



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: March 6, 2023

UNFINISHED BUSINESS

SUBJECT: A REQUESET BY CHRIS PARDO, OWNER OF SANDFISH SUSHI, FOR A MINOR ARCHITECTURAL APPLICATION TO APPROVE AN EXISTING OUTDOOR DINING AREA FOR A RESTAURANT, SANDFISH SUSHI, LOCATED AT 1556 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 3.4319 MAA) (AP)

FROM: Planning Services Department

BACKGROUND:

On June 6, 2022, the Architectural Review Committee (ARC) considered the applicant's request for a Minor Architectural application to approve an outdoor dining area in the parking lot adjacent to the Sandfish Sushi restaurant located at 1556 North Palm Canyon Drive. At the meeting, the ARC voted unanimously to continue the project for a further study and review due to issues involving the parking layout and design of the storage pods.

RECOMMENDATION:

That the ARC approved the project, subject to conditions of approval.

PROPOSED MODIFICATIONS:

The applicant has submitted revised plans addressing the ARC's comments. The revised plans have been reviewed by Staff; the table below provides summaries of the revisions based on ARC's direction from the June 6, 2022 meeting.

		<i>Applicant's Comments</i>
1	Parking lot layout	The applicant has relocated the parking spaces along the rear wall, with Space 4 and Space 5 placed adjacent to the storage pods. Additionally, the landscape planter along Palm Canyon Drive, will be shortened to allow for a 24-foot drive aisle to accommodate two-

Table 1.1		
		<i>Applicant's Comments</i>
		way traffic. The applicant also has a Land Use Permit for a shared parking agreement with the adjacent property owner at 1701-1733 North Palm Canyon Drive. The Land Use permit established Sandfish Sushi to utilize 28 parking spaces at this adjacent space, between the hours of 5:00 PM to 10:00 PM, Monday-Sunday.
2	Design of storage pods	No design modifications were made to the storage pods. As stated by the applicant in the attached Justification Letter, the patio is designed to provide the best possible experience for their guests, as well as the most visibly pleasing experience to the urban neighborhood". The shipping container acts as a buffer to the wind and provides storage for the outdoor tables and chairs to prevent theft when the restaurant is closed.

CONCLUSION:

The proposed project has been revised based on some of the recommendations of the Architectural Review Committee. Those modifications are summarized in Table 1.1 above. Staff recommends the ARC approve the project, subject to conditions.

