



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: DECEMBER 5, 2022 CONSENT

SUBJECT: A REQUEST BY JR HAVENDALE, LLC, OWNER, FOR A MINOR ARCHITECTURAL APPLICATION TO MODIFY THE STOREFRONT OF AN EXISTING BUILDING FACADE FOR A NEW RESTAURANT, CHURRASCO BRAZILIAN STEAKHOUSE, ALONG A MAJOR THOROUGHFARE LOCATED AT 450 SOUTH PALM CANYON DRIVE, ZONE CBD (CASE 3.1294 MAA) (AR)

FROM: Department of Planning Services

PROJECT DESCRIPTION:

This is a request for the Architectural Review Committee (ARC) to review a Minor Architectural application to modify a storefront of an existing building along South Palm Canyon Drive. The storefront faces South Palm Canyon Drive, which is a major thoroughfare. The proposed modifications include repainting the building, removing the existing red awning and columns, adding an outdoor patio area, and a new entry arbor structure.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form which is included as an attachment to this report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
2015	Parking Lot Revision
2022	Parking Lot Revision

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	0.75 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project is subject to the development standards listed in The Central Business District, Section 92.09.03.

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(C) 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 will significantly alter the exterior of the existing building. The modifications consist of repainting the building and removing the red awning, all eight columns, and the black metal railing. The proposed modifications will include a Newtech wood (European siding) for the new decorative entry arbor, new custom-made entry door, new metal cornice cover, a black lit decorative metal fascia, a premanufactured canopy, anodized aluminum store front, and a glass guardrail. The proposed architectural treatment will be consistent on all sides of the building.</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>Accessory structures are not proposed.</p>	N/A
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>Currently, the storefront has several glass fixed window panels in a grid pattern, facing South Palm Canyon Drive. These will be replaced with black trim, fixed floor to ceiling window, and a new custom made 10' high, decorative entry door. The fenestration will be composed in a harmonious manner.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The proposed materials consist of large black frame window, a glass guardrail, decorative black metal fascia, and European wood siding. The adjacent buildings consist of various types of materials, such as stucco, metal, wood and bricks, which are consistent with the site, and desert environment.	
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> The applicant is proposing to utilize black frames for the windows, fascia, canopy, a burnt orange for the stucco, and wood siding for the entry arbor. The color scheme is appropriate to the desert environment and consistent with the context of the site.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> The storefront has an existing permanent shade element, which will be replaced with a more modern canopy. The canopy will provide adequate shade for the patrons of the restaurant and the outdoor patio area.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> Landscape is not proposed with this application.	N/A
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> Landscape is not proposed with this application.	N/A
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The applicant is not proposing additional shading for pedestrian facilities.	N/A
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 custom LED wall sconces (600 Lumens each), which will be a dark bronze color. Additional custom LED wall sconces (400 Lumens each) will be placed within the outdoor patio area and on a portion of the south elevation. The proposed lighting will not materially impact adjacent properties.	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> The signage will be approved via a separate permit.	N/A

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
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>	N/A
	New mechanical equipment is not proposed, and existing mechanical equipment is not visible from the public right-of-way.	
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
	The proposed application is consistent with the development standards of the CBD zone. The subject site is not located within a specific plan or planned development district. Staff considers the proposal a well-designed store front.	

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:

The proposed modifications will be an enhancement to the existing storefront. The proposed changes are harmonious to the surrounding buildings and area. Staff recommends approval, as submitted.

