



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: June 6, 2022 NEW BUSINESS

SUBJECT: FARRELL DRIVE PS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 65,284-SQUARE FOOT SELF-STORAGE FACILITY ON A 4.20-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE (APN: 507-350-037 & -038), ZONE M-1-P (CASE 3.4313 MAJ). (AP)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request to develop a 4.20-acre undeveloped parcel for a 65,284-square foot self-storage facility. In addition to the new single-story buildings with the maximum building height of 21 feet, the construction of customer parking spaces, RV/boat parking/storage spaces, and new landscaping is proposed. The proposed uses are permitted by right in the M-1-P Zone per PSZC Section 92.16.01(A)(8).

The following application has been filed in conjunction with this request:

1. Case 3.4313 MAJ/DP (Major Architectural Application & Major Development Permit) for the construction of a 65,284-square-foot self-storage facility with RV/boat storage/parking spaces and new landscaping on a 4.20-acre undeveloped parcel.

On April 27, 2022 the Planning Commission reviewed the proposed project and conditionally approved the Major Development Permit with direction that the Architecture Review Committee evaluate the following:

1. Install additional planting materials in the perimeter planting bed along North Farrell Drive to ensure adequate screening of the RVs from the public right-of-way.
2. Enhance perimeter wall design along North Farrell Drive, such as alternating recesses, raised planters and/or other similar enhancements. The proposed wall along North Farrell Drive should undulate along the street with a hedge alternating on both sides to provide a continuous screen of the RV parking areas.

RECOMMENDATION:

That the Architectural Review Committee approve the proposed project subject to the conditions of approval included in Exhibit A of the attached draft resolution.

BUSINESS PRINCIPAL DISCLOSURE:

Public Integrity Disclosure Form is attached to this report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
04/27/2022	Planning Commission approved a Major Development Permit application subject to conditions of approval.

A copy of the Planning Commission Minutes from April 27, 2022 are attached to this report.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	4.20 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 92.16.03 as part of Development Permit application (Case 3.4313 MAJ DEV). The Planning Commission found the project to be in conformance at a public meeting on April 27, 2022, subject to conditions.

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 project proposes consistent architectural treatment on all sides, as exemplified by the application of identical construction materials, color theme, and architectural elements in similar scale, shape, and form. The treatment consists of desert neutral colors, gray and brown stucco on all four buildings.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
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 project proposes four (4) separate buildings, all of which utilize the same colors and materials as the primary building. There are no accessory structures proposed.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The façade and fenestration are composed in a harmonious manner. All windows and doors on the proposed buildings face east and will not be visible from North Farrell Drive.</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>The proposed materials include desert neutral colors and consist of stucco, metal, and concrete. These materials are commonly used in local construction and are contextually appropriate. The adjacent properties, including the Palm Springs DMV, Hot Purple Energy and Extra Space Storage have been constructed using similar material.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>The project proposes a desert-neutral color palette that include various tones of grey, white, and brown. The proposed colors are appropriate to the desert environment.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p>The proposed design incorporates a small overhang on the east elevation where the front entrance of the facility will be located. No other shade devices are proposed.</p>	Y
7.	<p><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p>The proposed plant palette consists of the plant materials that are included in the Lush and Efficient landscape gardening book. There is no turf application proposed for this project. Per Planning Commissions suggestion, the project will be conditioned and require the applicant to install additional planting material in the perimeter planting bed along North Farrell Drive to ensure adequate screening of the RVs from the public right-of-way.</p>	Yes, as conditioned
8.	<p><i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i></p>	Yes, as conditioned

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The project proposes landscape buffers and street landscape as required by the zoning code. At the April 27, 2022 Planning Commission meeting, the Commission required the installation of additional plant materials along west property line to ensure the provision of adequate screening for the RVs. Additionally, the project will include a 25-foot landscape butter along North Farrell Drive. As conditioned, the proposed project meets this finding.	
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> Due to the nature of the proposed use, the visitors' primary mode of transportation is expected to be a motor vehicle. The proposed Mesquite trees will be located within the planter along North Farrell Drive and will provide shade to the adjacent sidewalk.	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 proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00. The Outdoor Lighting Standards expressly prohibit disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Code Sections 93.21.00(A)(7), (8), (9), and (10). The project is subject to condition of approval PLN 1, which is intended to ensure conformance to this requirement.	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> A Sign Permit application has not been submitted at the time this report was written. All signage is required to conform to the Sign Ordinance regulations as a standard condition of approval; therefore, the project will comply with this finding.	Yes, as conditioned
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> The project proposes the installation of mechanical equipment, which will be centrally located on the rooftop of the building and screened by an enclosure.	Y
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>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The project site is not located within a Specific Plan area or Planned Development District. Other than the General Plan and zoning code, there are no specific design standards or regulations that would be applicable to the project.	

ENVIRONMENTAL ANALYSIS:

On April 27, 2022 the Planning Commission determined the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of Title 14, Chapter 3 of the California Code of Regulations (Class 32, In-Fill Development Projects).

CONCLUSION:

On April 27, 2022, the Planning Commission approved the Major Development Permit application subject to conditions of approval. Since the Planning Commission meeting, the applicant has revised the plans to respond to Planning Commission’s comments and conditions. Additionally, the proposed project is consistent with the architecture review criteria listed above. Therefore, staff recommends that the ARC approve the Major Architectural (MAJ) application, Case 3.4313 MAJ, subject to conditions of approval included in Exhibit A of the attached draft resolution.

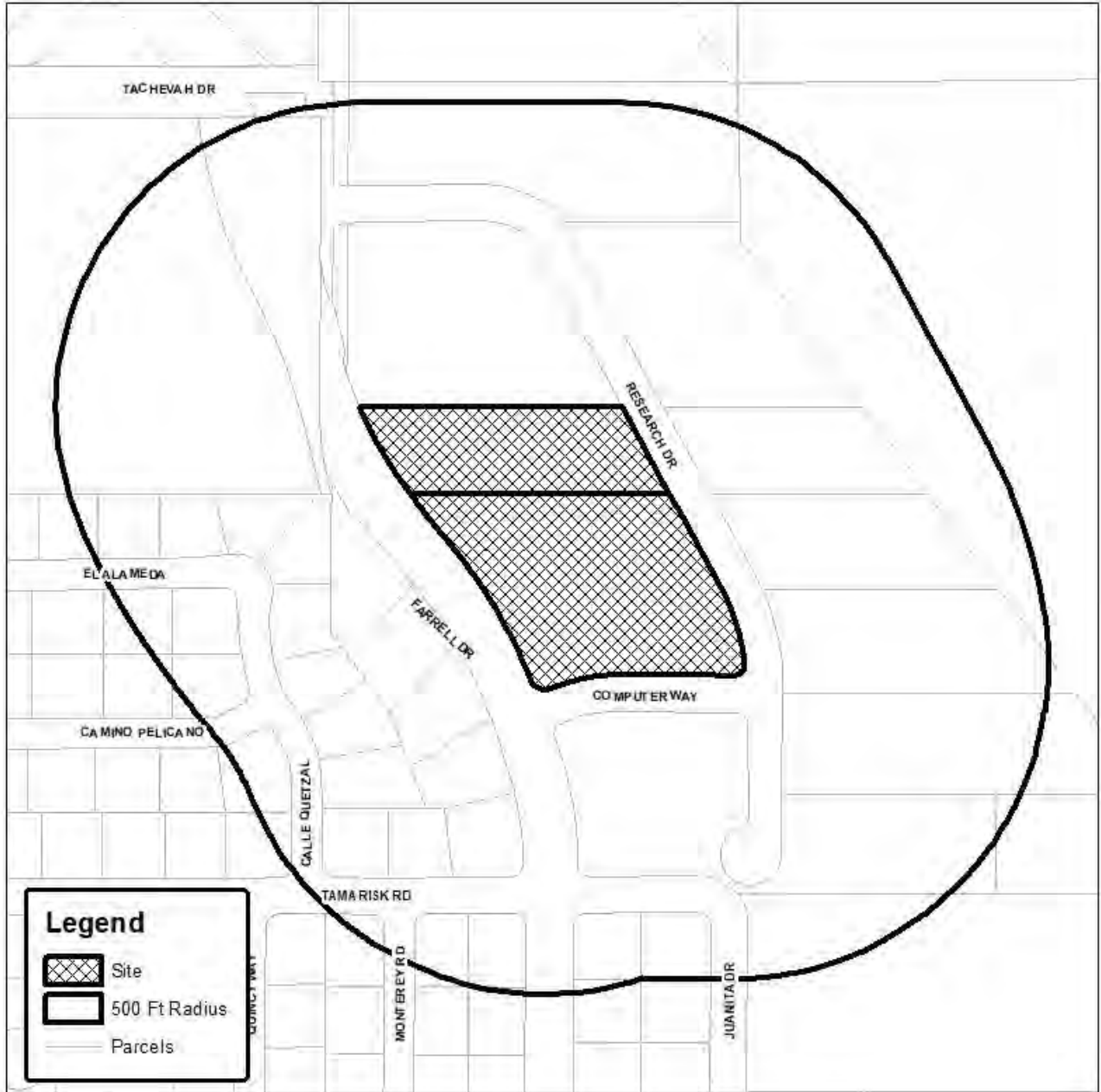
PREPARED BY:	Alex Rubalcava, Assistant Planner
REVIEWED BY:	David Newell, AICP, Assistant Director of Planning

ATTACHMENTS:

1. Vicinity Map
2. Resolution and Conditions of Approval
3. Public Integrity Disclosure Form
4. PC Resolution and April 27 Minutes
5. Revised Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
900 North Farrell Drive

RESOLUTION NO.

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION, CASE 3.4313- MAJ, TO CONSTRUCT A 65,284-SQUARE-FOOT SELF-STORAGE FACILITY ON A 4.20-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE (APN: 507-350-037), ZONE M-1-P.

WHEREAS, Red Rock Reality Investments, LLC, (the “Applicant”) has filed Case 3.3413 MAJ, a Major Architectural Application, in accordance with Section 94.04.00 (Architecture Review) of the Palm Springs Zoning Code to construct a 65,284-square-foot self-storage facility on a 4.20-acre undeveloped parcel at 900 North Farrell Drive, Zone M-1-P; and

WHEREAS, On April 8, 2021, the City Council adopted Ordinance No. 2042, amending Section 94.04.00 of the PSZC to reassign review of Major Architectural Review (MAJ) applications from the City’s Planning Commission to the City’s Architectural Review Committee.

WHEREAS, on April 27, 2022, the Planning Commission approved the associated Major Development Permit, Case 3.4313 MAJ in accordance with Section 94.04.01 of the Zoning Code; and

WHEREAS, on June 6, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: Architectural Review Committee Findings.

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

1. *The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;*

The project proposes consistent architectural treatment on all sides, as exemplified by the application of identical construction materials, color

theme, and architectural elements in similar scale, shape, and form. The treatment consists of desert neutral colors, gray and brown stucco on all four buildings.

