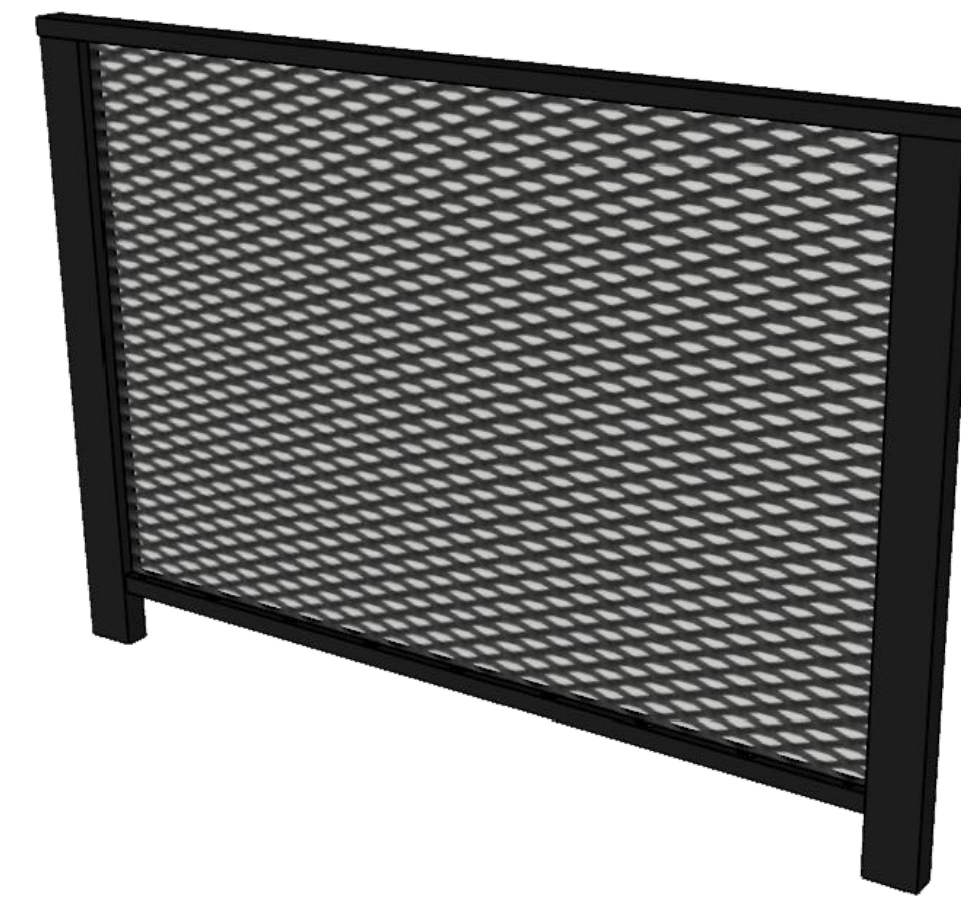
Black
 DEA002 RL#476
 Cool Neutrals, Architectural Styles, Exteriors, Perfect Palette®
 LRV 4
 Munsell: HUE=2.36P / VALUE=2.4 / CHROMA=0.1

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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Palm Springs, CA

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 APN# xxx-xxx-xxxx

MINOR ARCHITECTURE
 NOT FOR CONSTRUCTION

REVISIONS		
No.	Date	Description

Color and Material Board

DATE 05.10.22

A1.6

SHEET



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REVISIONS

No.	Date	Description

Site Pictures

DATE 05.10.22

A1.7