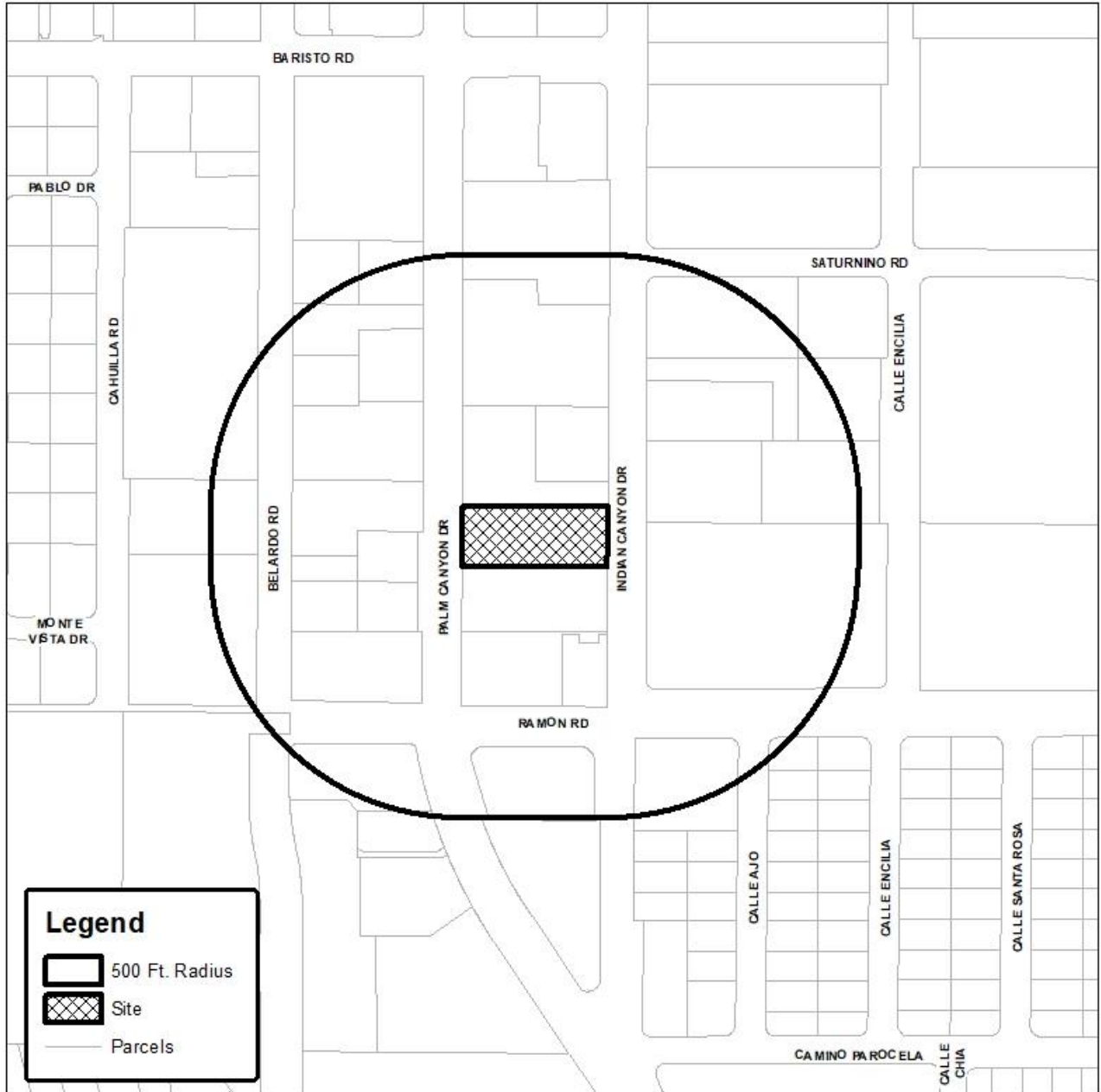
PREPARED BY:	Alex Perez, Assistant Planner
REVIEWED BY:	Christopher Hadwin, Director of Planning

ATTACHMENTS:

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



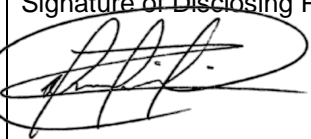
Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
450 South Palm Canyon Drive

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. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
B. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]

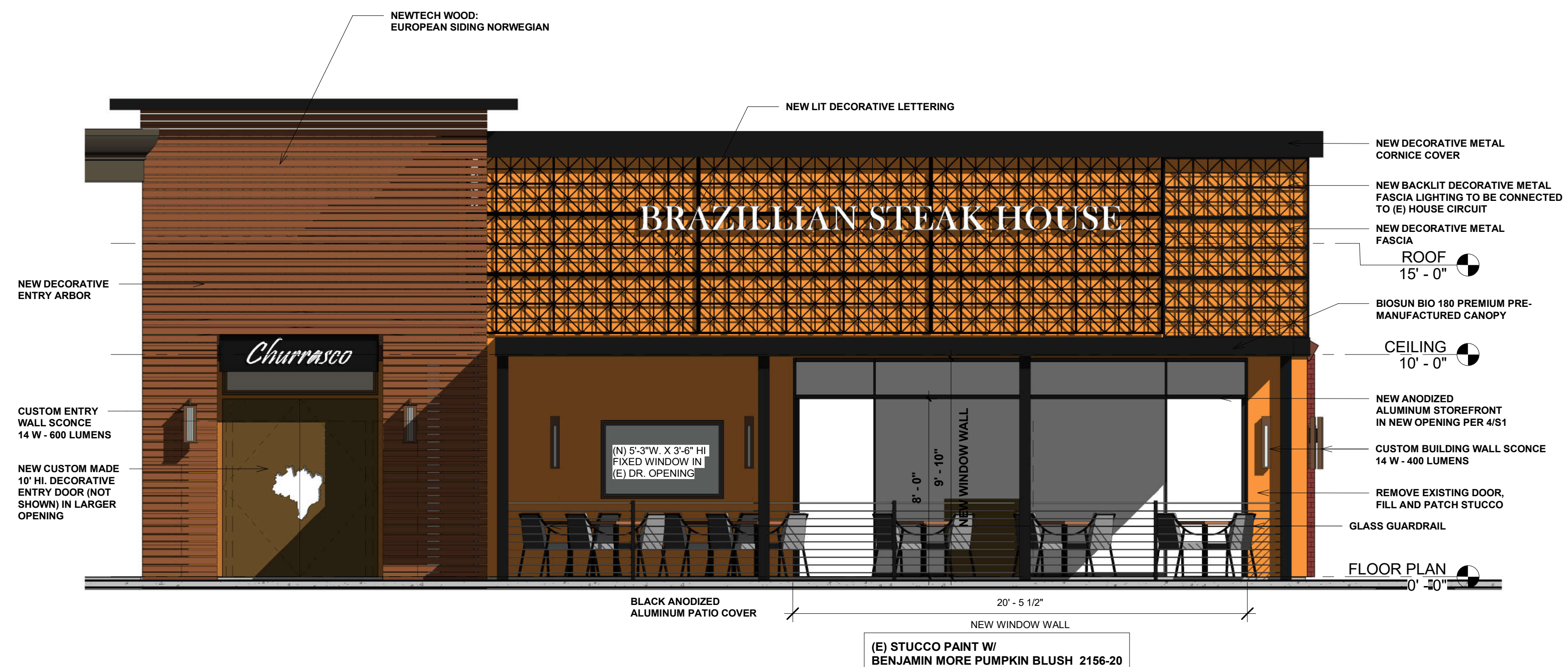
I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title  Diego Zaroski Co-owner	Date
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PENALTIES
 Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