2. *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;*

The project proposes four (4) separate buildings, all of which utilize the same colors and materials as the primary building. There are no accessory structures proposed.

3. *The façade elements and fenestration are composed in a harmonious manner;*

The façade and fenestration are composed in a harmonious manner. All windows and doors on the proposed buildings face east and will not be visible from North Farrell Drive.

4. *The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;*

The proposed materials include desert neutral colors and consist of stucco, metal, and concrete. These materials are commonly used in local construction and are contextually appropriate. The adjacent properties, including the Palm Springs DMV, Hot Purple Energy and Extra Space Storage have been constructed using similar material.

5. *The proposed color scheme is appropriate to the desert environment and consistent with the site context;*

The project proposes a desert-neutral color palette that include various tones of grey, white, and brown. The proposed colors are appropriate to the desert environment.

6. *Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;*

The proposed design incorporates a small overhang on the east elevation where the front entrance of the facility will be located. No other shade devices are proposed.

7. *The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;*

The proposed plant palette consists of the plant materials that are included in the Lush and Efficient landscape gardening book. There is no turf application proposed for this project. Per Planning Commissions suggestion, the project will be conditioned and require the applicant to install additional planting material in the perimeter planting bed along North Farrell Drive to ensure adequate screening of the RVs from the public right-of-way.

8. *The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;*

The project proposes landscape buffers and street landscape as required by the zoning code. At the April 27, 2022 Planning Commission meeting, the Commission required the installation of additional plant materials along west property line to ensure the provision of adequate screening for the RVs. Additionally, the project will include a 25-foot landscape butter along North Farrell Drive. As conditioned, the proposed project meets this finding.

9. *The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;*

Due to the nature of the proposed use, the visitors' primary mode of transportation is expected to be a motor vehicle. The proposed Mesquite trees will be located within the planter along North Farrell Drive and will provide shade to the adjacent sidewalk.

10. *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;*

The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00. The Outdoor Lighting Standards expressly prohibit disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Code Sections 93.21.00(A)(7), (8), (9), and (10). The project is subject to condition of approval PLN 1, which is intended to ensure conformance to this requirement.

11. *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;*

A Sign Permit application has not been submitted at the time this report was written. All signage is required to conform to the Sign Ordinance

regulations as a standard condition of approval; therefore, the project will comply with this finding.

- 12 *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;*

The project proposes the installation of mechanical equipment, which will be centrally located on the rooftop of the building and screened by an enclosure.

13. *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.*

The project site is not located within a Specific Plan area or Planned Development District. Other than the General Plan and zoning code, there are no specific design standards or regulations that would be applicable to the project.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Section 94.04.00 (“architectural review”);

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Architecture Review Committee hereby approves Case 3.4313 MAJ, a Major Architectural application, for the construction of a 65,284-square-foot self-storage facility with RV/boat parking/storage spaces on a 4.20-acre undeveloped parcel at 900 North Farrell Drive subject to those conditions set forth in the Exhibit A.

ADOPTED THIS 6th DAY of June, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

David Newell, AICP
Assistant Director of Planning

RESOLUTION NO.

EXHIBIT A

Self-Storage
900 North Farrell Drive
Case 3.4313 MAJ

June 6, 2022

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.4313 MAJ; except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped May 25, 2022, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.4313 MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City

of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in-lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 10. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. California Fish & Game Fees Required. The project is required to file a Notice of Determination (NOD). Required filing fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such a filing and fee is paid.
- ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- a. The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.
 - b. Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Outdoor lighting shall fully conform to the requirements of Palm Springs Zoning Code and shall not produce disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Cod Sections 93.21.00(A)(7), (8), (9), and (10). Additionally,

- the outdoor lighting shall conform to the requirement by the Riverside County Airport Land Use Commission (ALUC). Also see Condition ALUC 1.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 3. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 4. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 5. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 7. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 8. Landscape Screening. Install additional planting materials in the perimeter planting bed along the south and west property lines to ensure adequate screening of the RVs from Farrell and Research Drive. The plant materials and installation shall be satisfactory to the Riverside County Airport Land Use Commission and Palm Springs International Airport requirements.
- PLN 9. West Elevation. Enhance perimeter wall design along Farrell Drive, such as alternating recesses, raised planters, and/or other similar enhancements.
- PLN 10. Riverside County Airport Land Use Commission (ALUC) Review. Applicant shall contact the ALUC to ensure that the proposed use is permitted and the project meets all the requirements imposed by the ALUC.

- PLN 11. ARC Review. The proposed project is subject to Architectural Review Committee (ARC) review pursuant to Palm Springs Zoning Code Section 94.04.00. The Major Architectural Review (MAJ) application and materials/plans for review by the ARC shall include any revisions identified in these conditions.
- PLN 12. Planning Commission. The applicant shall make design revisions for ARC consideration during its review of the Major Architectural Application, including:
- a. Install additional planting materials in the perimeter planting bed along North Farrell Drive to ensure adequate screening of the RVs from the public right-of-way. The plant materials and installation shall be satisfactory to the Riverside County Airport Land Use Commission and Palm Springs International Airport requirements.
 - b. Enhance perimeter wall design along Farrell Drive, such as alternating recesses, raised planters and/or other similar enhancements. The proposed wall along Farrell Drive should undulate along the street with a hedge alternating on both sides to provide a continuous screen of the RV parking areas. Said hedge shall be planted to grow to, and be maintained at, a height of 14 feet.
- PLN 13. Additional Screening: Provide additional screening on the north and south property lines by continuing the landscape screening and wall along North Farrell Drive to Building #2 and Building #4.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION (ALUC) CONDITIONS

ALUC 1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

ALUC 2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two aboveground habitable floors, critical community infrastructure facilities, and aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials.

(f) Highly noise-sensitive outdoor nonresidential uses.

(g) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

ALUC 3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.

ALUC 4. Prior to issuance of a building permit, the property owner shall convey an aviation easement to Palm Springs International Airport. Copies of the recorded aviation easement shall be forwarded to the Airport Land Use Commission and to the City of Palm Springs.

ALUC 5. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable

plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

ALUC 6. This project has been evaluated as a self-storage facility totaling 64,583 square feet, including 64,337 square feet of storage area, 112 square feet office area, 50 square feet of break room area, and 84 square feet of lobby area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the project's proposed single parcel area will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

ALUC 7. Noise attenuation measures shall be incorporated into the design of the office areas, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

ALUC 8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Palm Springs Airport Manager.

BUILDING DIVISION CONDITIONS

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

BLDG 1. Separate permits are required for Site Walls, Trash Enclosures, Signs, PV (Photovoltaic), Construction Trailers.

BLDG 2. Grading & ROW permits are to be issued by our Engineering Division.

BLDG 3. Utilities on the utility side of any meter are to be arranged with the respective Utility Company. Any utilities after a meter will be included in the Building Departments scope of work for inspections.

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

General Conditions

1. Shall comply with the latest adopted edition of the following codes as applicable:

- A. 2019 California Building Code
- B. 2019 California Electrical Code
- C. 2019 California Mechanical Code
- D. 2019 California Plumbing Code
- E. 2019 California Energy Code
- F. 2019 California Fire Code
- G. 2019 California Green Building Standards Code

- 2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
- 3. In addition to approval from Building & Safety, approval is required from the County of Riverside, Department of Public Health for occupancies involving fueling stations and foods and beverages.
- 4. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
- 5. All development impact fees including but not limited to TUMF, CVMSHCP, Sewer Connection and Public Arts shall be paid at time of permit issuance.

ENGINEERING DIVISION CONDITIONS:

The Engineering Services Department recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 48-hour inspection notification is required.
- ENG 2. **Provide proposed finish floor elevations of all proposed structures, existing structures on site, and all adjacent off-site structures.**

Provide proposed on-site drainage flow designs. This information required prior to site plan approval.

FARRELL DRIVE

- ENG 3. Access to Farrell Drive shall be prohibited.
- ENG 4. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

COMPUTER WAY

- ENG 5. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

RESEARCH DRIVE

- ENG 6. Construct 30 feet wide driveway approaches in accordance with City of Palm Springs Standard Drawing No. 205.
- ENG 7. Construct a Type C curb ramp meeting current California State Accessibility standards on each side of the driveway approach in accordance with City of Palm Springs Standard Drawing No. 214. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.
- ENG 8. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 9. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 10. The on-site layout of drive aisles and parking spaces is subject to further review and approval by the City Engineer. Adjustment of proposed street alignments, and deletion or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the

preliminary site plan does not constitute approval of the on-site layout of streets and parking spaces as proposed.

- ENG 11. The minimum pavement section for all on-site pavement drive aisles, parking spaces, etc. shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 12. All on-site drive aisles shall be two-way with a minimum 24 feet wide travelway (as measured from face of curb) where no on-street parking is proposed.
- ENG 13. On-site drive aisles shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey surface drainage of the on-site drive aisles to the on-site drainage system, in accordance with applicable City standards.

SANITARY SEWER

- ENG 14. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

GRADING

- ENG 15. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For

information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related “PM10” Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Services Department prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report; a copy of the project-specific Final Water Quality Management Plan.

- ENG 16. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City). The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 17. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed prior to issuance of Grading Permit and commencement of grading operations.
- ENG 18. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 19. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

- ENG 20. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 21. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 22. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 23. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 24. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 25. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan. (if required)
- ENG 26. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be

provided even though there may not be a grading plan for the project. Prior to issuance of Building Permits.

- ENG 27. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Services Department for review and approval.
- ENG 28. In cooperation with the California Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 6819 East Gage Avenue, Commerce, CA 90040 (Phone (760) 782-3271, (562) 505-6415), Sonia.Oran@cdfa.ca.gov.

WATER QUALITY MANAGEMENT PLAN

- ENG 29. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).
- ENG 30. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct

release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

ENG 31. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

ENG 32. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

- a. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall:
- b. Demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications;
- c. Demonstrate that applicant is prepared to implement all non-structural BMPs included in the approved Final Project-Specific Water Quality Management Plan (WQMP), conditions of approval, or grading/building permit conditions; and
- d. Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

ENG 33. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

ENG 34. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

ENG 35. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$10,311.99 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 36. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.

- ENG 37. All proposed utility lines shall be installed underground.
- ENG 38. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 39. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing filetype), DXF (AutoCAD ASCII drawing exchange filetype), and PDF (Adobe Acrobat document filetype) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 40. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 41. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 42. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

- ENG 43. The existing parcels identified as Parcel 1 of Parcel Map 8779, Map Book 58, Page 89, and Parcel 1 of Parcel Map 15814, Map Book 83, Page 62, shall be merged. An application for a parcel merger shall be submitted to the Engineering Services Department for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The application shall be submitted to and approved by the City Engineer prior to issuance of building permit.

TRAFFIC

- ENG 44. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any

obstructions within the public sidewalk along the frontage of the subject property.

