



## **ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM**

DATE: JUNE 6, 2022 NEW BUSINESS

SUBJECT: CHRIS PARDO, OWNER OF SANDFISH SUSHI, FOR A MINOR ARCHITECTURAL APPLICATION TO CONSTRUCT A DECK AND STORAGE PODS TO EXPAND THE OUTDOOR DINING AREA IN THE PARKING LOT AT 1556 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 3.4319 MAA) (AP)

FROM: Development Services Department – Planning Division

---

### PROJECT DESCRIPTION:

This is a request for the Architectural Review Committee (ARC) to review a Minor Architectural application to modify the parking lot for Sandfish Sushi to incorporate additional outdoor dining. The proposed modifications include a new deck, foliage, lighting and two storage pods, which will be utilized for dining.

### ISSUES:

- The storage pods are not harmonious to the surrounding area.

### RECOMMENDATION:

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

1. The storage pods should be painted to match the colors and overall theme of the restaurant.
2. Alter the storage pods so they appear as more harmonious structures with the principal building.

### BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form, see Attachment 2.

**BACKGROUND INFORMATION:**

<i>Related Relevant City Actions</i>	
01/10/2018	The City approved a Business License for Sandfish Sushi per LUP 14-056.
22-010 LUP	A Specific Parking Plan was approved to allow Sandfish Sushi to utilize the parking spaces of 1701 N Palm Canyon Drive to address the loss of parking spaces with the outdoor dining.

**STAFF ANALYSIS:**

<i>Site Area</i>	
Net Acres	1.05 Acres



*Figure 1 Existing Frontage*



*Figure 2 Proposed Frontage*

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.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The proposed modifications include a new raised deck (Trex Decking, brown), new potted planters (Black Steel Planters), two white storage containers (20' long by 8' wide) and string lights. The proposed storage pods are proposed to open on one side and allow additional seating for patrons of the restaurant. The storage pods are consistent on all four sides and consist of a tan metal.</p>	Y
2.	<p><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></p> <p>The storage pods are not consistent with the primary building. The Primary building consists of treated wood and cement finishes giving it a more modern appearance. Staff recommends alterations to the pods to enhance consistency with existing building.</p>	Y, with conditions
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The storage pods are pre-manufactured and will open on one side to accommodate outdoor dining. No other windows/doors are proposed on the accessory structures.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>While the decking and landscape pots are consistent with the context of the site, the storage pods are premanufactured and do not generally relate to the principal building. The surrounding buildings consist of various materials, stucco, white brick, copper metal and cement finishes. Though there are various materials, the proposed material of the storage pods is not consistent with the context of the site or adjacent buildings. Staff recommends alterations to the pods to enhance consistency with existing building.</p>	Y, with conditions
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>The storage pods are a light tan color which is appropriate with the desert environment and consistent with the site context.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The applicant is proposing potted plants that will consist of a mesquite tree in the middle of the deck area and desert friendly plants in all the potted planters.	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 applicant is proposing string lights that is consistent with the requirements of the Outdoor Lighting Ordinance, Zoning Code Section 93.21.00. The proposed lighting will not materially impact adjacent properties.	Y

Enhancements to the pods so that they are more harmonious with the principal building could result in affirmative findings for criteria #2 and #4 above.

**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 15301 of the CEQA Guidelines (Existing Facilities).

**CONCLUSION:**

Though the proposed deck and planting material will be an enhancement to the existing storefront, the storage pods are not harmonious to the surrounding area and should be enhanced to be consistent with the design of the principal building. Therefore, staff recommends approval subject to the following conditions:

1. The storage pods should be painted to match the colors and overall theme of the restaurant.
2. Alter the storage pods so they appear as more harmonious structures with the principal building.

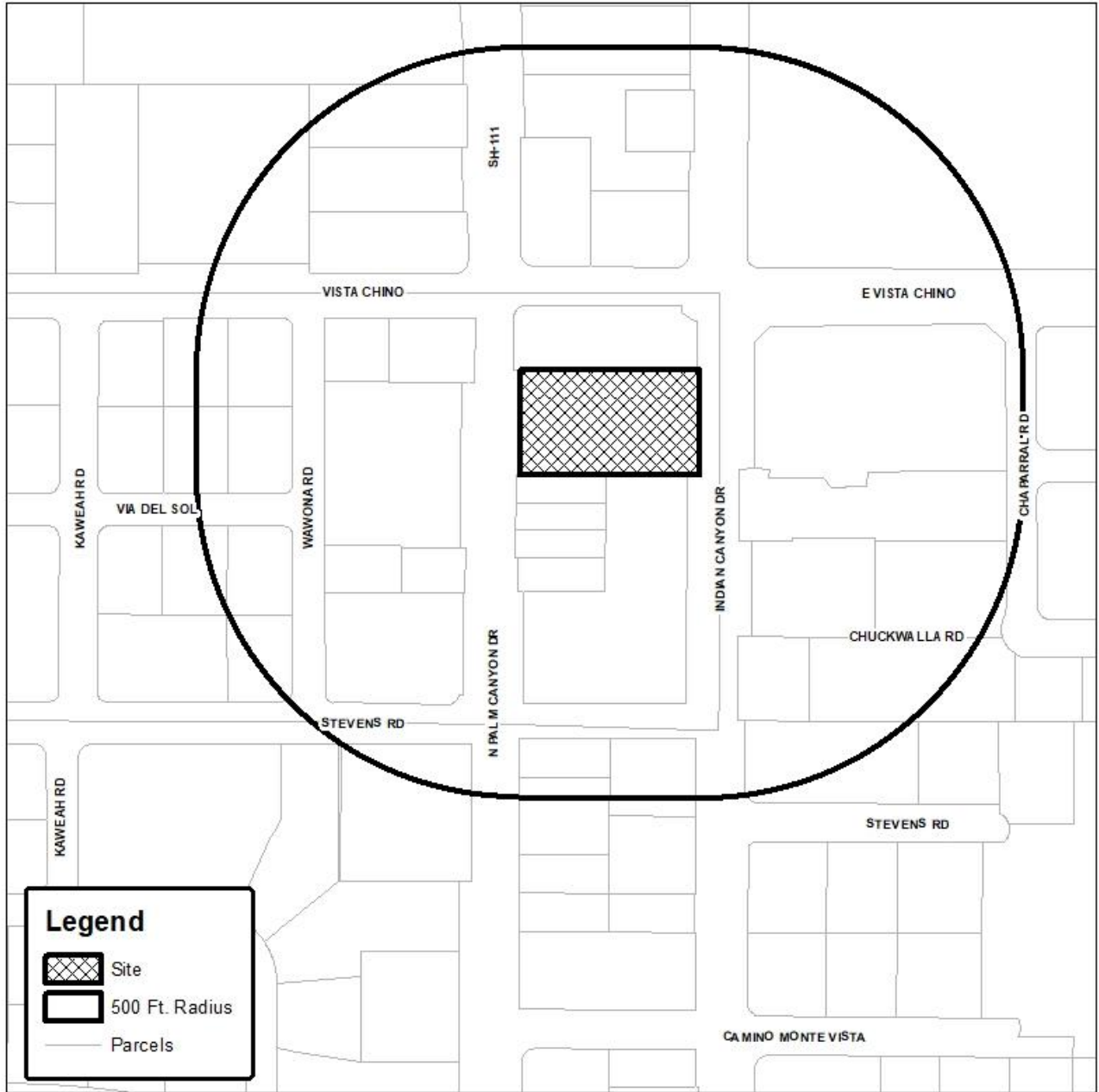
<b>PREPARED BY:</b>	Alex Rubalcava, Assistant Planner
<b>REVIEWED BY:</b>	David Newell, AICP, Assistant Director of Planning