Revision Schedule		
No.	Description	Date

Churrasco Brazilian Steakhouse



WEST/ FRONT ELEVATION
 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

CHURRASCO BRAZILIAN RESTAURANT 450 SOUTH PALM CANYON DR, PALM SPRINGS, CA

EXTERIOR ELEVATIONS



Project Number	CBS - 01
Date	10-31-2022
Drawn By	Author
Checked By	Checker

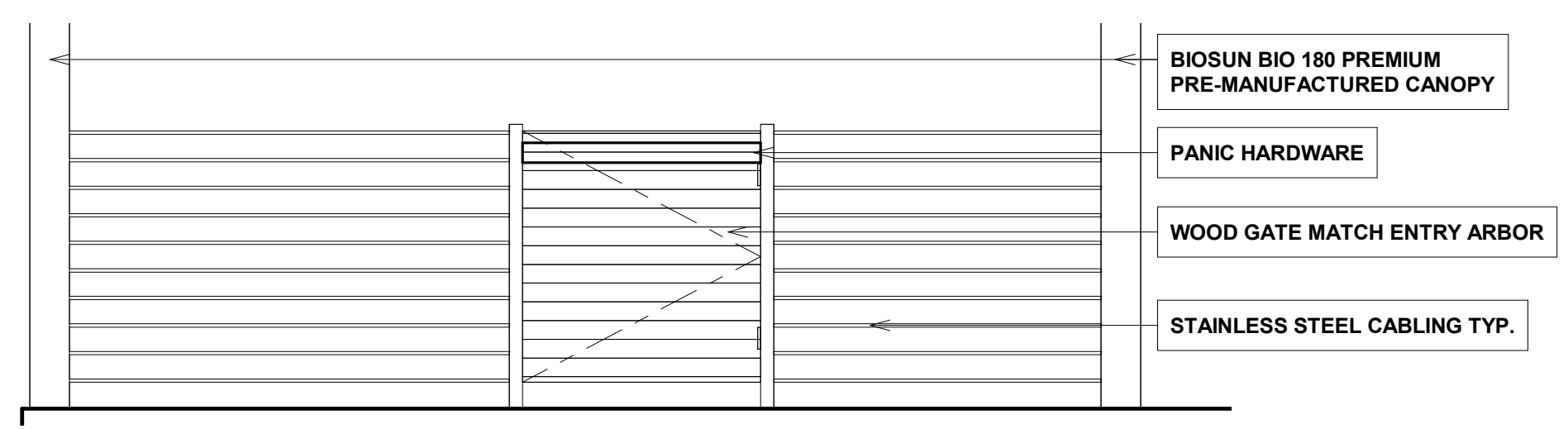
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Scale 1/4" = 1'-0"

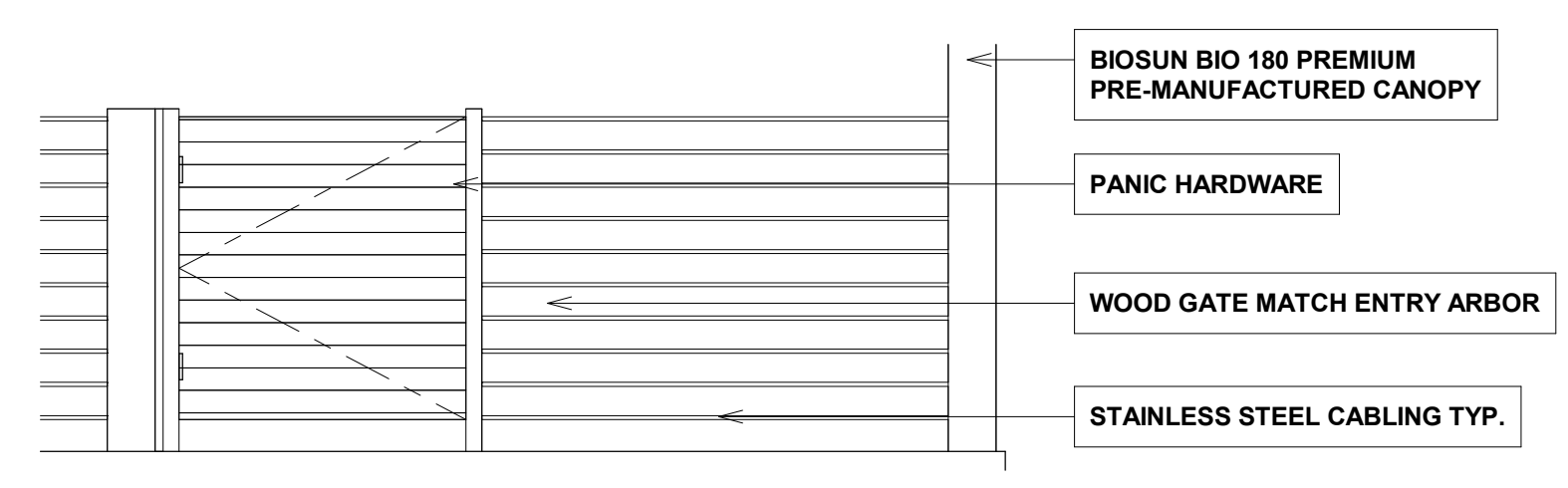
Revision Schedule		
No.	Description	Date