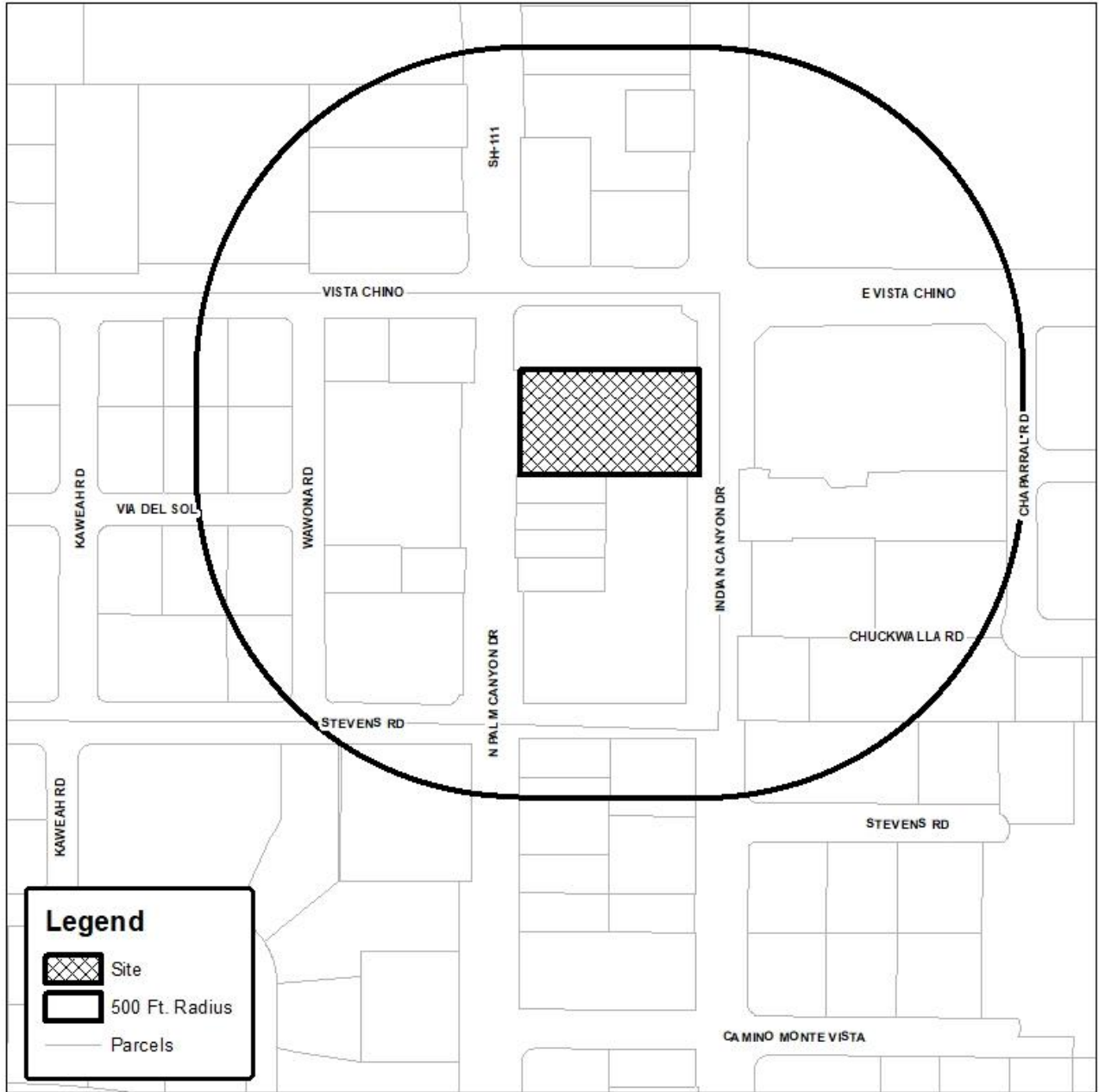
PREPARED BY:	Alex Rubalcava, Assistant Planner
REVIEWED BY:	Edward Robertson, Principal Planner
REVIEWED BY:	Christopher Hadwin, Planning Director

Attachments:

- A. Vicinity Map
- B. Resolution and COA's
- C. June 6, 2022 ARC Meeting Minutes
- D. Justification Letter
- E. Public Disclosure Form
- F. Proposed Architecture Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
1556 N Palm Canyon Drive

RESOLUTION NO. _____

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MINOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF AN OUTDOOR DINING AREA FOR AN EXISTING RESTAURANT, SANDFISH SUSHI, LOCATED AT 1556 NORTH PALM CANYON DRIVE (CASE 3.4319 MAA). (AR)

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

- A. Chris Prado, Owner (“Applicant”) filed an application with the City, pursuant to the Palm Springs Zoning Code (PSZC) Sections 94.04.00 (architectural review) for the construction of an outdoor dining area adjacent to an existing restaurant, Sandfish Sushi, located at 1556 North Palm Canyon Drive (“the Project”).
- B. 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 voted to continue the item, with instruction for the application to address the parking lot and design of the storage containers.
- C. On March 6, 2023, 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: The proposed single-family residence is considered a project pursuant to the California Environmental Quality Act (CEQA). The Architectural Review Committee has evaluated the Project pursuant to CEQA and determined it to be Categorically Exempt from further analysis under CEQA Guidelines Section 15301 (Class 1, Existing Facilities).

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

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4319 MAA, for the construction of an outdoor dining area adjacent to an existing restaurant, Sandfish Sushi, located at 1556 North Palm Canyon Drive, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 6th day of March, 2023.