**ATTACHMENTS:**

1. Vicinity Map
2. Public Integrity Disclosure Form
3. Architectural Plans



# Department of Planning Services Vicinity Map



**CITY OF PALM SPRINGS**  
**1556 N Palm Canyon Drive**



# PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity	Sandfish Palm Springs LLC
2. Address of Entity (Principle Place of Business)	1556 North Palm Canyon Drive, Palm Springs CA 92202
3. Local or California Address (if different than #2)	
4. State where Entity is Registered with Secretary of State	CA
If other than California, is the Entity also registered in California? <input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Type of Entity	<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) 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	<p>Engin Oural <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input checked="" type="checkbox"/> Other <u>Managing Partner</u></p> <p>_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input type="checkbox"/> Other _____</p> <p>_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input type="checkbox"/> Other _____</p>

**7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity**

<p><b>EXAMPLE</b></p> <p><i>JANE DOE</i></p> <hr/> <p>[name of owner/investor]</p>	<p><i>50%, ABC COMPANY, Inc.</i></p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>A.</p> <p><i>Engin Onum</i></p> <hr/> <p>[name of owner/investor]</p>	<p><i>35.484%, Sandfish Palm Springs LLC</i></p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>B.</p> <p><i>Evan Callahan</i></p> <hr/> <p>[name of owner/investor]</p>	<p><i>21.29%, Sandfish Palm Springs LLC</i></p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>C.</p> <p><i>Chris Parks</i></p> <hr/> <p>[name of owner/investor]</p>	<p><i>34.516%, Sandfish Palm Springs LLC</i></p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>D.</p> <p><i>David Isen</i></p> <hr/> <p>[name of owner/investor]</p>	<p><i>1.29%, Sandfish Palm Springs LLC</i></p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>E.</p> <p><i>Peter Karpinski</i></p> <hr/> <p>[name of owner/investor]</p>	<p><i>4.194%, Sandfish Palm Springs LLC</i></p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>

*F. Matthew Steinberg*      *31.25%*

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

<p>Signature of Disclosing Party, Printed Name, Title</p> <p><i>[Signature]</i></p>	<p>Date</p> <p><i>5-6-22</i></p>
---	----------------------------------

**PENALTIES**

Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

(Revised 05/16/19)





CHRIS PARDO DESIGN  
ELEMENTAL ARCHITECTURE

Palm Springs, CA

elementalarchitecture.com

© Chris Pardo Design, LLC 2022  
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.