Churrasco Brazilian Steakhouse

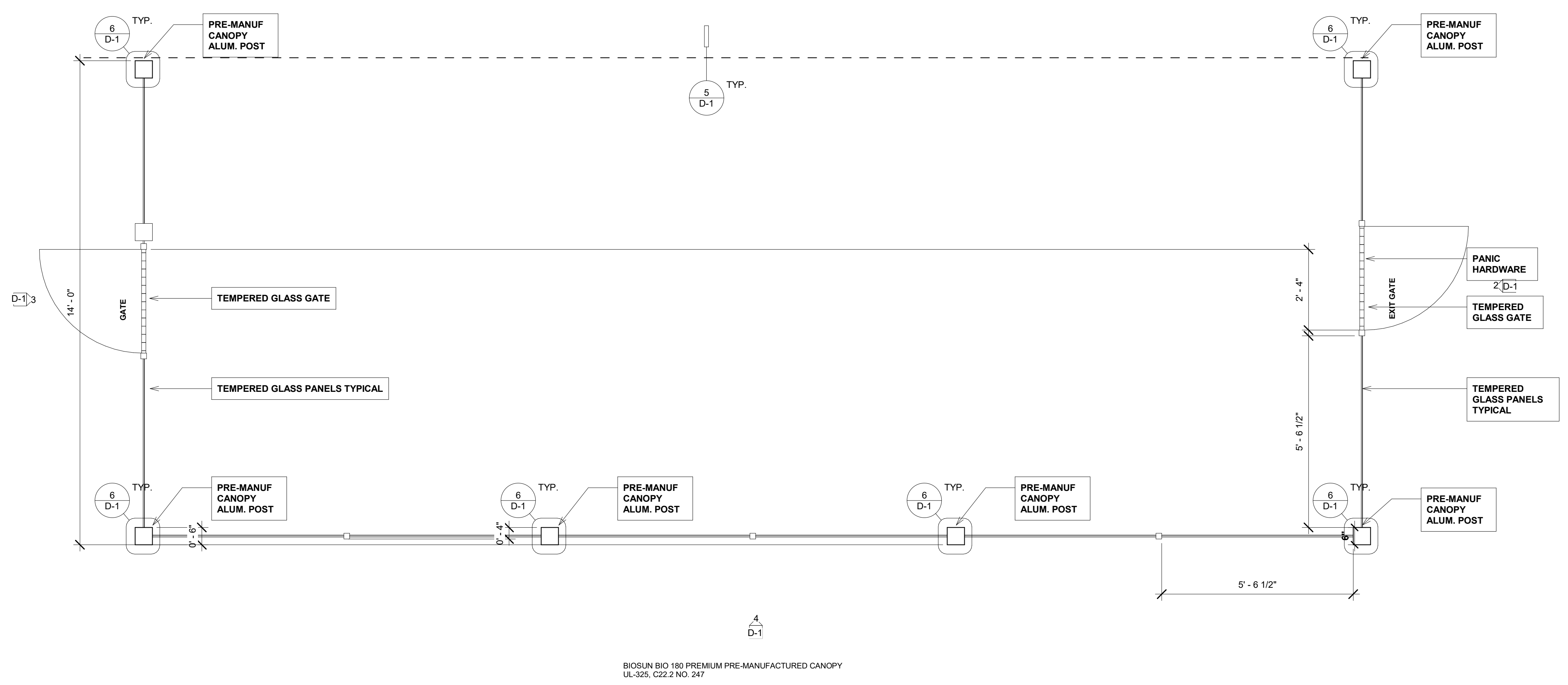
CHURRASCO BRAZILIAN RESTAURANT 450 SOUTH PALM CANYON DR, PALM SPRINGS, CA



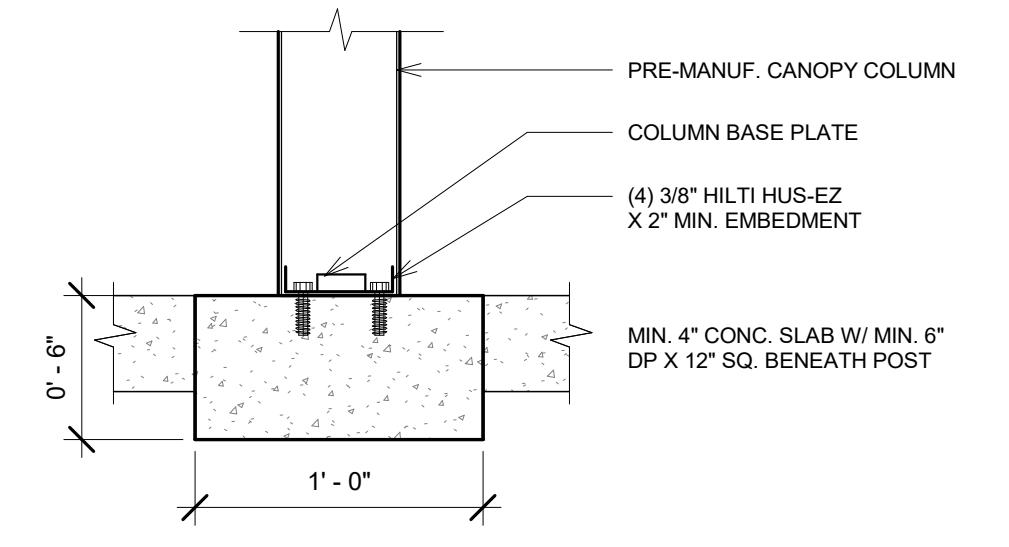