- ENG 45. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 46. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.
- ENG 47. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS:

- FID 1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
- FID 2. Fire Department Conditions were based on the 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "T" Development Requirements. This building will require fire sprinklers and a fire alarm system.
- FID 3. **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.
- FID 4. **Required access (CFC 504.1):** Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
- FID 5. **NFPA Fire Sprinklers:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and

installation. System to be designed and installed in accordance with NFPA standard 13, 2016 Edition, as modified by local ordinance

FID 6. **Private Fire Hydrants:** Additional private hydrants may be required.

FID 7. **Security Gates:** A Knox Key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox Key switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of 1/4 inch) when required by the fire code official.

FID 8. **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

FID 9. **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

FID 10. **Turning Radius:** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet.

FID 11. **Dead Ends:** Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.

FID 12. **Designated Fire Lanes:** In private developments fire lanes shall not be less than 24 feet in width (curb to curb) with no parking on either side and shall be identified.

- FID 13. **Address:** Shall provide 12" addresses for this structure and show location on plans.
- FID 14. **Fire Extinguishers:** Shall install 2A10BC fire extinguishers every 75' inside the office space.
- FID 15. **Fire Inspection:** Shall call fire for a fire inspection prior to opening business at 760-323-8181.

END OF CONDITIONS




PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity
Farrell Drive PS, LLC
2. Address of Entity (Principle Place of Business)
3121 Michelson Drive, Suite 200, Irvine, CA 92612
3. Local or California Address (if different than #2)
Same As Above
4. State where Entity is Registered with Secretary of State
California
<i>If other than California, is the Entity also registered in California?</i> <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) <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>
John Chen _____ [name]
<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input checked="" type="checkbox"/> Manager <input checked="" type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
Eric Higuchi _____ [name]
<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input checked="" type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
_____ _____ [name]
<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	<i>50%, ABC COMPANY, Inc.</i> <hr/> [percentage of beneficial interest in entity and name of entity]
A. Daoqing Zheng <hr/> [name of owner/investor]	64%, Farrell Drive PS LLC <hr/> [percentage of beneficial interest in entity and name of entity]
B. Emily Chen <hr/> [name of owner/investor]	9%, Farrell Drive PS LLC <hr/> [percentage of beneficial interest in entity and name of entity]
C. Chen Family Trust dated June 30, 2008 <hr/> [name of owner/investor]	9%, Farrell Drive PS LLC <hr/> [percentage of beneficial interest in entity and name of entity]
D. Chung Living Trust, dated 09/30/2013 <hr/> [name of owner/investor]	9%, Farrell Drive PS LLC <hr/> [percentage of beneficial interest in entity and name of entity]
E. Kyung Min Kim <hr/> [name of owner/investor]	9% Farrel Drive PS LLC <hr/> [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
 John Chen, Manager	03/10/2022

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

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR DEVELOPMENT PERMIT APPLICATION, CASE 3.4313- MAJ, TO CONSTRUCT A 65,284-SQUARE-FOOT SELF-STORAGE FACILITY ON A 4.20-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE (APN: 507-350-037), ZONE M-1-P.

WHEREAS, Red Rock Reality Investments, LLC, (the “Applicant”) has filed Case 3.3413 MAJ, a Major Development Permit Application, in accordance with Section 94.04.00 (Development Permit) of the Palm Springs Zoning Code to construct a 65,284-square-foot self-storage facility on a 4.20-acre undeveloped parcel at 900 North Farrell Drive, Zone M-1-P; and

WHEREAS, notice of a public meeting of the Planning Commission of the City of Palm Springs to consider the above-mentioned application was given in accordance with applicable law; and

WHEREAS, on April 27, 2022, a public meeting on Case 3.4313 MAJ was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and it is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of Title 14, Chapter 3 of the California Code of Regulations (Class 32, In-Fill Development Projects).

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the meeting on the Project, including but not limited to the staff report, all environmental data including the environmental assessment prepared for the project and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Major Development Permit Findings.

The required Findings for a Major Development Permit approval are outlined in Section 94.04.01(D) (Development Permit – Criteria and Findings) of the Palm Springs Zoning Code (PSZC) as follows:

1. *The proposed project is consistent with the General Plan and any*

applicable specific plan;

Self-storage facilities are not expressly noted as one of the primary land uses in the IND designation area; however, a variety of industrial uses that do not “...*detract from the City’s desire to be a premier resort community*” is intended for the IND area. The General Plan does not define the term, industrial. However, the term “industry” is defined in the zoning code as, “...*the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.*” (PSZC Section 91.00.10). The intended industrial uses in the IND designation area include self-storage facilities such as the proposed use. Therefore, staff finds that the facility is consistent with the objectives of the IND designation area, and the proposed project is consistent with the General Plan. The project site is not located within a Specific Plan area.

2. *The proposed uses are in conformance to the use permitted in the zone district where the site is located, and are not detrimental to adjacent properties or residents;*

The proposed mini-warehousing and incidental office use is permitted by right in the M-1-P Zone per PSZC Sections 92.16.01 (A)(8) and (A)(3)(i). The site is adjacent to the Palm Springs Department of Motor Vehicles, Hot Purple Energy, Extra Space Storage, and other industrial uses. Considering the nature of the project as a low intensity storage facility, the project will not cause detrimental impact on the adjacent properties or residents.

3. *The proposed project is in conformance to the property development standards for the zone district where the site is located;*

As analyzed in the development standards table earlier in this report, the proposed project conforms to the development standards of the M-1-P Zone. No deviations from the applicable development standards are requested for this project.

4. *The proposed height and massing of the project is consistent with applicable standards and compatible with adjacent development;*

The project site is adjacent to the Palm Springs DMV, Extra Space Storage, and the industrial buildings on Research Drive, all of which are single story buildings. Hot Purple Energy is located across East Computer Way, south of the project site and is a two-story building. The size of the proposed self-storage facility is one-story with heights ranging from 13 feet

to 21 feet, which conforms to the 40-foot height maximum of the M-1-P zone. The size is consistent with adjacent development.

5. *The proposed setbacks and placement of the building are consistent with applicable standards and consistent with setbacks of adjacent buildings;*

The proposed setbacks meet the minimum yard setback requirements of the M-1-P Zone as analyzed in the staff report. There is a 100-foot setback along North Farrell Drive, due to the single-family residential homes across the street, the front yard setback is 25-feet from East Computer Way, the side yard setback from Research Drive is 25-feet and the rear setback is 20-feet. The building to the north is setback approximately 80 feet from Farrell Drive and the building to the south is setback 100 feet to Farrell Drive. The proposal is consistent with the development standards of the zoning code and is consistent with or exceeds the setbacks of adjacent buildings along Farrell Drive.

6. *The site for the proposed project has adequate access to streets and highways property designed and improved to carry the type and quantity of traffic to be generated by the proposed uses, and the design for the site plan enhances or continues the city's existing grid in accordance with the Circulation Plan of the General Plan;*

The project site will be accessible from East Research Drive and is designed with two (2) exits and once entrance at the northern portion of the property. The traffic impact assessment states that the project will generate 96 daily vehicle trips, which equates to approximately 6 trips per hour. North Farrell Drive is a secondary thoroughfare improved with four (4) lanes, which is adequate to accommodate the traffic volume expected to be generated by the project.

7. *On-site circulation conforms to minimum standards, and accommodations are made for safe on-site pedestrian circulation;*

Due to the nature of the proposed use, the visitors' primary mode of transportation is expected to be a motor vehicle. Customer parking areas are located at multiple locations within proximity of the building for convenient and safe pedestrian access. The proposed on-site circulation conforms to the development standards.

8. *Landscape areas and open space are in conformance to applicable standards, and the design of stormwater management features are appropriately integrated with other elements of the site design;*

The project site is designed with a 25-foot landscape buffer along the

south, east and west property lines as required by the zoning code, and the proposed stormwater and on-site runoff management is located at the south end of the project site. The Landscape plan includes various drought tolerant species, such as Palo Verde, Pink Dawn Chitalpa, Fruitless Olive, Mesquite, and African Sumac. Shrubbery includes Mexican Grass, Baja Fairy Duster, Stalked Bulbine, Red Yucca, Texas Ranger, Golden Barrel Cactus, and Tall Slipper Plant. Proposed ground cover includes, decomposed granite mulch, gold, angular 4-6" cobble, gold, and angular granite boulders, gold. Prior to issuance of building permit, the applicant will be required to adhere to the City's Water Efficient Landscape Ordinance (Chapter 8.60 of the Municipal Code), meet requirements of the Riverside County Agricultural Commissioner and comply with stormwater management requirements by the City's Engineering office.

9. *Public infrastructure, such as water, sewer, and similar utilities, is adequate to serve the proposed project;*

The proposed project is considered an in-fill project in an urban area. There is an existing sewer main located along North Farrell Drive and Research Drive. Water and electricity will be provided by the DWA and Southern California Edison. There is adequate infrastructure available to accommodate the proposed development.

10. *Based on environmental review, the proposed project either has no potentially significant environmental impacts, any potentially significant impacts have been reduced to less than significant levels because of mitigation measures incorporated in the project, or a Statement of Overriding Considerations has been adopted to address unmitigated significant environmental impacts;*

The traffic impact assessment submitted by the applicant states that the project will generate 96 daily vehicle trips, and the environmental impact of the project will be less than significant. The proposed project is categorically exempt from further CEQA review under Section 15332 of Title 14, Chapter 3 of the California Code of Regulations (Class 32, In-Fill Development Projects), which involves no potentially significant environmental impact.

11. *The proposed project has no unacceptable adverse effects on public welfare, health or safety.*

The proposed use is a self-storage facility with RV/boat parking/storage area. There will be no activities conducted at the site which would cause public nuisance such as noise or odor. Additionally, the lessees will be

required to abide the facility usage rules and regulations as required by the business. The project site will be located behind 8-foot-high walls on all sides, screening it from adjacent development. To ensure that adequate screening is provided for the RVs when viewed from the adjacent residential community, staff is recommending a condition of approval which requires the installation of additional planting materials along the west property line. As conditioned, the project meets this finding.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.4313 MAJ, a Major Development Permit, for the construction of a 65,284-square-foot self-storage facility with RV/boat parking/storage spaces on a 4.20-acre undeveloped parcel at 900 North Farrell Drive subject to those conditions set forth in the Exhibit A.

ADOPTED THIS 27th DAY of April, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

David Newell, AICP
Assistant Director of Planning

PLANNING COMMISSION MINUTES
APRIL 27, 2022
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California
(Meeting held via Zoom)

CALL TO ORDER:

Chair Weremiuk called the meeting to order at 5:32 pm.

ROLL CALL:

Present: Aylaian, Ervin, Hirschbein, Miller, Moruzzi, Chair Weremiuk

Excused Absence: Vice Chair Roberts

Staff Present: Assistant Planning Director Newell, Attorney Priest, Administrative Coordinator Hintz, Engineering Associate Minjares

REPORT OF POSTING OF AGENDA:

The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 6:00 pm on Thursday, April 21, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Miller, seconded by Hirschbein to accept the agenda, as presented.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, WEREMIUK

ABSENT: ROBERTS

PUBLIC COMMENTS:

Chair Weremiuk opened public comments.