**Sandfish Parking Patio**

1556 N Palm Canyon Dr,  
Palm Springs, CA 92262

APN# xxx-xxx-xxx

MINOR ARCHITECTURE  
NOT FOR CONSTRUCTION

REVISIONS

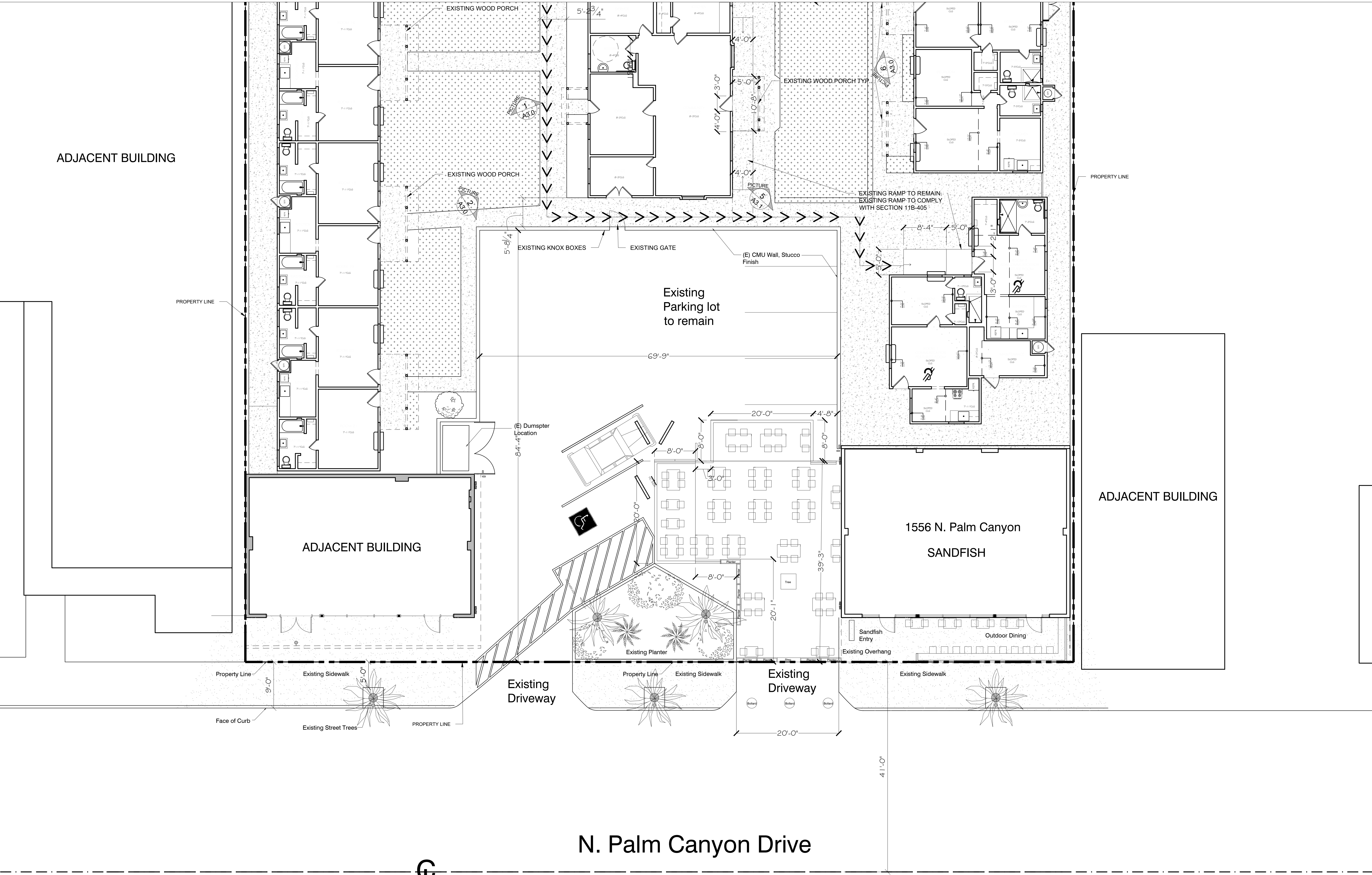
No.	Date	Description

Site Plan

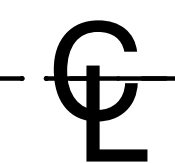
DATE 02.17.22

A-1

SHEET

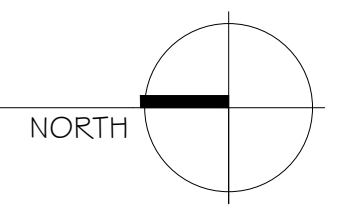


N. Palm Canyon Drive



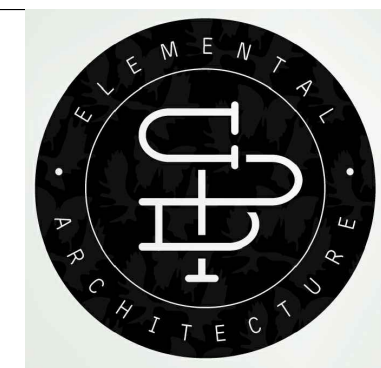
Project Site Plan

Scale 1/8" = 1'-0"



SHEET





CHRIS PARDO DESIGN  
ELEMENTAL ARCHITECTURE

Palm Springs, CA

elementalarchitecture.com

© Chris Pardo Design, LLC 2022  
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.