AYES:

NOES:

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Christopher Hadwin
Director of Planning

ARCHITECTURAL REVIEW COMMITTEE

RESOLUTION NO.

CONDITIONS OF APPROVAL

Case 3.4319 MAA
Proposed Outdoor Dining Expansion
Located at 1556 North Palm Canyon Drive
Zone C-1

March 6, 2023

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 (3.4319 MAA).
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (March 6, 2023), 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 3.4347 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 Minor Architectural Approval 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 2.05.00. Permits will not be issued until the appeal period has concluded.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed

- to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. 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 3. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 4. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 5. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employee's vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.

BUILDING DEPARTMENT CONDITIONS

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING 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.

NORTH PALM CANYON DRIVE

- ENG 2. The proposed northern driveway approach location encompasses an ADA path of travel and will need to be adjusted southwards to accommodate it.

- ENG 3. Construct a driveway approach at least 24-feet wide in accordance with City of Palm Springs Standard Drawing No. 201. An on-site vehicular turnaround area (hammerhead or similar configuration) shall be provided, in accordance with Zoning Code 93.06.00 C (8).
- ENG 4. Remove the existing southernmost driveway approach and construct an 8 inch curb and gutter, 32 feet east of centerline along the entire frontage, in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 5. Construct sidewalk from back of curb to property line along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 6. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 7. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 8. 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 9. The minimum pavement section for all on-site pavement drive aisles and parking spaces 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.

GENERAL

ENG 10. All proposed utility lines shall be installed underground.

ENG 11. Nothing shall be constructed or planted in the corner cut-off area of any 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 12. 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.

TRAFFIC

ENG 13. 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 14. 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 15. 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 16. 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.

FID 3. **Materials and Construction Methods for Exterior Wildfire Exposure:** All Materials and Construction Methods shall comply with Chapter 7A of the California Building Code for High Fire Areas.

FID 4. Plans and Permits (CFC 105.1):

Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set. Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be

submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

FID 5. Access During Construction (CFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.

FID 6. 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 7. NFPA 13D Fire Sprinklers Required: 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 13D, 2016 Editions, as modified by local ordinance.

FID 8. Residential Smoke Alarms Required: Shall be interconnected so that operation of any smoke alarm or fire sprinkler flow switch causes all smoke alarms within the dwelling & guest house to sound and activate the exterior horn/strobe

END OF CONDITIONS

ARCHITECTURAL REVIEW COMMITTEE MINUTES

3200 East Tahquitz Canyon Way
Palm Springs, California 92262
(Meeting held Via Zoom)

Minutes of June 6, 2022

CALL TO ORDER:

Vice Chair Rotman called the meeting to order at 5:33 p.m.

ROLL CALL:

Present: Doczi*, McCoy, Thompson, Walsh, Vice Chair Rotman, Chair
Jakway

Excused Absence: Poehlein

Staff Present: Assistant Director of Planning Newell, Engineering Associate
Minjares, Associate Planner Mlaker, Assistant Planner Rubalcava

*Member Doczi arrived at 5:36 pm.

REPORT OF THE POSTING OF AGENDA:

The agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) by 9:00 pm, Wednesday, June 1, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Chair Jakway and Member McCoy noted their abstention on the minutes of March 7th and May 16, 2022.

Rotman, seconded by McCoy to accept the agenda, as presented.

AYES: LOCKYER, MCCOY, THOMPSON, WALSH, ROTMAN, JAKWAY

ABSENT: DOCZI, POEHLIN

PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

- 1. APPROVAL OF MINUTES: MARCH 7, 2022 AND MAY 16, 2022**

Rotman, seconded by Walsh to approve minutes of March 7, 2022 and May 16, 2022, as part of the Consent Calendar.

AYES: DOCZI, LOCKYER, THOMPSON, WALSH, ROTMAN
ABSENT: POEHLEIN
ABSTAINED: MCCOY, JAKWAY

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

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

Assistant Planner Perez presented project as outlined in the staff report.