ERIC HIGUCHI, owner/applicant, Item 4A, thanked staff for their hard work in processing their application and indicated the development team is available for questions from the Commission.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JANUARY 26, 2022

Moruzzi, seconded by Miller to approve minutes as part of the Consent Calendar.

AYES: AYLAIAN, ERVIN, MILLER, MORUZZI, WEREMIUK
ABSENT: ROBERTS
ABSTAINED: HIRSCHBEIN

2. PUBLIC HEARINGS: NONE

3. UNFINISHED BUSINESS: NONE

4. NEW BUSINESS:

4A. ERIC HIGUCHI, FOR A MAJOR DEVELOPMENT PERMIT TO CONSTRUCT A 65,284-SQUARE FOOT SELF-STORAGE FACILITY ON A 4.20-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE (CASE NO. 3.4313 MAJ). (AP)

Assistant Planning Director Newell presented the proposed self-storage facility as outlined in the staff report. Mr. Newell noted in addition to the conditions of approval staff is recommending two additional landscape revisions and improvements.

Commissioner Miller said he would like to ensure the monument sign on the corner of Farrell Drive and Computer Drive will not create visibility issues by blocking traffic going southbound on Farrell Drive. Assistant Director Newell responded that the city could evaluate this concern under the sign program review once submitted that application is submitted by the applicant.

Commissioner Aylaian requested clarification on the verbiage for Findings #4, #5 and #8; and would like to see the language strengthened for these Findings. Ms. Aylaian agreed with staff's assessment of the wall on Farrell Drive as being monotonous and thinks it needs to be addressed whether it be with undulation in the wall, pilasters, decorative elements and tying in the trees to screen the RVs.

Chair Weremiuk questioned if rooftop solar or purchasing solar generated from carbon-free sources could be mandated on this project. (Assistant Planning Director Newell responded that at this time, they do not have an ordinance that mandates installation of solar panels.) Ms. Weremiuk questioned the height of the RVs. (The applicant responded the RV height is between 10 ft. to 14 ft. high.) Ms. Weremiuk questioned if grading could be lowered where RVs are proposed for storage. (Mr. Minjares responded there is no reason grading couldn't be lowered; however, from an operational and hydrological standpoint it could result in a potential problem and create an internal moat with water buildup.)

Chair Weremiuk pointed-out that several of the proposed trees in her community (Palo Verde and African Sumac species) are having trouble and dying. She requested alternate trees be considered.

Commissioner Hirschbein thinks it's the Commission's responsibility to identify issues regarding specific plant types and the monotonous wall and forward their concerns to the ARC for their review.

Commissioner Miller wondered why there are no palm trees on the site plan. He noticed there are a number of palm trees to the east toward the airport and thinks without any palm trees the site would look strange. He recommended the California fan and native washingtonia filifera palm trees.

The Commission discussed adding palm trees to the site. Commissioner Miller said he prefers not to plant the hedge on the outside of the wall because of the parkway. The addition of palm trees will be more attractive than a hedge against a wall. Mr. Newell recommended alternating the hedge with raised planters or similar elements.

Attorney Priest stated that staff will revise Findings #4, #5 and #8 to reflect more details in the findings of conformance with applicable standards based on comments from Commissioner Aylaian.

Weremiuk, seconded by Miller to recommend the Architectural Review Committee make any changes they deem necessary to the building and approve subject to the following changes:

1. Install additional planting materials in the perimeter planting bed along North Farrell Drive to ensure adequate screening of the RVs from the public right-of-way. The plant materials and installation shall be satisfactory to the Riverside County Airport Land Use Commission and Palm Springs International Airport requirements.
2. Enhance perimeter wall design along Farrell Drive, such as alternating recesses, raised planters and/or other similar enhancements. The proposed wall along Farrell Drive should undulate along the street with a hedge alternating on both sides to provide a continuous screen of the RV parking areas. Said hedge shall be planted to grow to, and be maintained at, a height of 14 feet.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MILLER, MORUZZI, WEREMIUK
ABSENT: ROBERTS

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

- Landscape improvements along Sunrise Way (former Frontier Building);
- Pad elevations on residential development on Belardo and South Palm Canyon;
- Status of Orchid Tree (demolition).

PLANNING DIRECTOR'S REPORT:

- City Council reviewed the Fuego Nightclub appeal and was continued to their next meeting.

- Planning Commissioner training will be held during the month of August in Rancho Cucamonga.

ADJOURNMENT:

The Planning Commission adjourned at 6:34 pm to 5:30 pm, Wednesday, May 11, 2022, 3200 East Tahquitz Canyon Way.



David Newell, AICP
Assistant Director of Planning

MAJOR ARCHITECTURAL SUBMITTAL PACKAGE

950 N. FARRELL DRIVE

SELF-STORAGE / MINI-WAREHOUSE DEVELOPMENT



OWNER

SP INDUSTRIAL, LLC
 3121 MICHELSON DRIVE, SUITE 200
 IRVINE, CA 92618
 CONTACT: JOHN CHEN
 TEL: (949) 354-8989
 EMAIL: JOHN.CHEN@REDROCKRI.COM

PROJECT MANAGER

RED ROCK REALTY INVESTMENT, LLC
 3121 MICHELSON DRIVE, SUITE 200
 IRVINE, CA 92618
 CONTACT: ERIC HIGUCHI
 TEL: (949) 290-7510
 EMAIL: ERIC.HIGUCHI@REDROCKRI.COM

ARCHITECT

KSP STUDIO
 23 ORCHARD ROAD SUITE 200
 LAKE FOREST, CA 92630
 CONTACT: SHABNAM YAKILI
 TEL: (949) 380-3970
 EMAIL: SHAB@KSPSTUDIO.COM

CIVIL ENGINEER

MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270
 CONTACT: BRAD EICHENAUER
 TEL: (760) 320-9811
 EMAIL: BEICHENAUER@MSACONSULTINGINC.COM

LANDSCAPE ARCHITECT

EMERALD DESIGN
 305 N. HARBOR BLVD SUITE 222
 FULLERTON, CA 92832
 CONTACT: RYAN MARTIN
 TEL: (714) 680-0417
 EMAIL: RYAN@EMERALDLDESIGN.COM

ELECTRICAL ENGINEER

RICHARDSON ENGINEERING
 345 JACOBSON ROAD
 SANDPOINT, ID 83864
 CONTACT: MIKE RICHARDSON
 TEL: (208) 255-1600
 EMAIL: MJRICHPE@GMAIL.COM

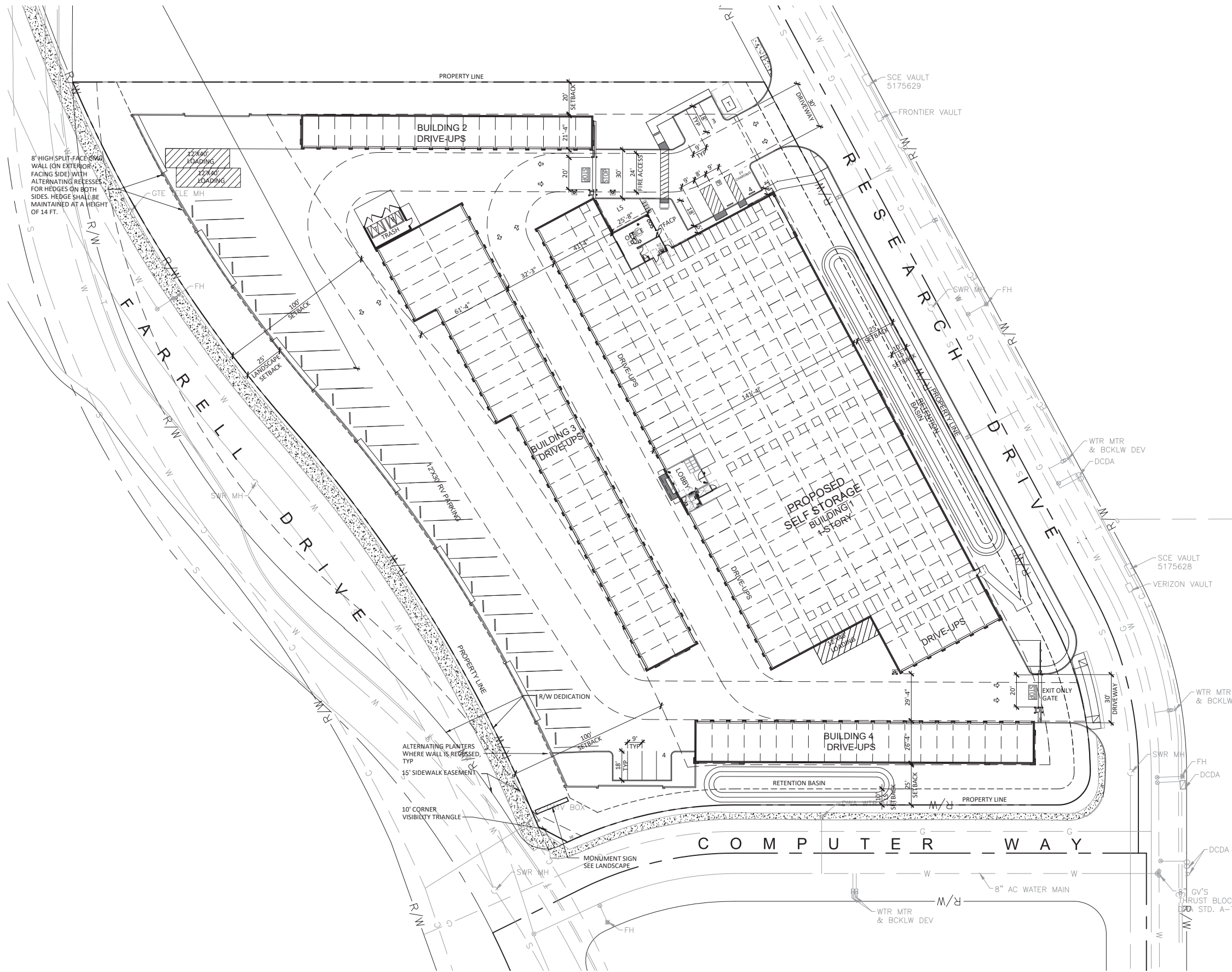
SHEET INDEX

- ARCHITECTURAL**
- 1) COVER SHEET
 - 2) CONCEPTUAL SITE PLAN
 - 2.1) SITE SECTIONS
 - 3) CONCEPT FLOOR PLAN - BUILDING 1
 - 3.1) CONCEPT ROOF PLAN - BUILDING 1
 - 4) CONCEPT FLOOR PLANS - DRIVE-UP BUILDINGS 2,3,4
 - 4.1) CONCEPT ROOF PLAN - DRIVE-UP BUILDINGS 2, 3, 4
 - 5) CONCEPT ELEVATIONS - BUILDING 1
 - 6) CONCEPT ELEVATIONS - BUILDINGS 2 & 4
 - 7) CONCEPT ELEVATIONS - BUILDING 3
 - 8) CONCEPT VIEWS
 - 9) CONCEPTUAL LANDSCAPE PLAN
 - 10) LANDSCAPE IMAGE BOARD
 - 11) SITE LIGHTING PHOTOMETRIC PLAN
 - 12) SITE LIGHTING - LUMINAIRE CUT SHEETS
 - 13) SITE LIGHTING - TITLE 24 & GREEN CODE COMPLIANCE

VICINITY MAP



NOT TO SCALE



PROJECT DESCRIPTION

PROPOSED ONE-STORY SELF-STORAGE BUILDING WITH THREE DRIVE-UP STORAGE BUILDINGS AND RV PARKING.