2 PATIO ENCLOSURE SOUTH ELEVATION
 1/2" = 1'-0"



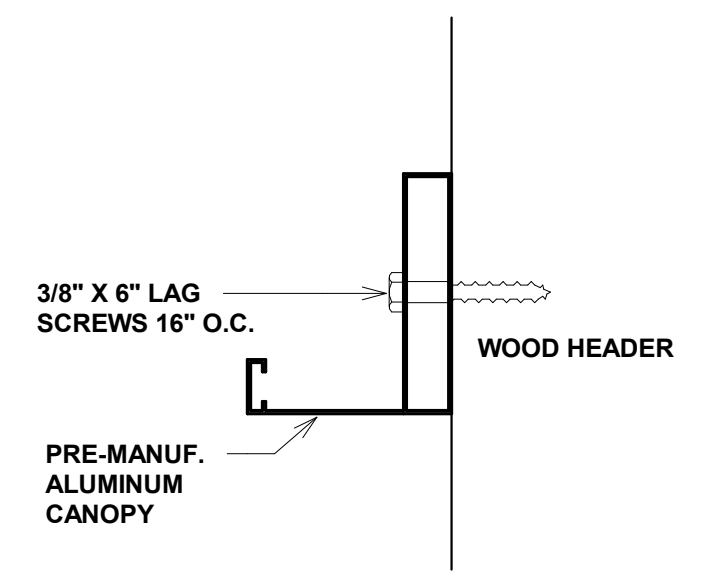
3 PATIO ENCLOSURE WEST ELEVATION
 1/2" = 1'-0"



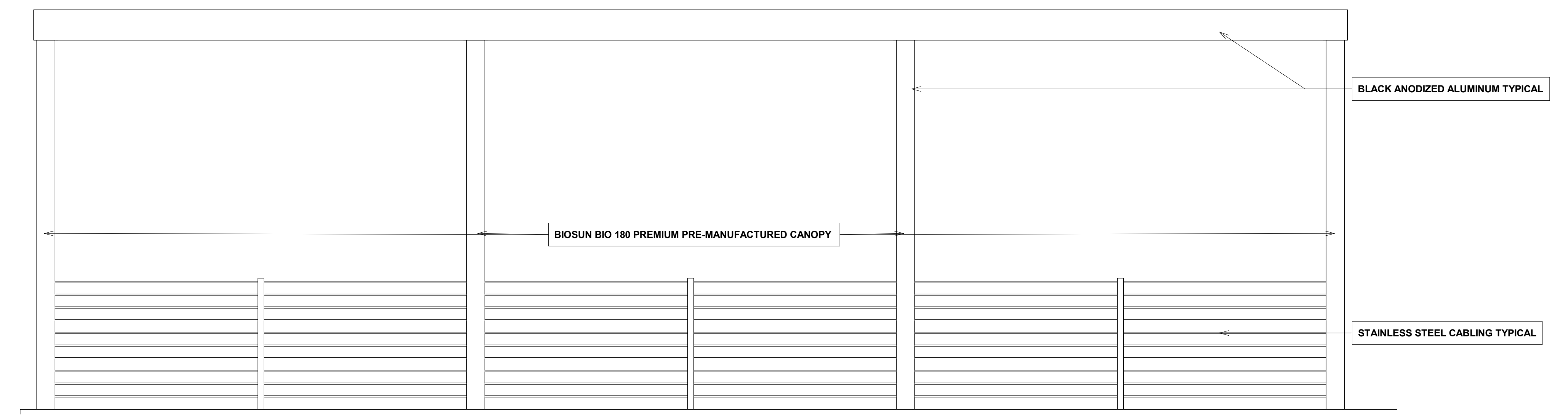
1 PATIO ENCLOSURE PLAN
 1/2" = 1'-0"