Chair Jakway questioned in reference to the loss of parking, does it affect the City's parking requirements. Planner Rubalcava responded that the applicant has obtained a Land Use Permit for a "Shared Parking Agreement" with the business across the street. He requested signage be placed across the street to identify parking is available on off-site parking lot.

Vice Chair Rotman asked why the proposal is being reviewed after installation. Planner Rubalcava explained this project was constructed during the Covid19 pandemic as a temporary outdoor dining. The owner enjoyed the idea of expanding the outdoor dining area so much that they are proposing it as a permanent structure.

Member McCoy questioned approval process for the shared parking agreement.

Member Lockyer expressed larger concern with outdoor dining and lack of parking in the city.

ROBERTO OCEGUERO, Chris Pardo Elemental Architecture, project manager, described the use of off-site parking and design options.

Vice Chair Rotman asked for justification of the parking lot layout and ADA configuration. Mr. Oceguro responded that a redesign may be needed.

Chair Jakway thinks the pod building would be acceptable as temporary design, but not for permanent use.

Member Walsh said the parking lot should be addressed first.

Member Thompson said the applicant should bring forward one of the three designs presented to the Committee.

Member Doczi said the applicant should select one of the three options and submit a complete package that addresses the Committee's comments.

Chair Jakway requested signage be placed in the parking lot across the street that identifies that people who are patrons at Sandfish have the right to parking at this parking lot. Mr. Jakway stated the parking lot shading should be incorporated into the resubmittal.

Walsh, seconded by Thompson to address design enhancements to the containers and incorporate design improvements, as discussed by the Committee.

AYES: DOCZI, MCCOY, LOCKYER, THOMPSON, WALSH, ROTMAN, JAKWAY
ABSENT: POEHLEIN

3. FARRELL DRIVE PS, LLC, FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A 65,284-SQUARE FOOT SELF STORAGE FACILITY ON A 4.20-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE, ZONE M-1-P (CASE 4.4313 MAJ) (AR)

Assistant Planner Rubalcava presented project as outlined in the staff report.

Chair Jakway asked if there was a better plan showing the details of the Farrell Drive wall, noting a 1-foot off-set may not be enough to enhance the design.

ERIC HIGUCHI, applicant, thanked the committee for their review and service. He described the design changes they have made in response to the Planning Commission conditions. He reported that additional design changes were made to the landscape along Farrell Drive.

Chair Jakway asked how parking is handled where there are fire lanes. Mr. Higuchi responded the customer will park near their storage unit. Mr. Jakway also questioned the rooftop mechanical on Buildings 2, 3 and 4. The Applicant responded that there are no mechanical units on the buildings except for Building 1.

Member Doczi said there's a better opportunity to utilize the 25' landscape buffer along Farrell Drive to screen the RVs. He suggested the applicant look at an alternative to the Oleander and consider different tree forms for screening, such as Acacia. He said shrubs plants could be the Prunis Carolina that grows more vertically.

RYAN MARTIN, applicant team, said they'll need to ensure the project landscape doesn't impact the hazards to flight relative to the airport.

Member McCoy questioned the hours of operation and proposed lighting schedule for the project. Mr. Higuchi said the operation is not open to the public 24-hours and typically closes at 6 pm. The wall light packs will likely be operational at all times for security concerns.

Chair Jakway suggested the parking lot lights near residential should be lower, as those are closest to residential area.

Member Lockyer questioned the landscape requirements for parking and paving areas.

Chair Jakway asked if there is anything preventing owners from sleeping in the RV. The Applicant responded that the lease agreement prohibits this from occurring.

Member Lockyer requested that roof drains be concealed within the walls. He said the lighting should be addressed prior to final review to minimize exterior light nuisance, and that interior trees would help with the depth of landscape layers from the exterior viewpoints. Mr. Lockyer said the wall along Farrell Drive and landscape on the interior needs to be evaluated further.

Member Doczi suggested planting groupings of California Fan Palms (not Filiferas) at varying heights.