PROJECT INFORMATION

PROJECT ADDRESS: 950 N. FARRELL DRIVE, PALM SPRINGS, CA
SITE APN: 507-350-037, 507-350-038
SITE AREA GROSS: 183,122 S.F. OR 4.20 ACRES
EXISTING ZONE: M-1 PLANNED RESEARCH & DEVELOPMENT PARK ZONE (R-1C ZONE ACROSS FARRELL DRIVE)
OVERLAY: 60 CMEL (AIRPORT)
TRIBAL LAND STATUS: FEE - NO TRIBAL REVIEW REQUIRED
GENERAL PLAN LAND USE DESIGNATION: INDUSTRIAL
AIRPORT COMPATIBILITY PLAN: B-1 ZONE INNER APPROACH/ DEPARTURE ZONE
SELF-STORAGE ALLOWED: YES
LOT COVERAGE: NO REQUIREMENTS
MAX FAR ALLOWED: 0.5 (PER GP INDUSTRIAL DESIGNATION) (183,122 S.F. X 0.5 = 91,561 S.F.) (65,284 S.F. / 183,122 S.F.)
FAR PROPOSED: 0.36
USE (PROPOSED): MINI-WAREHOUSE, SELF-STORAGE

SETBACKS: **FRONT (FARRELL)** WHERE PROPERTY IN THE M-1-P ZONE ABUTS PROPERTY IN A RESIDENTIAL ZONE, THERE SHALL BE A YARD NOT LESS THAN 100 FT. THE 25 FT NEAREST THE PROPERTY LINE SHALL BE LANDSCAPED.
INTERIOR SIDE (NORTH): WHERE PROPERTY IN THE M-1-P ZONE ABUTS PROPERTY IN A NON-RESIDENTIAL ZONE, THERE SHALL BE A YARD OF NOT LESS THAN 20 FT. SUCH YARD MAY BE USED FOR PARKING OR LOADING. A 5 FT LANDSCAPE STRIP IS REQUIRED AT PROPERTY LINE.
STREET SIDE AND REAR (AT COMPUTER WAY & E. RESEARCH DR.): 25 FT, WITH 10 FT NEAREST THE STREET MUST BE LANDSCAPED.

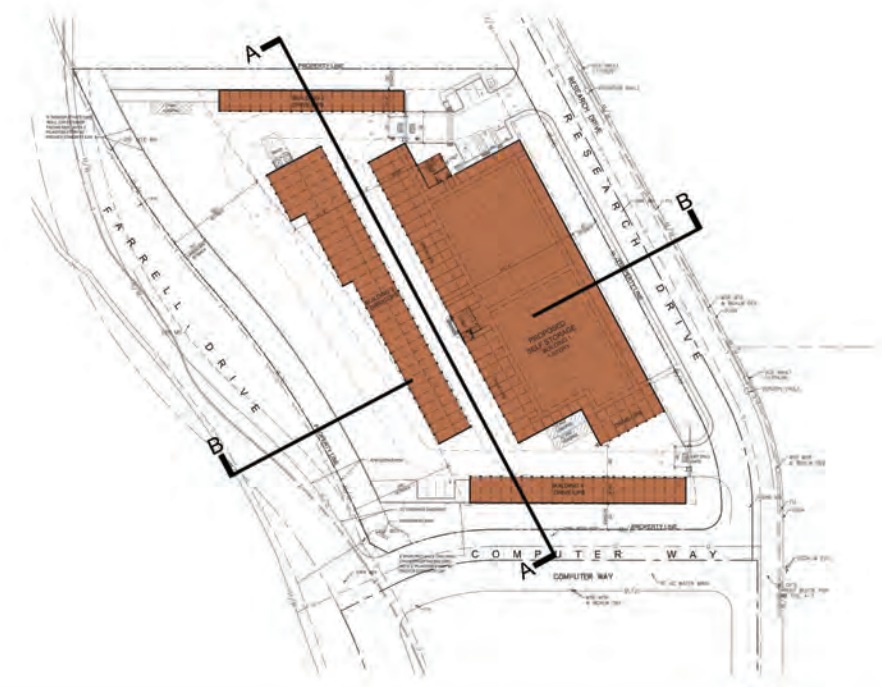
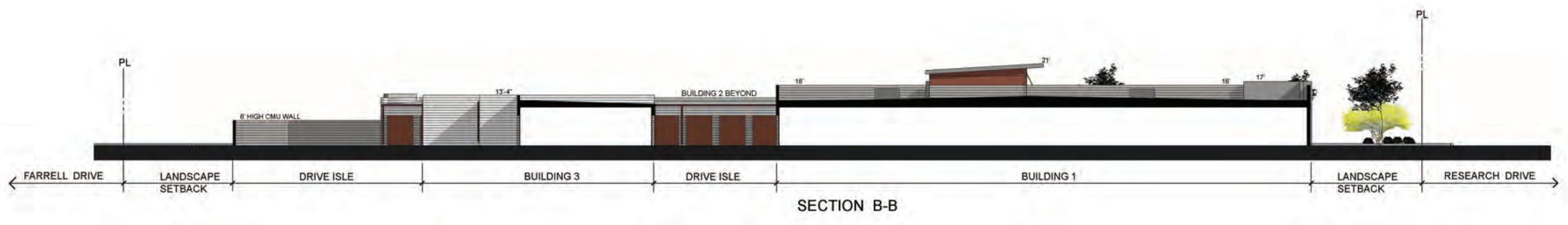
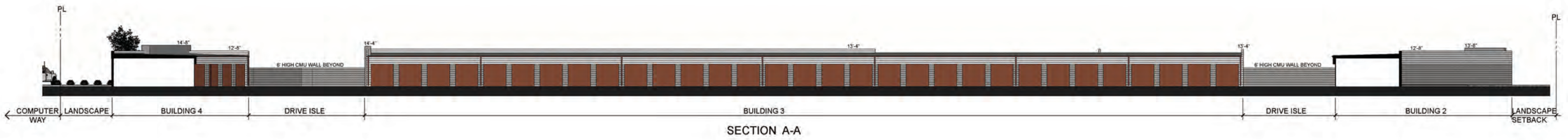
BUILDING HEIGHT MAX: 40' MAX. PORTIONS OF BUILDINGS OVER 30' MUST BE SETBACK FROM ANY PROPERTY LINE 1 FT FOR EVERY 1 FT IN HEIGHT BUILDINGS OVER 40' MAY BE ALLOWED WITH ADDITIONAL ENTITLEMENTS
BUILDING HEIGHT PROPOSED: 15'