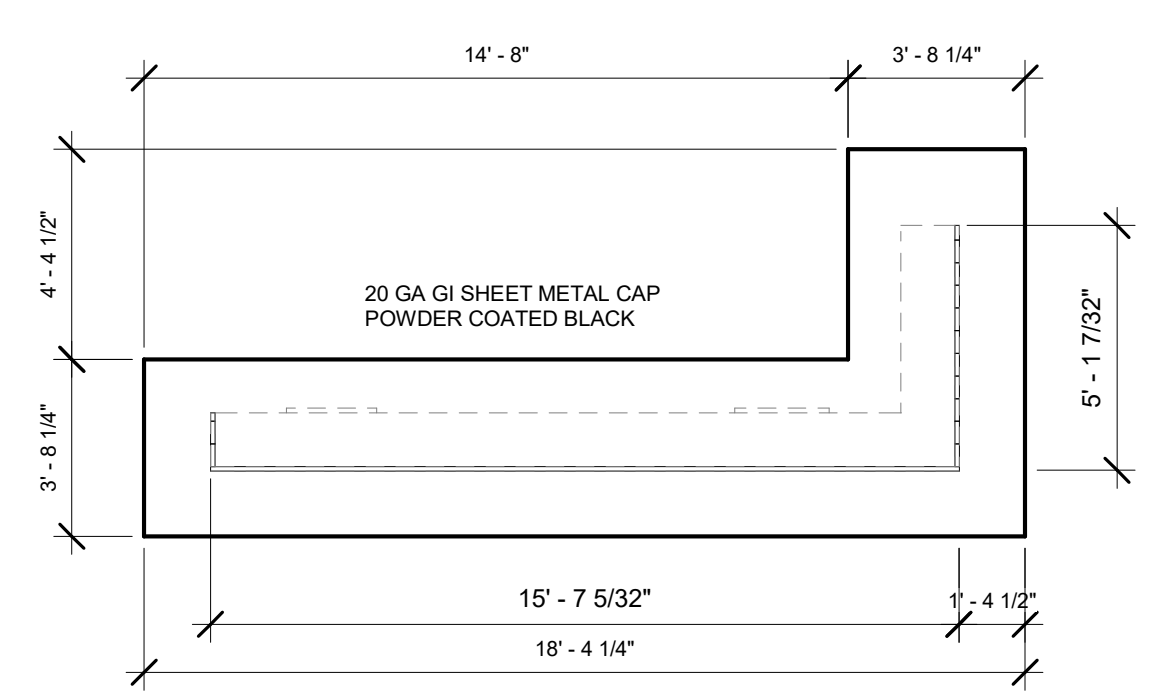
6 PRE-MANUF. CANOPY SLAB CONNECTION
 1 1/2" = 1'-0"



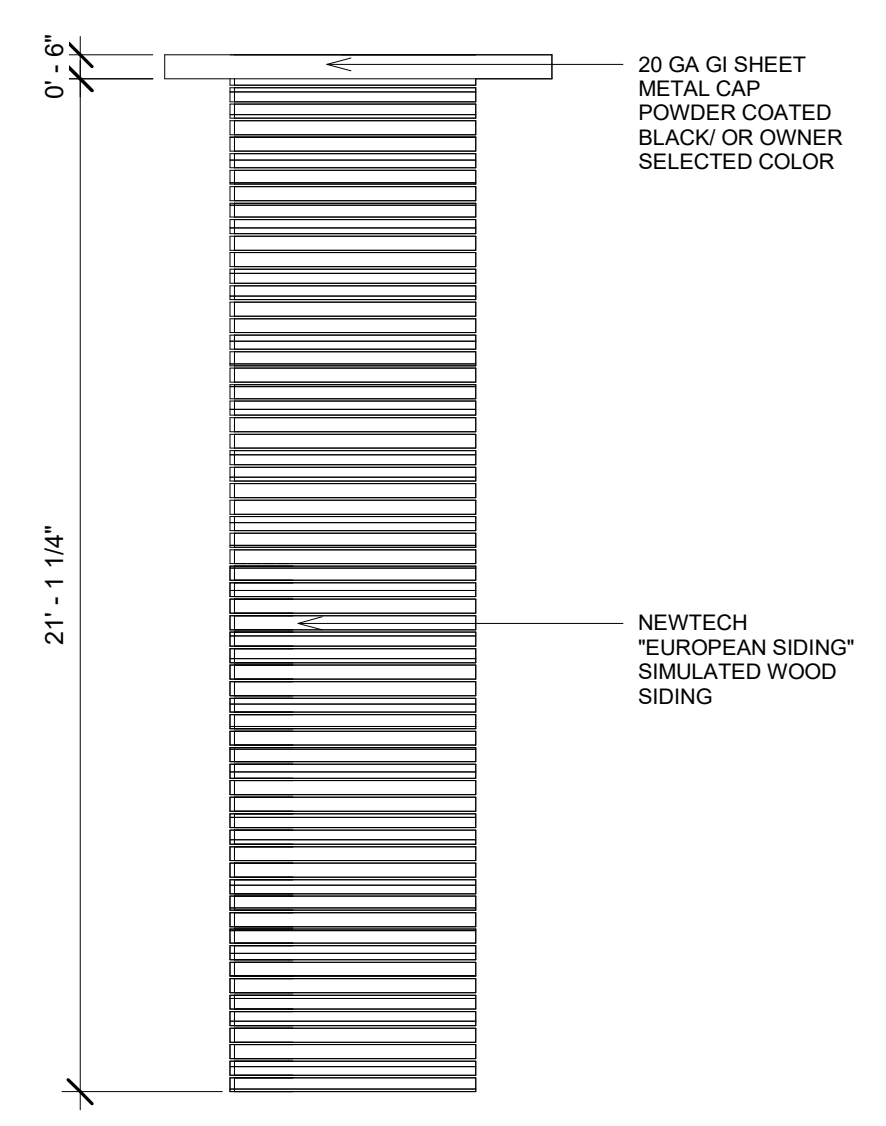
5 PRE-MANUF. CANOPY WALL ATTACHMENT
 1 1/2" = 1'-0"