Chair Jakway suggested other block designs within the wall and that the triangle planters on the interior could be utilized with trees to soften the project interiors. He suggested the interior planters along the wall be widened to allow staggering of the RVs.

Vice Chair Rotman left the meeting at 6:55 pm.

Member Thompson agreed with the other members' comments.

Member Doczi suggested berming to improve the design along Farrell Drive.

Chair Jakway thinks the issues consisting of the appearance of the wall, landscape grading and types of lighting and landscaping that's selected is more than a subcommittee should review and should come back to the ARC for review.

Doczi, seconded by McCoy to continue with direction to applicant to address comments.

AYES: DOCZI, LOCKYER, MCCOY, THOMPSON, WALSH, JAKWAY
ABSENT: POEHLEIN, ROTMAN

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS:

- The ARC members were notified there will be a Joint Meeting with City Council and all Boards and Commissions on June 21, 2022.
- Requested a subcommittee to review a design change to a project under construction (Bode hotel). Chair Jakway and Member Lockyer said they're available to assist.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 7:08 pm to the next regular meeting at 5:30 pm on Monday, June 20, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.



David Newell, AICP
Assistant Planning Director

Sandfish Sushi, LLC
1556 N Palm Canyon Dr
Palm Springs, CA 92262

Jan, 14th 2023

To whom it may concern,

Thank you for taking the time to review our updated proposal. As previously discussed Sandfish Sushi has been a member of the community for five years now, operating as is a vibrant business bringing life to the North end. Despite the devastating effect of covid on the industry and our community we currently employ over 57 team members and were able to weather the storm due to our outdoor dining option. Our patio as you recall is built on our property not in a city right of way or parking stall. Covid has changed the mindset and behavior of restaurant goers with the majority of our guests requesting outdoor dining to provide a safe environment. The design of our outdoor patio as discussed is to provide the best possible experience for our guests as well as the most visibly pleasing experience to the urban fabric of our neighborhood. As you are well aware our area of North Palm Springs experiences very high winds most of the year. The shipping container pods act as a buffer to the debilitating winds as well as provide storage to protect the FFE from damage and theft when the restaurant is closed. The decking is a trex material for durability and aesthetic consistency. We are proposing the addition of wind screening (similar to 1501 gastropub), an operable shade structure for rain/sun control, built in misters and heaters to provide the most comfortable experience for guests seeking the comfort/security of dining outdoors. With the addition of the outdoor patio we secured 28 additional parking spaces for use of our customers taking Sandfish original parking count of 5 to 28 spaces. The revised joint use parking lot now accommodates 5 additional spaces including one ADA , bike parking and storage for the propane cages. The landscaping is consistent with our shared tenant Fleur Noire Hotel, featuring local cacti, palms and desert vegetation. We are very excited to continue to provide a safe, fun and beautiful environment to serve the Palm Springs community.

Regards,



Chris Pardo

Co-Founder Sandfish Sushi LLC



PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity	Sandfish Palm Springs LLC
2. Address of Entity (Principle Place of Business)	1556 North Palm Canyon Drive, Palm Springs, CA 92202
3. Local or California Address (if different than #2)	—
4. State where Entity is Registered with Secretary of State	CA
If other than California, is the Entity also registered in California? <input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Type of Entity	<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity	<p>Engin Oural <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input checked="" type="checkbox"/> Other <u>Managing Partner</u></p> <p>_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input type="checkbox"/> Other _____</p> <p>_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input type="checkbox"/> Other _____</p>

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

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

F. Matthew Steinberg *31.25%*

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

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

(Revised 05/16/19)