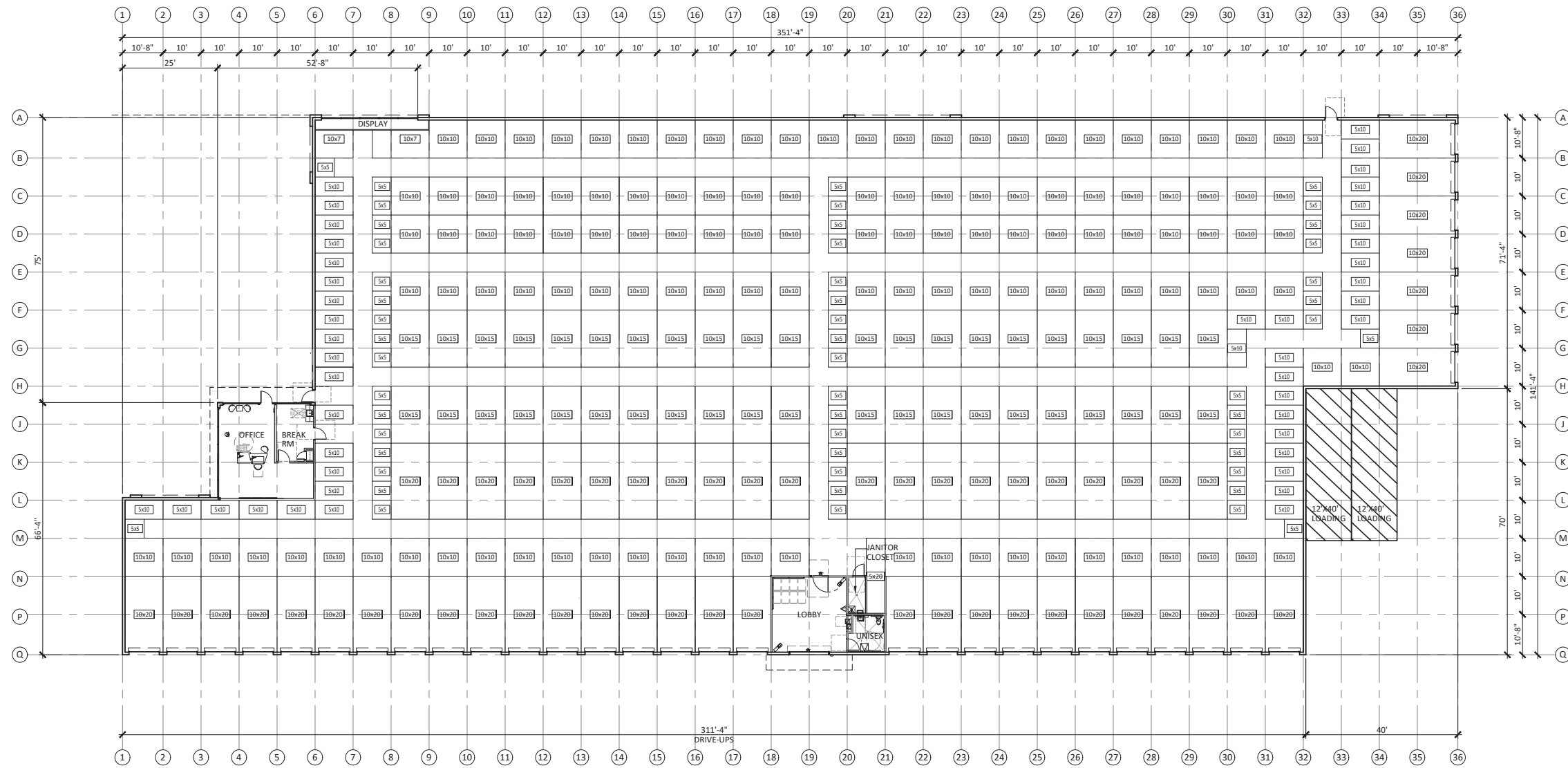
BUILDING AREA

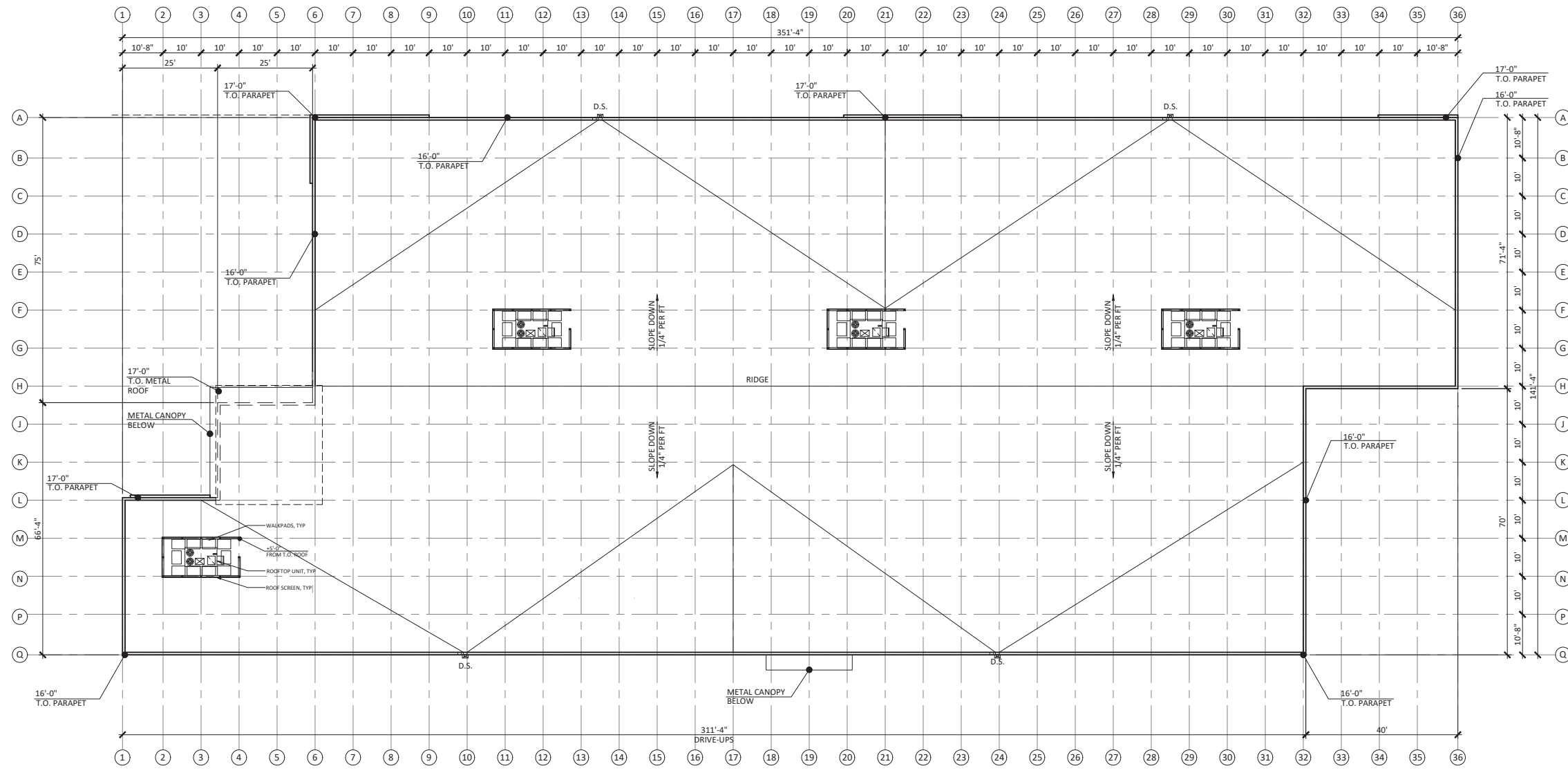
BUILDING 1 : 1-STORY MINI-WAREHOUSE (GROSS SQUARE FOOTAGE): 42,455 S.F.
BUILDING 2 : DRIVE-UP STORAGE (GROSS SQUARE FOOTAGE): 3,869 S.F.
BUILDING 3 : DRIVE-UP STORAGE (GROSS SQUARE FOOTAGE): 13,395 S.F.
BUILDING 4 : DRIVE-UP STORAGE (GROSS SQUARE FOOTAGE): 5,565 S.F.
TOTAL: 65,284 S.F.
 65,284 S.F. < 91,561 S.F.

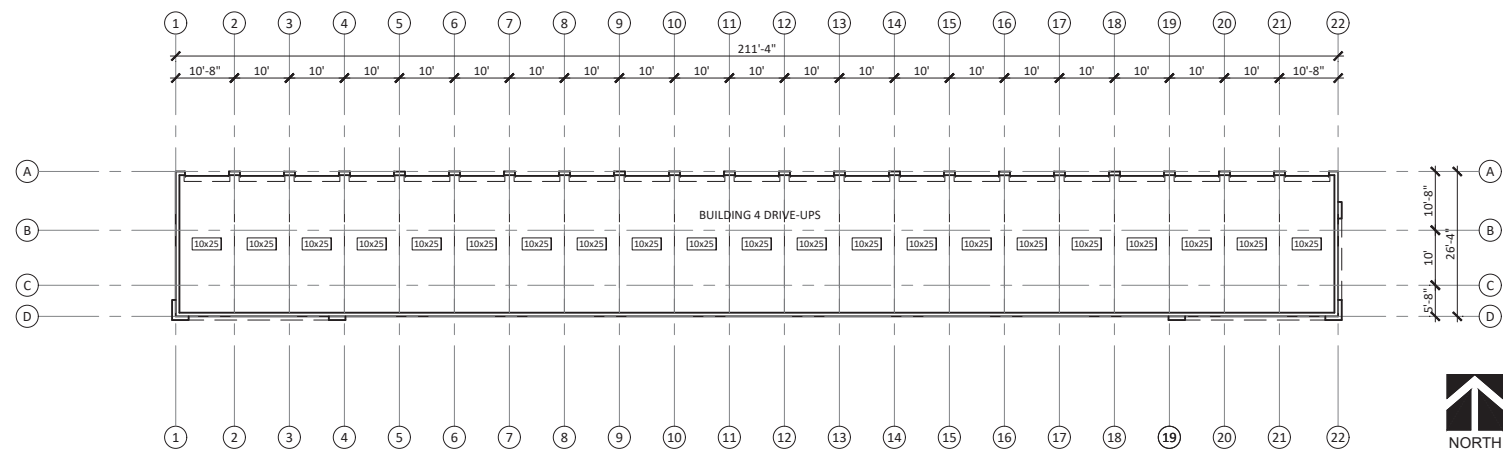
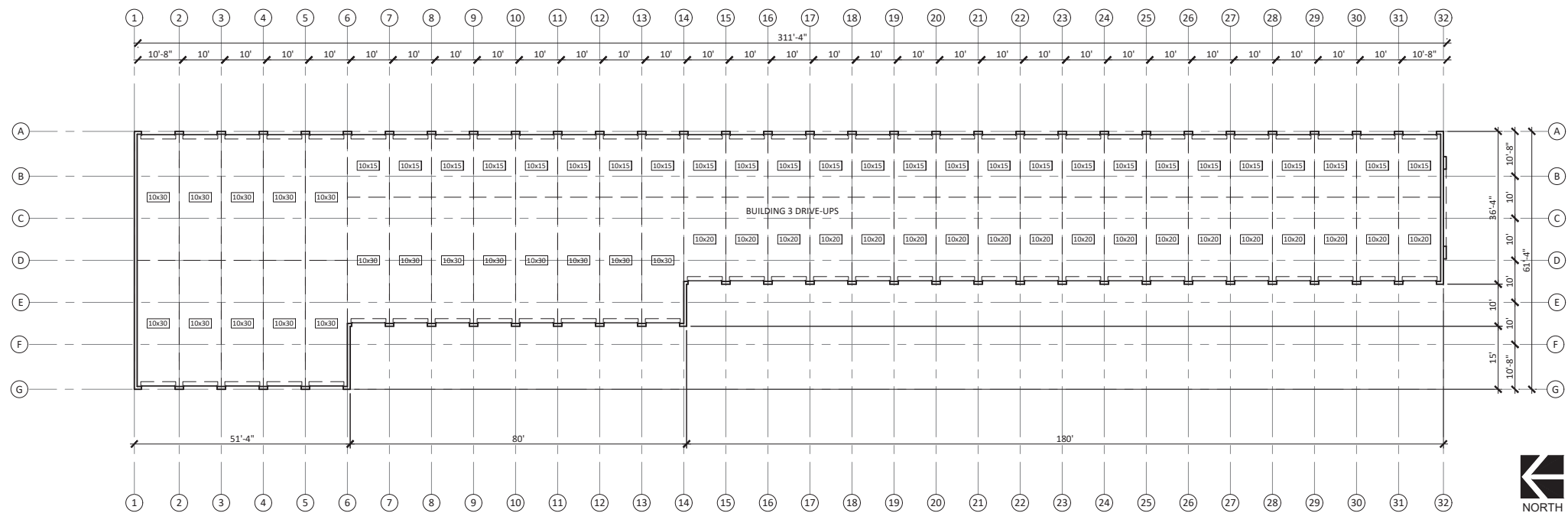
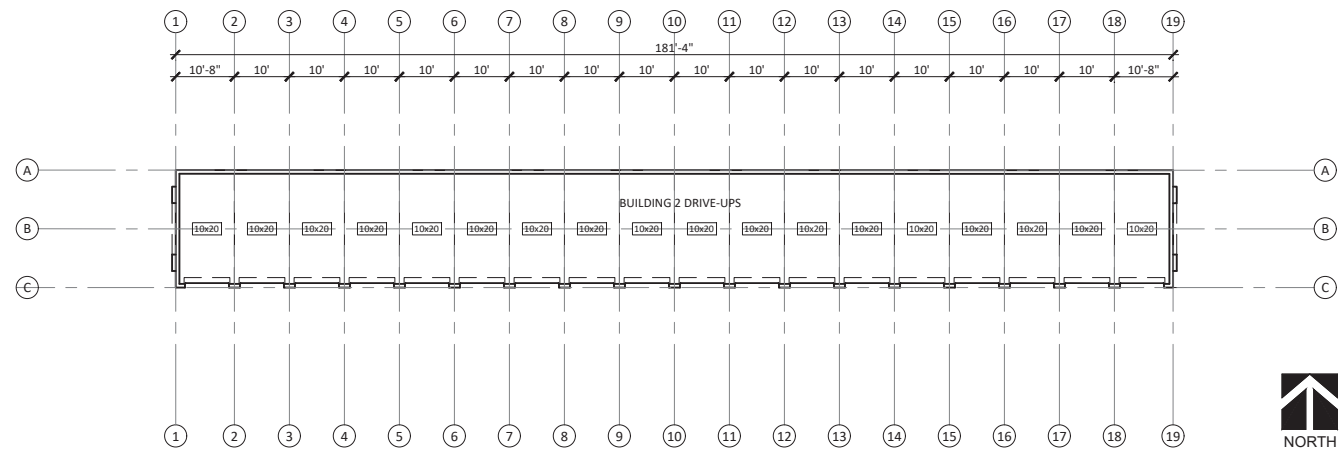
PARKING/ LOADING & BIKE REQUIREMENTS