**Sandfish  
Parking Patio**

1556 N Palm Canyon Dr,  
Palm Springs, CA 92262

APN# xxx-xxx-xxx

MINOR ARCHITECTURE  
NOT FOR CONSTRUCTION

REVISIONS

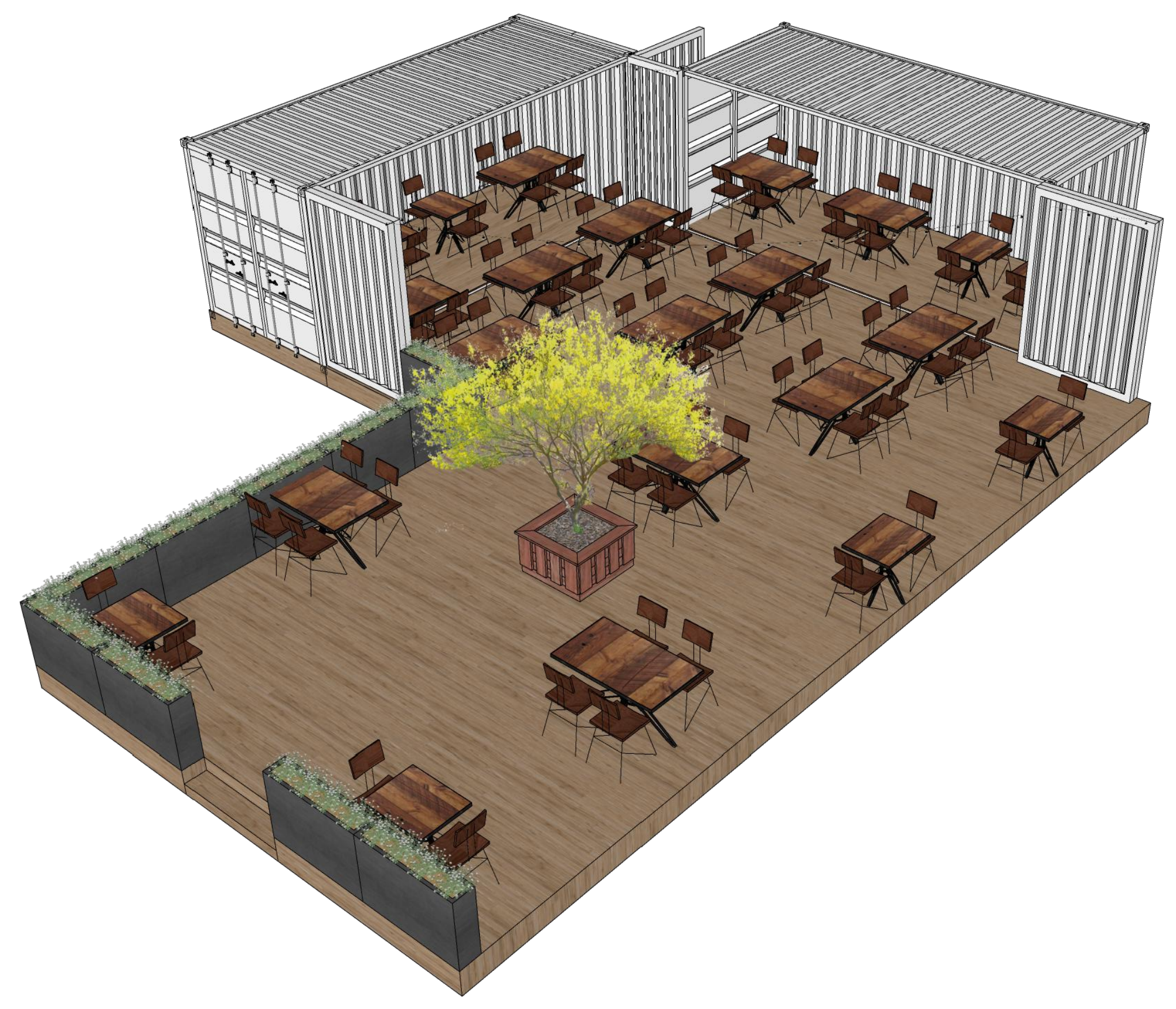
No.	Date	Description

Renderings

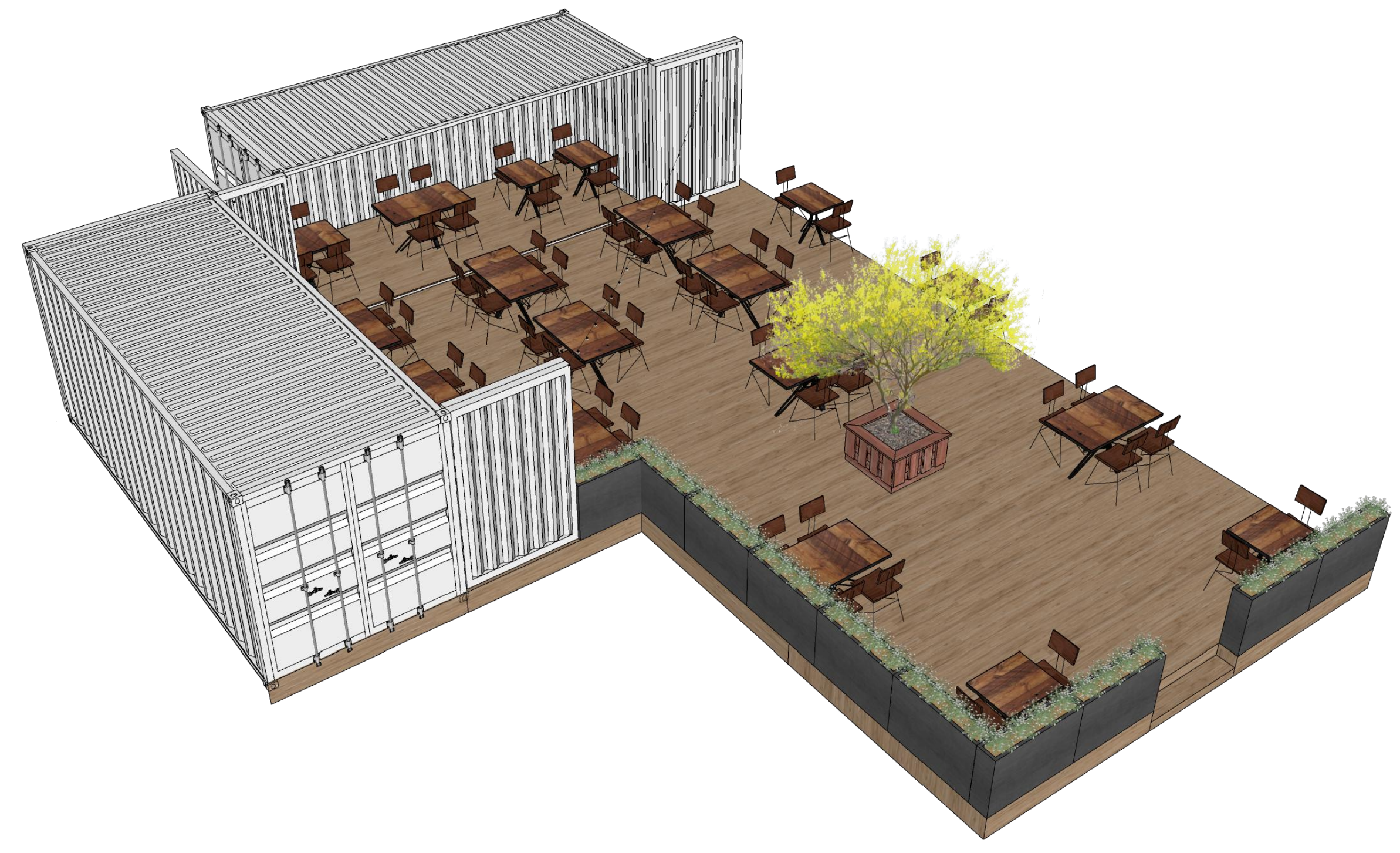
DATE 02.17.22

A-2

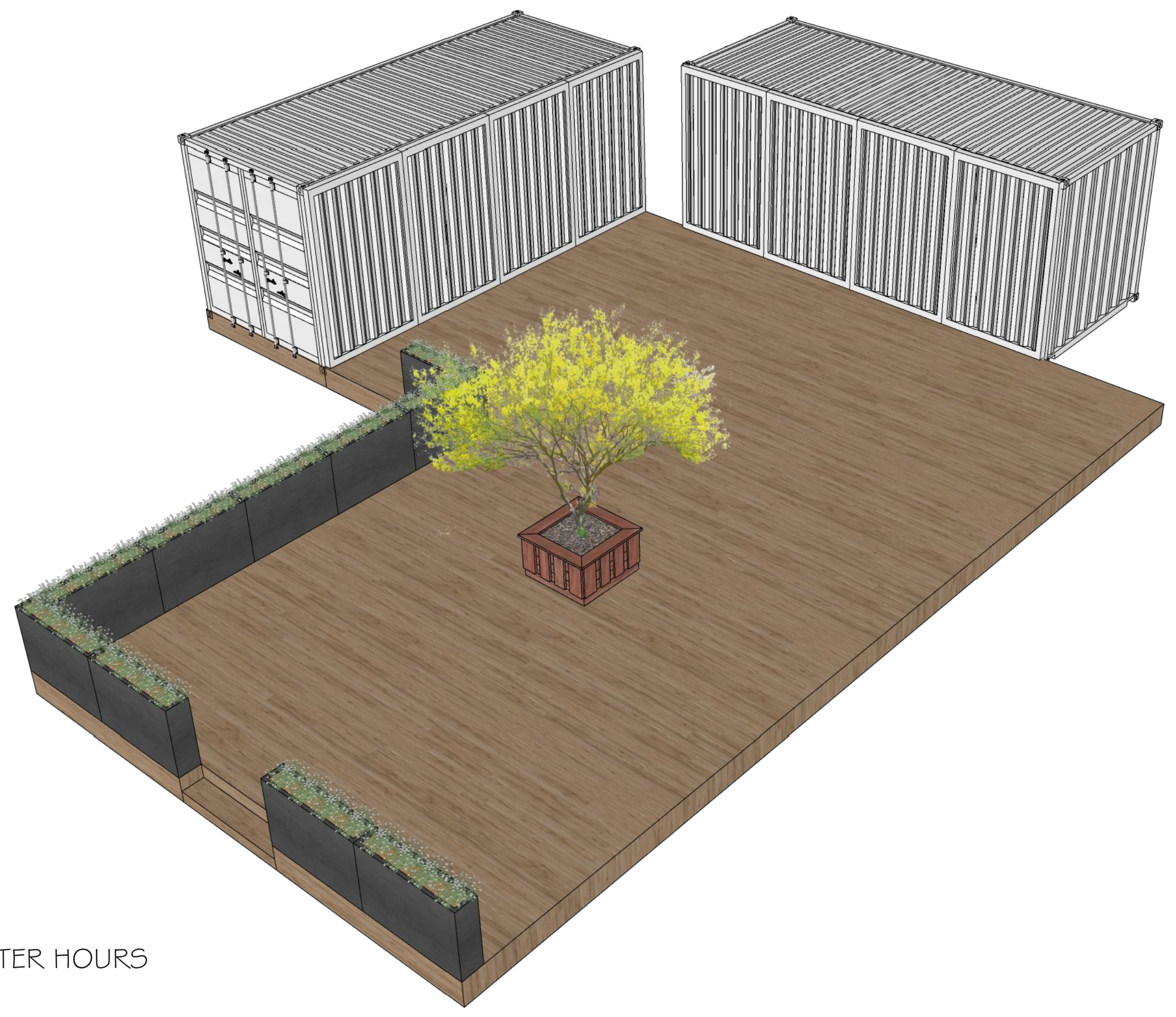
SHEET



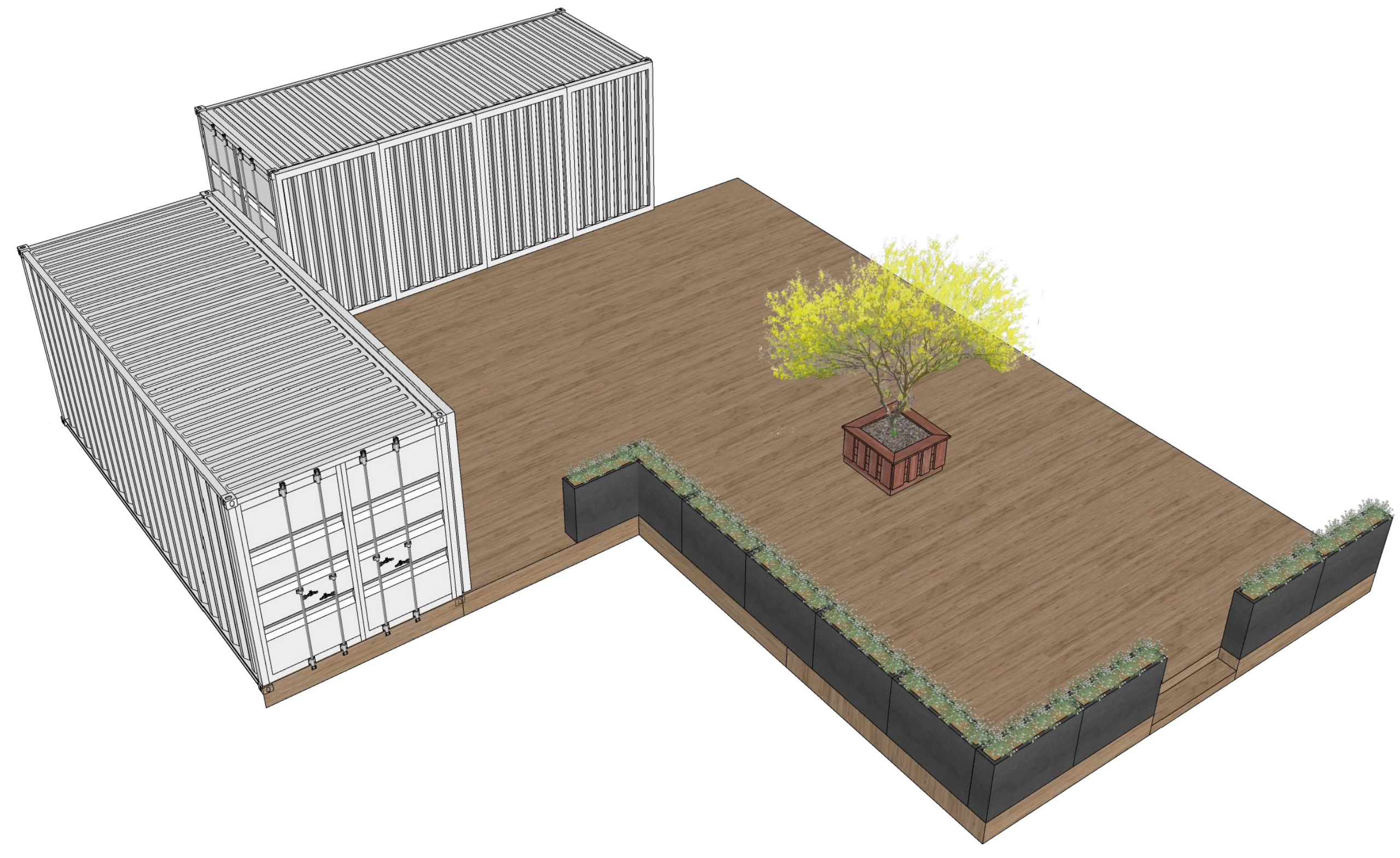
SET UP DURING BUSINESS HOURS



SET UP DURING BUSINESS HOURS



SET UP AFTER HOURS



SET UP AFTER HOURS





BLACK STEEL PLANTERS



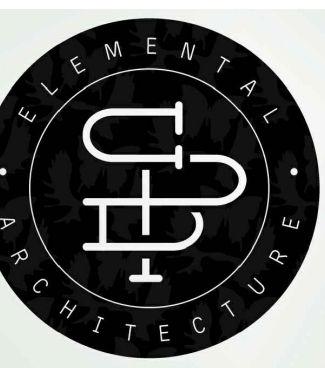
20' WHITE STORAGE CONTAINERS



STRING LIGHTS



TREX DECKING SEDONA TRUORGANIC



CHRIS PARDO DESIGN  
ELEMENTAL ARCHITECTURE

Palm Springs, CA

elementalarchitecture.com

© Chris Pardo Design, LLC 2022  
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.