No.	Date	Description

ADJACENT BUILDING

PROPERTY LINE

PROPERTY LINE

ADJACENT BUILDING

ADJACENT BUILDING

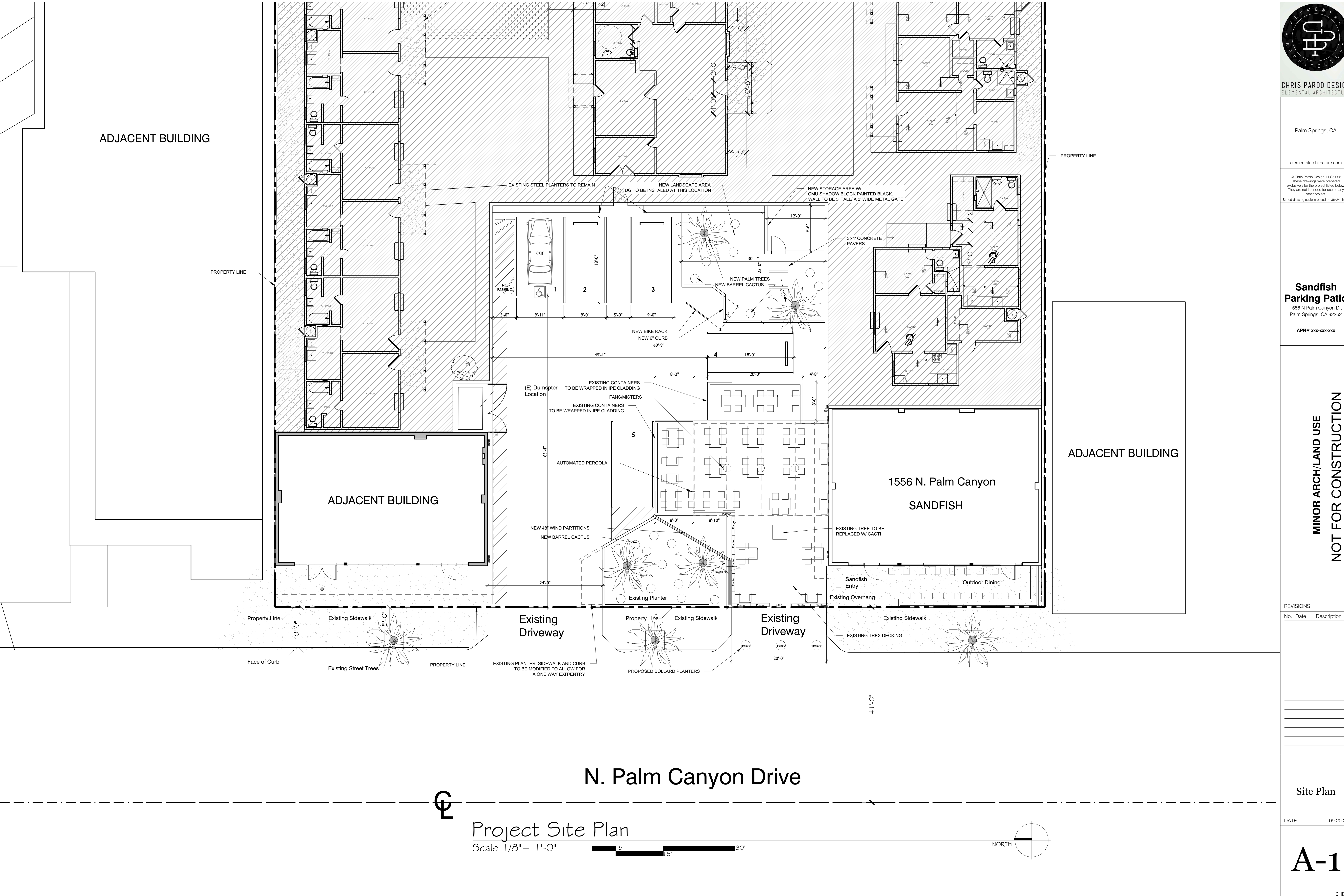
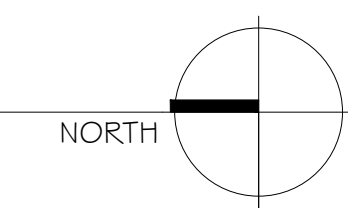
1556 N. Palm Canyon
 SANDFISH