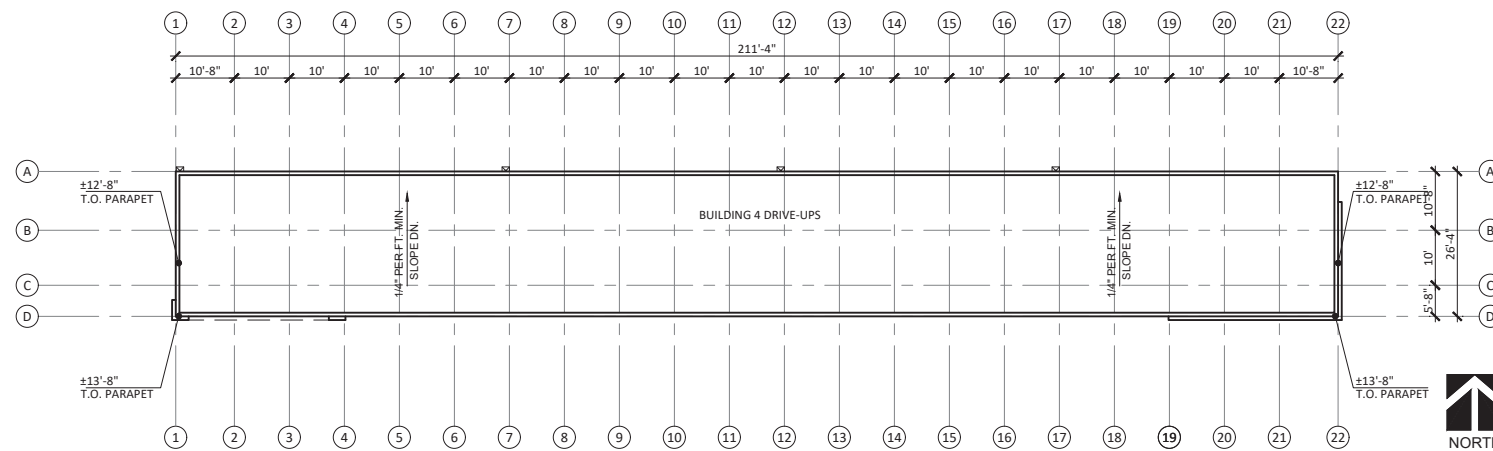
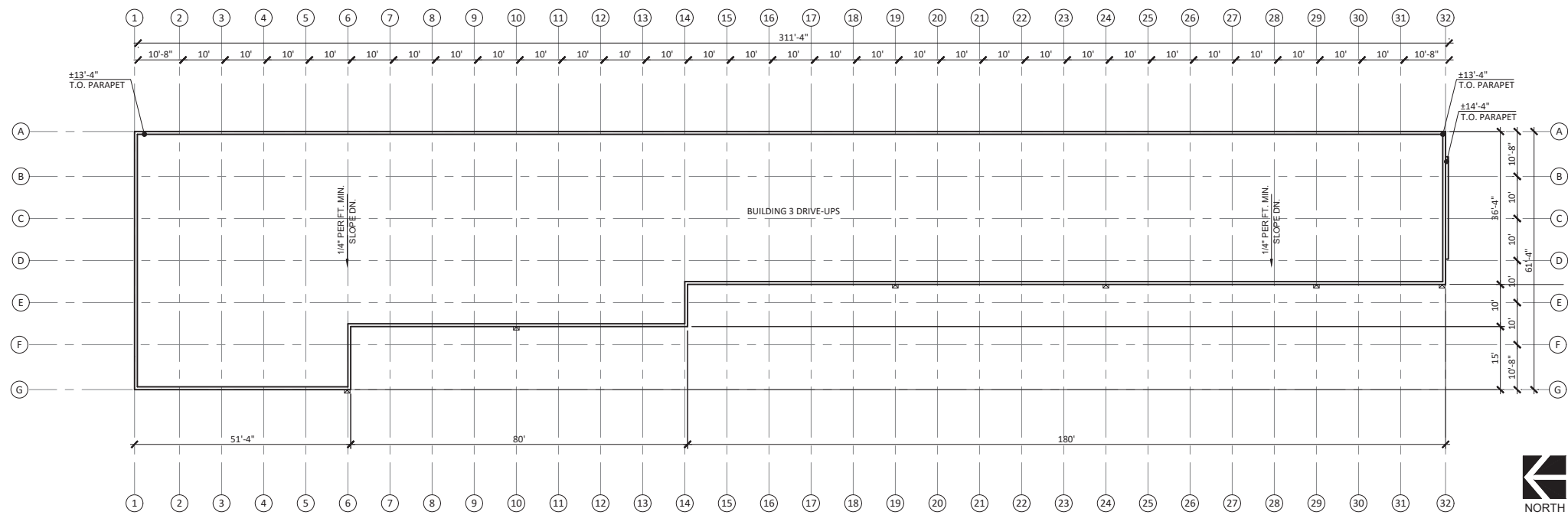
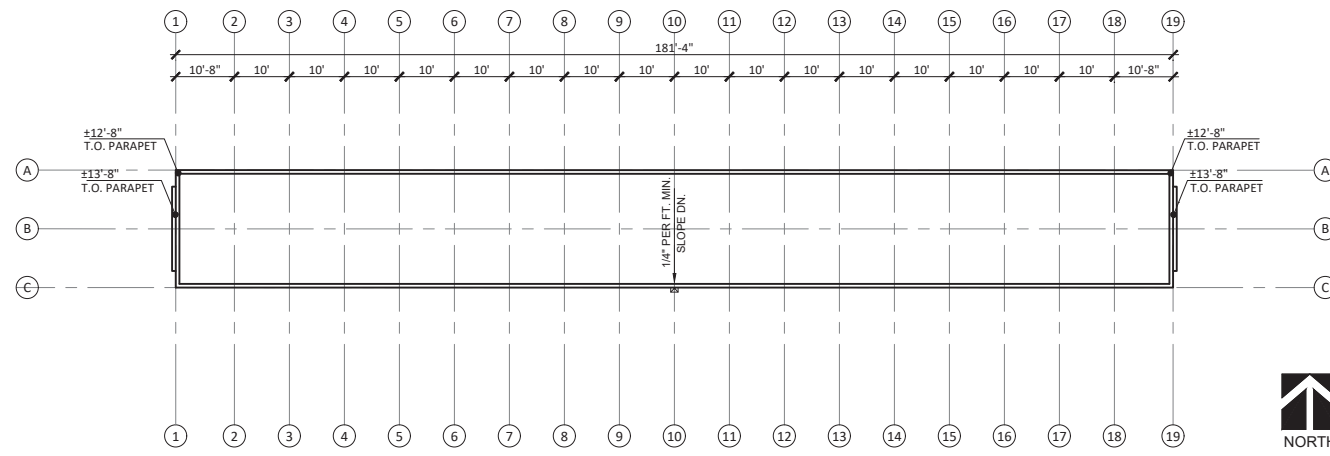
* PARKING REQUIREMENTS:	6 SP	MINIMUM
TOTAL REQUIRED:	6 SP	
PARKING PROVIDED:		
STANDARD 9'X18':	9 SP	
COMPACT 8'X16' (UP TO 40%):	0 SP	
ADA VAN:	1 SP	
ADA STANDARD:	0 SP	
EV/ CARPOOL/ VANPOOL:	1 SP	
TOTAL PROVIDED:	11 SP	
LOADING:	(3) 12'X40' SPACES FOR INDUSTRIAL BUILDINGS > 40,000 S.F.	
BIKE PARKING REQUIREMENTS:	1 SHORT TERM/ 10,000 S.F. & 1 LONG TERM/ 10,000 S.F.	
BIKE PARKING REQUIRED:	7 SP SHORT TERM	
	7 SP LONG TERM	
	14 SP TOTAL MINIMUM	
* PARKING LANDSCAPE:	9' WIDE LANDSCAPED AREA EVERY 5 PARKING SPACES	