**Sandfish  
Parking Patio**

1556 N Palm Canyon Dr,  
Palm Springs, CA 92262

APN# xxx-xxx-xxx

MINOR ARCHITECTURE  
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

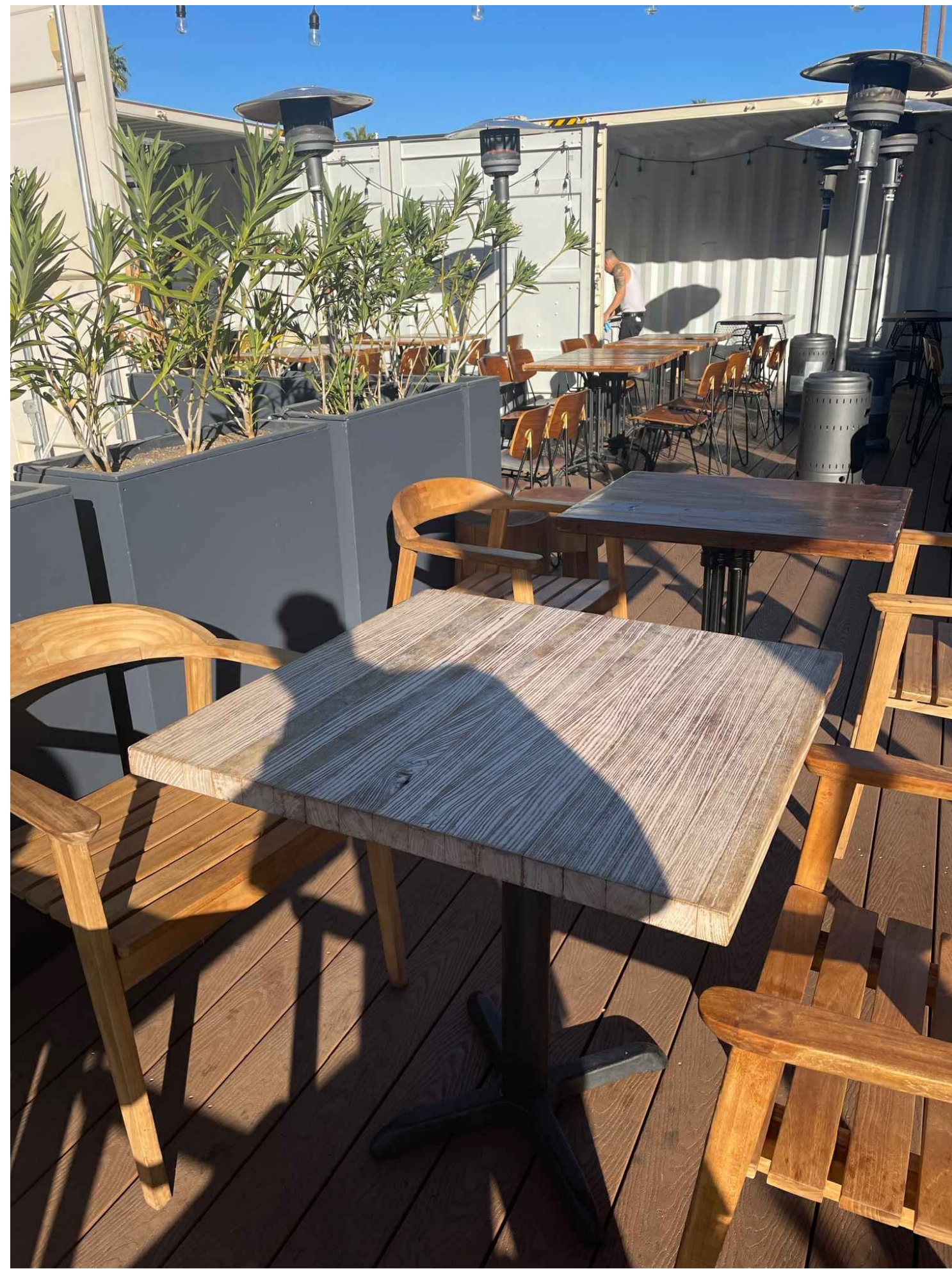
Material Board

DATE 02.17.22

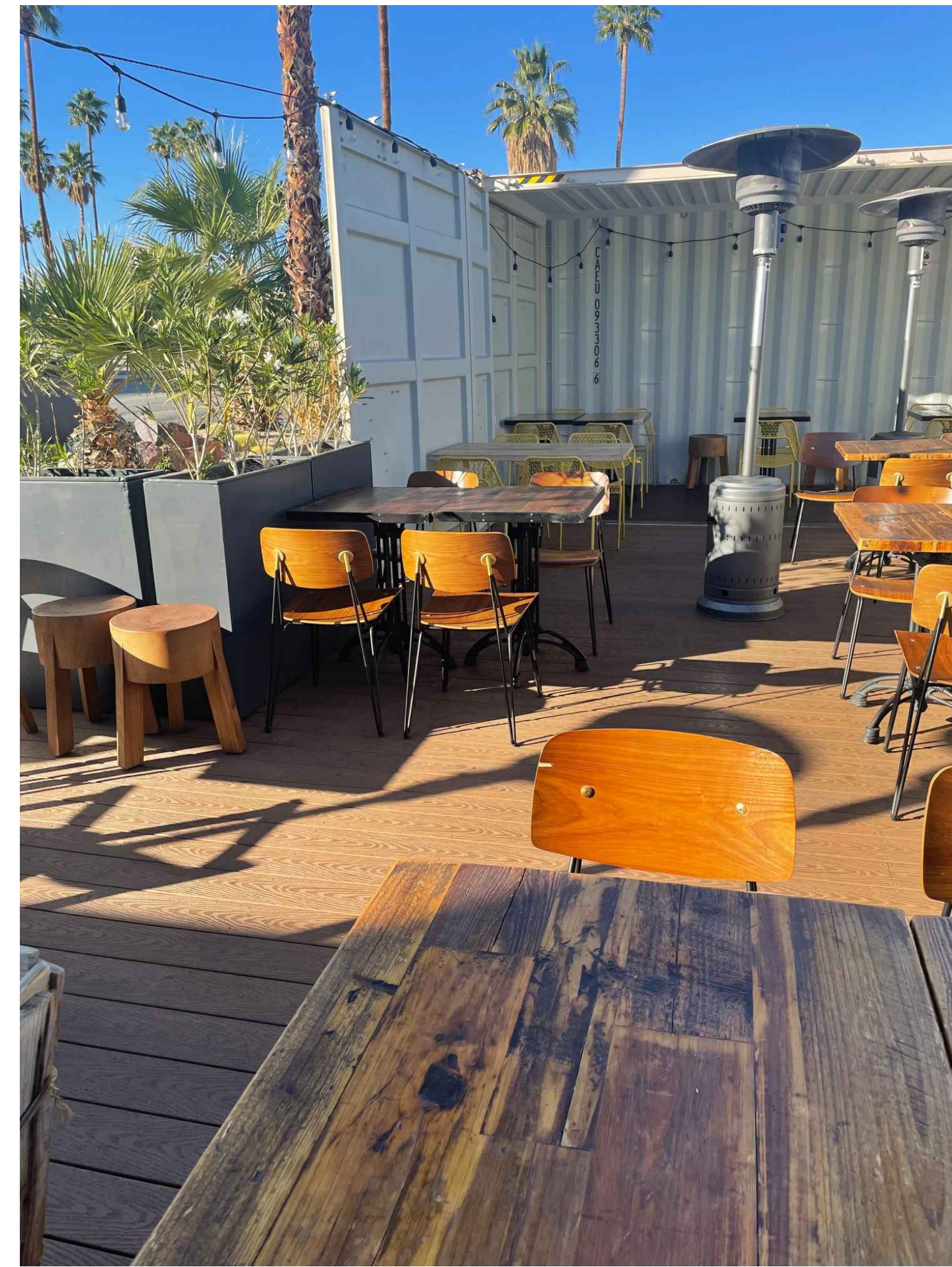
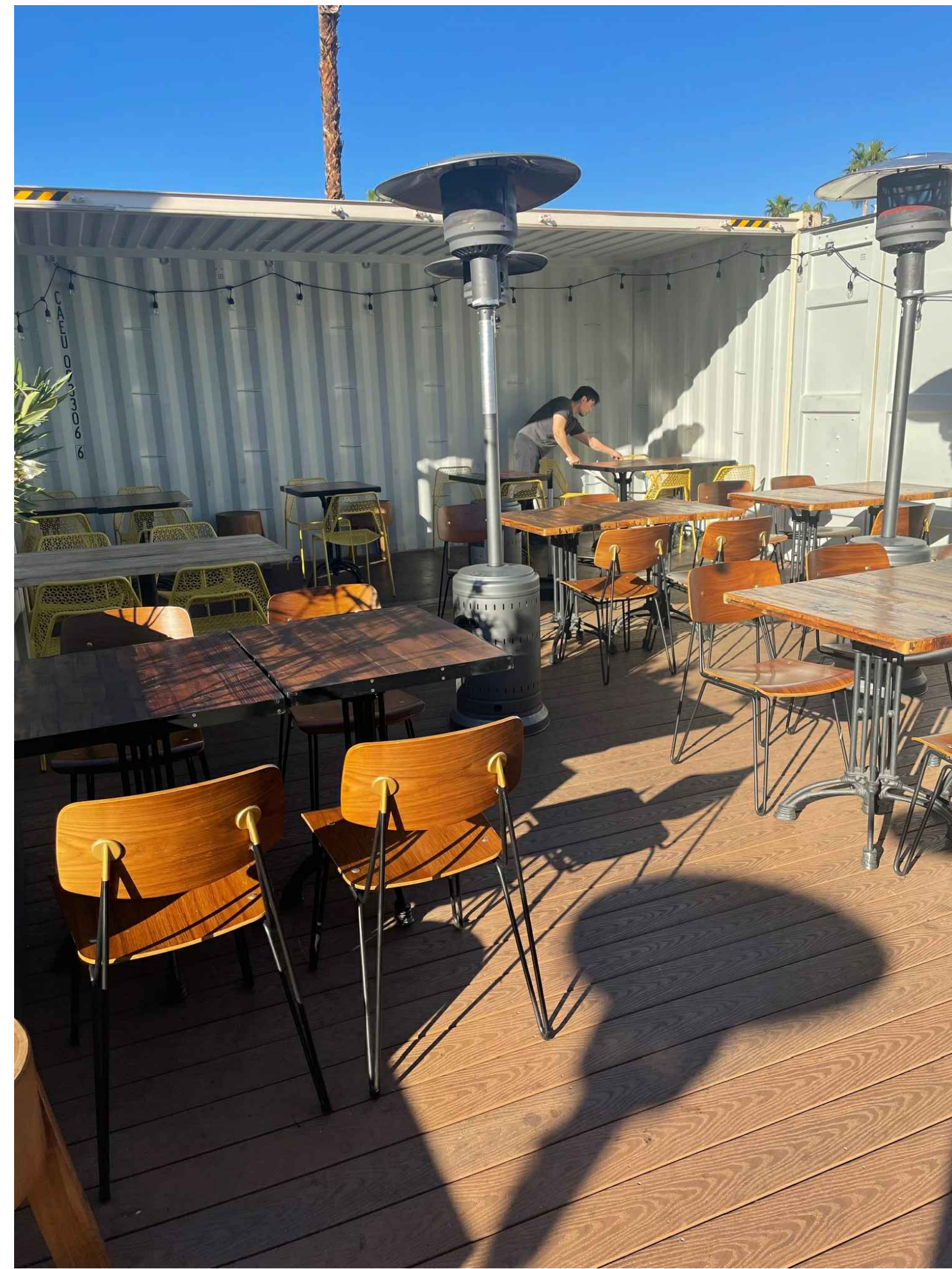
**A-3**