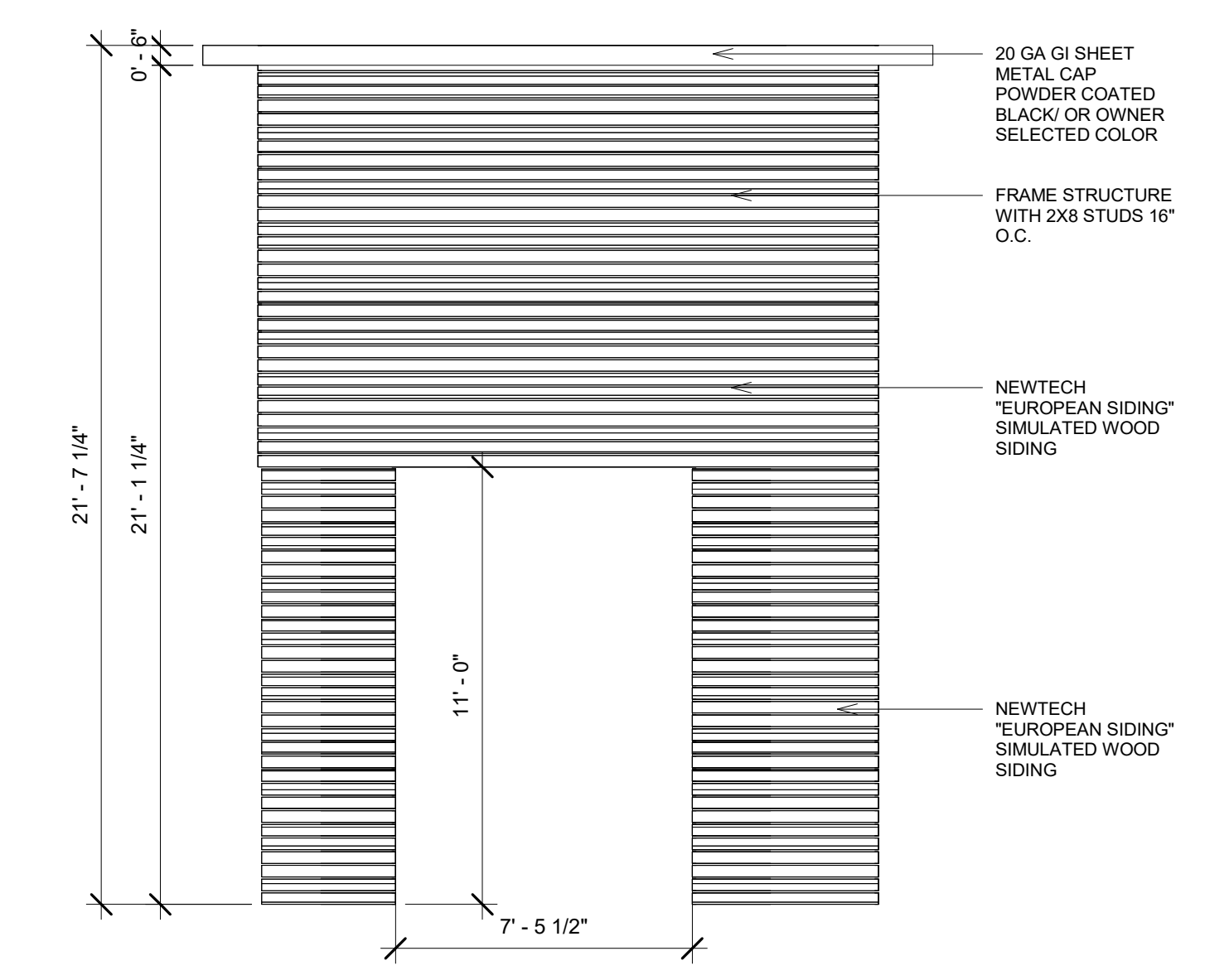
4 PATIO ENCLOSURE NORTH ELEVATION
 1/2" = 1'-0"