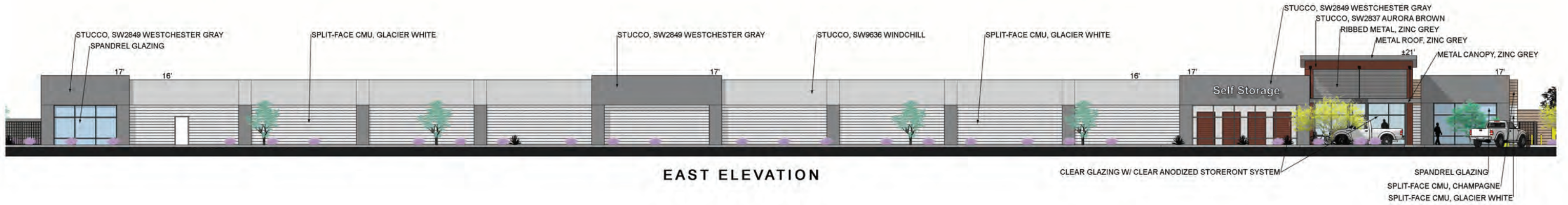




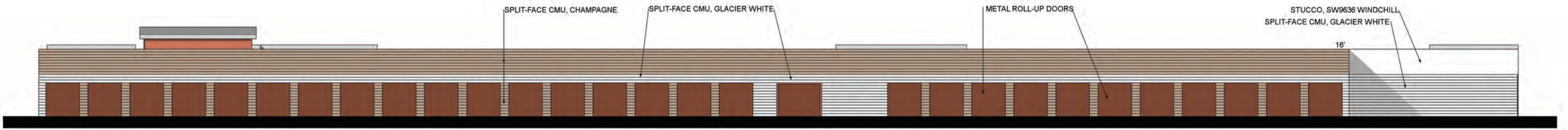








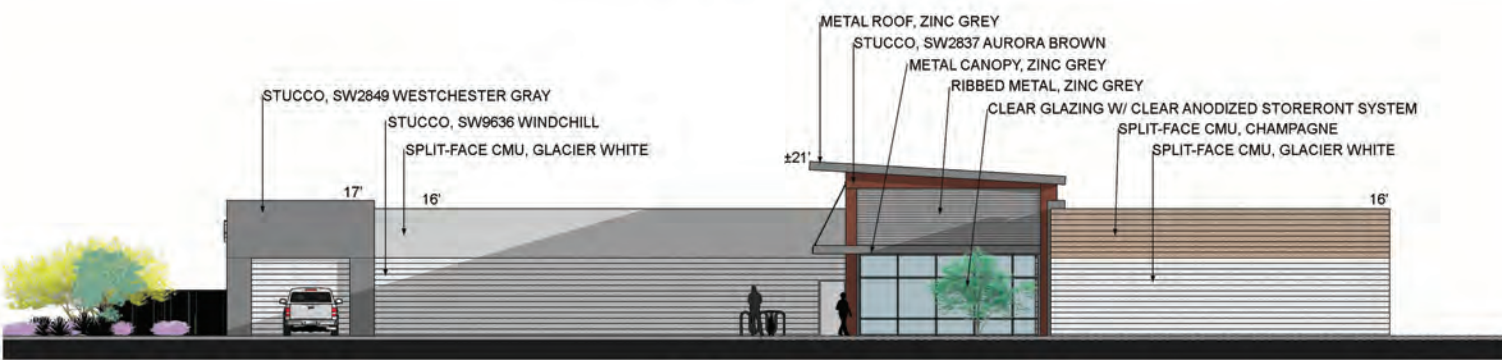
EAST ELEVATION



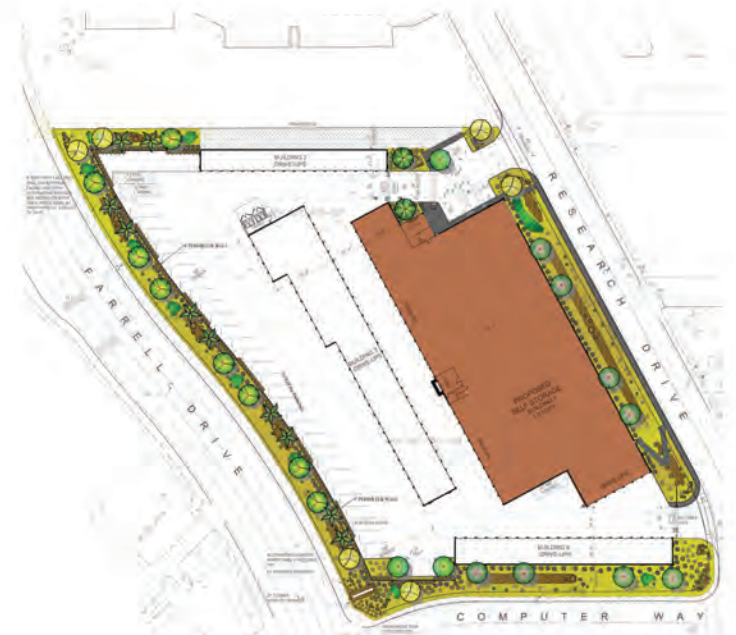
WEST ELEVATION

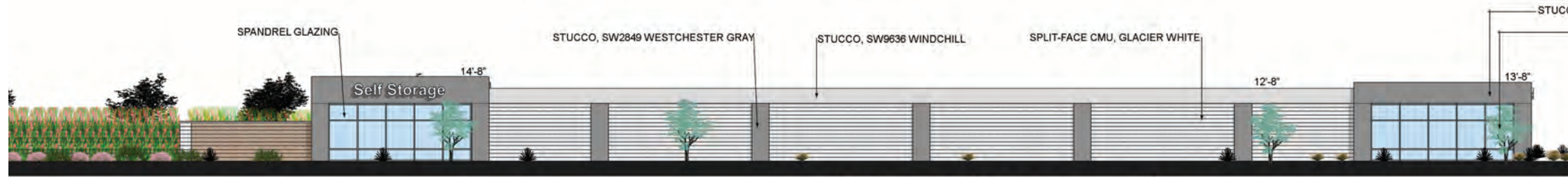


SOUTH ELEVATION

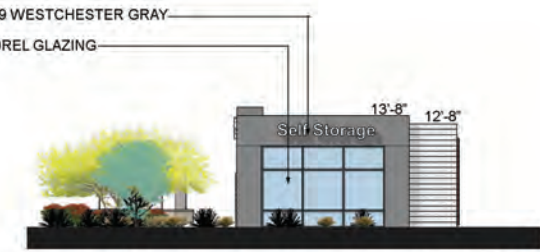


NORTH ELEVATION

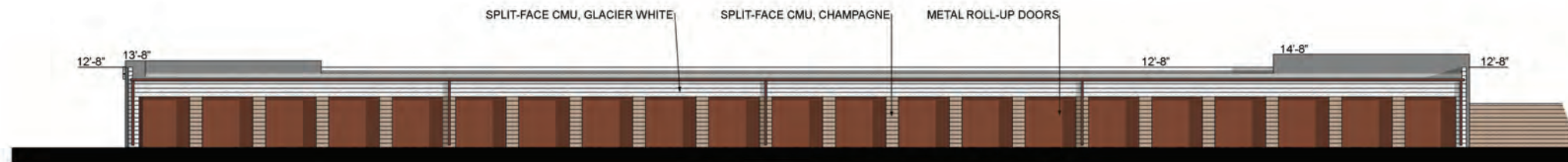




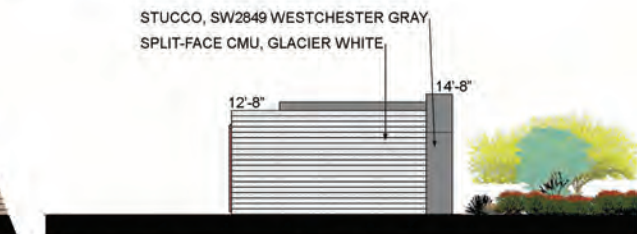
BLDG 4 - SOUTH ELEVATION



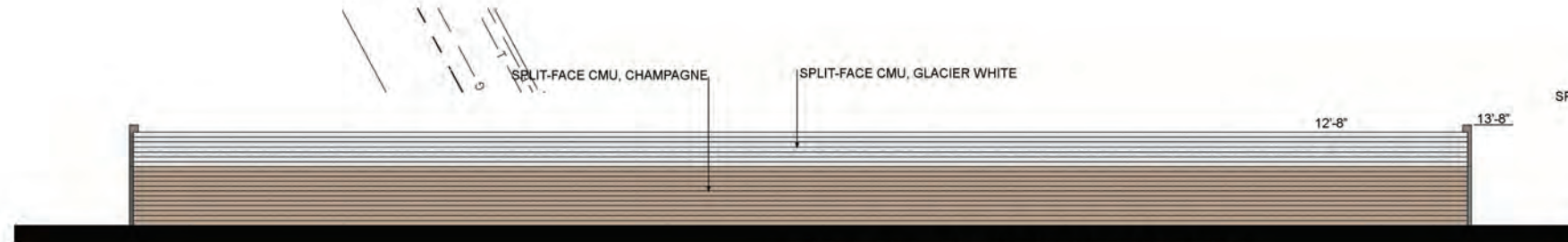
BLDG 4 - EAST ELEVATION



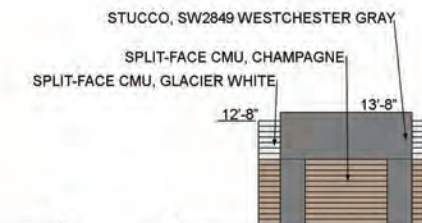
BLDG 4 - NORTH ELEVATION



BLDG 4 - WEST ELEVATION



BLDG 2 - NORTH ELEVATION

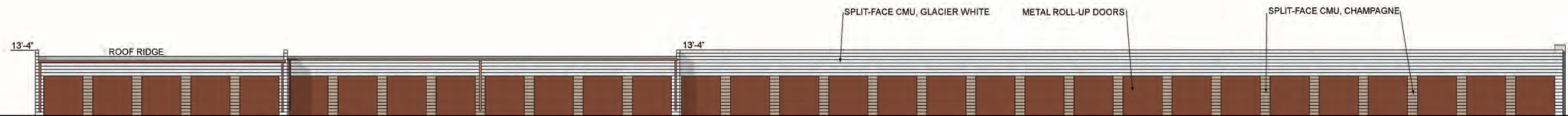


BLDG 2 - EAST/WEST ELEVATION



BLDG 2 - SOUTH ELEVATION

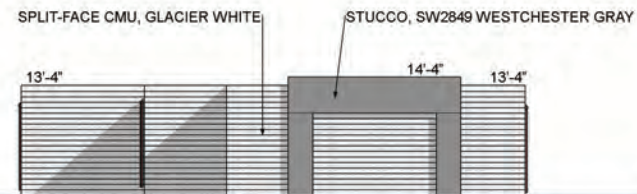




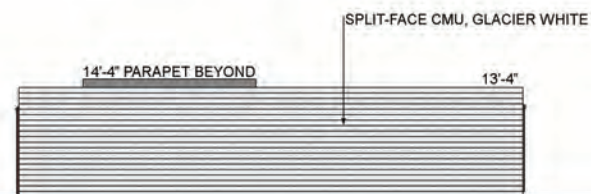
BLDG 4 - WEST ELEVATION



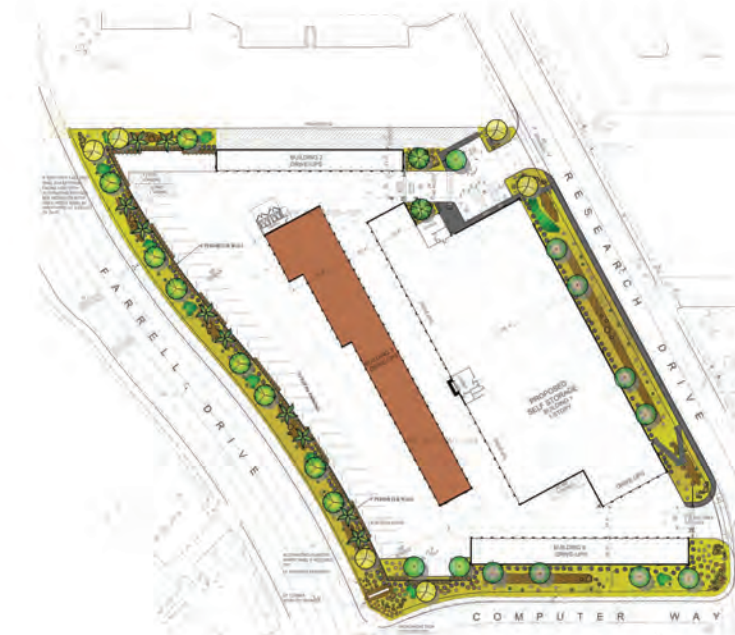
BLDG 4 - EAST ELEVATION



BLDG 2 - SOUTH ELEVATION



BLDG 2 - NORTH ELEVATION





VIEW 1



VIEW 2



VIEW 3