SHEET

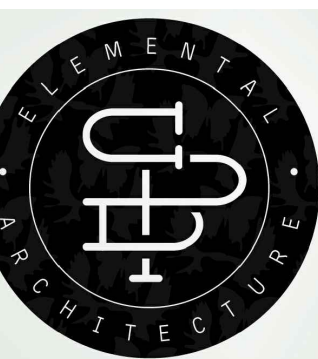
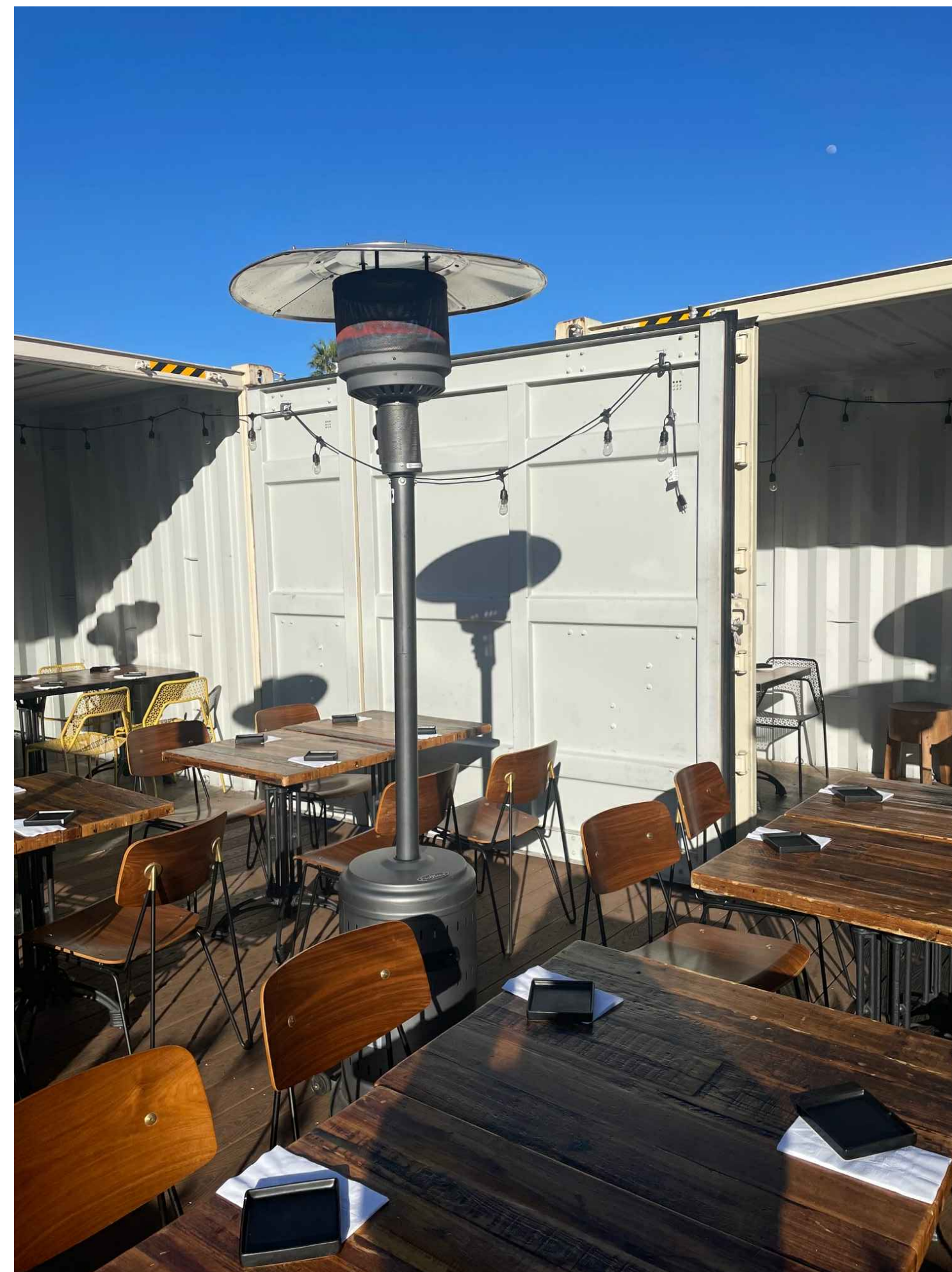




TREX DECKING, STEEL PLANTERS AND WHITE STORAGE CONTAINERS



TREX DECKING, STEEL PLANTERS AND WHITE STORAGE CONTAINERS



CHRIS PARDO DESIGN  
ELEMENTAL ARCHITECTURE

Palm Springs, CA

elementalarchitecture.com

© Chris Pardo Design, LLC 2022  
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.

**Sandfish  
Parking Patio**

1556 N Palm Canyon Dr,  
Palm Springs, CA 92262

APN# xxx-xxx-xxx

MINOR ARCHITECTURE  
NOT FOR CONSTRUCTION

REVISIONS

No.	Date	Description

Existing  
Pictures

DATE 02.17.22

A-4

SHEET