9 ENTRY ARBOR PLAN VIEW W/ ROOF CAP
 1/4" = 1'-0"



8 ENTRY ARBOR RIGHT - SOUTH SIDE
 3/4" = 1'-0"



7 ENTRY ARBOR FRONT - WEST STREET SIDE
 1/4" = 1'-0"

DETAILS



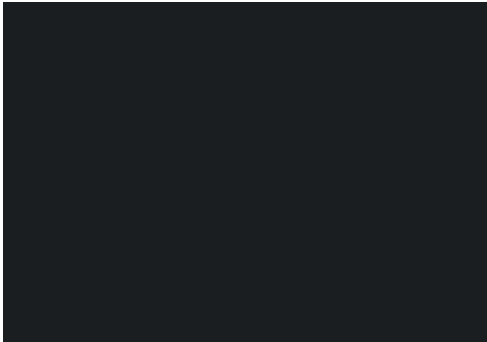
Project Number	CBS - 01
Date	10-31-2022
Drawn By	Author
Checked By	Checker

D-1

Scale As indicated

2156-20 PUMPKIN BLUSH
Benjamin Moore Color Pre...
 $\Delta E = 4.5$
sR = 204.583
sG = 130.425
sB = 61.379
#CD8542

PAINT BENJAMIN MOORE PUMPKIN BLUSH



BLACK ANODIZED ALUMINUM



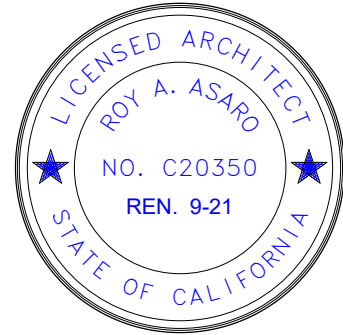
NEWTECH NORWEGIAN



PAINT BENJAMIN MOORE BLACK INK

RA

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760-837-1049 fax
royasaroarchitect@gmail.c
om



COLOR BOARD

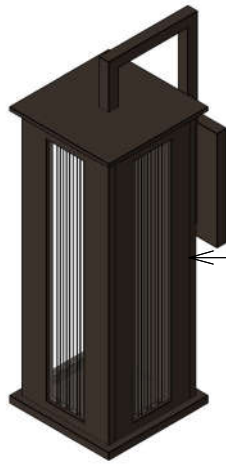
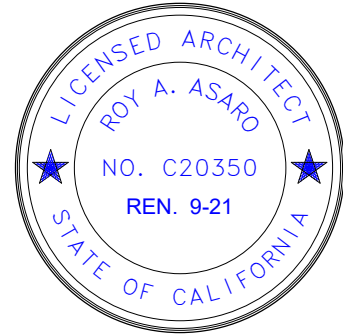
CHURRASCO BRAZILIAN RESTAURANT 450 SOUTH PALM CANYON DR, PALM SPRINGS, CA

10-31-2022

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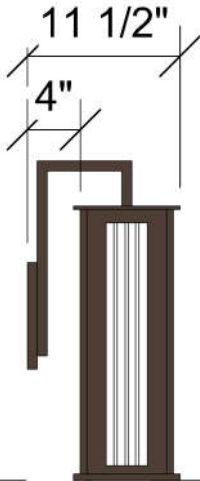
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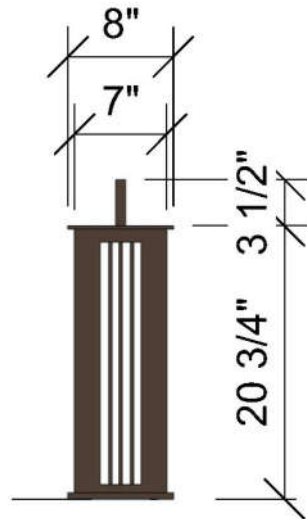


DARK BRONZE
ANODIZED ALUMINUM

3d VIEW



SIDE ELEVATION



FRONT ELEVATION

ENTRY ARBOR WALL
SCONCE

CUSTOM LED WALL SCONCE 14W - 600 LUMENS EACH

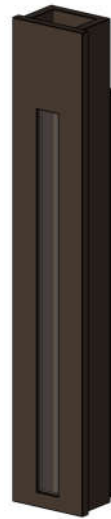
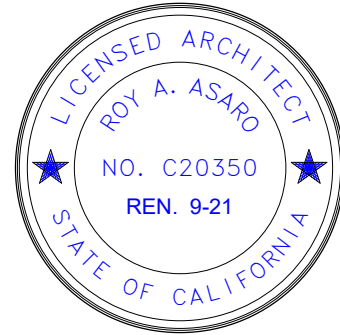
**CHURRASCO BRAZILIAN
RESTAURANT 450 SOUTH PALM
CANYON DR, PALM SPRINGS, CA**

10-31-2022

A300.4

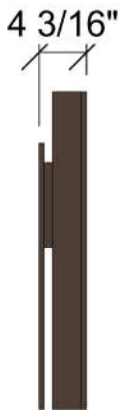
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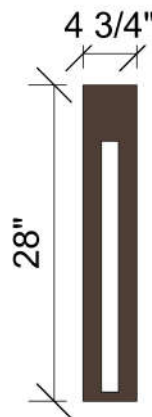


← DARK BRONZE
ANODIZED ALUMINUM

3d VIEW



SIDE ELEVATION



FRONT ELEVATION

BUILDING EXTERIOR WALL
SCONCE

CUSTOM LED WALL SCONCE 14W - 400 LUMENS EACH

**CHURRASCO BRAZILIAN
RESTAURANT 450 SOUTH PALM
CANYON DR, PALM SPRINGS, CA**

10-31-2022

A300.5