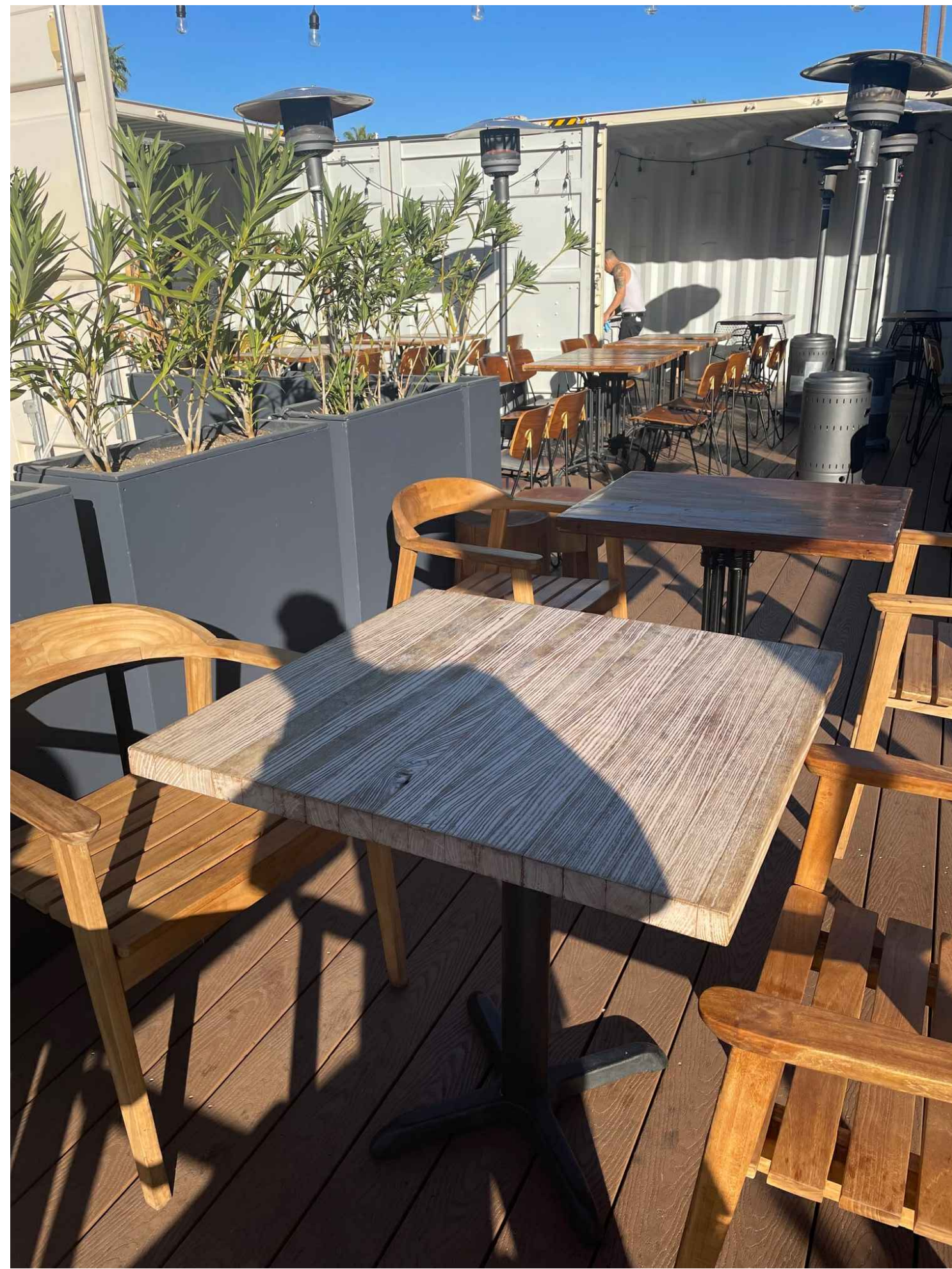
Existing Driveway

Existing Driveway

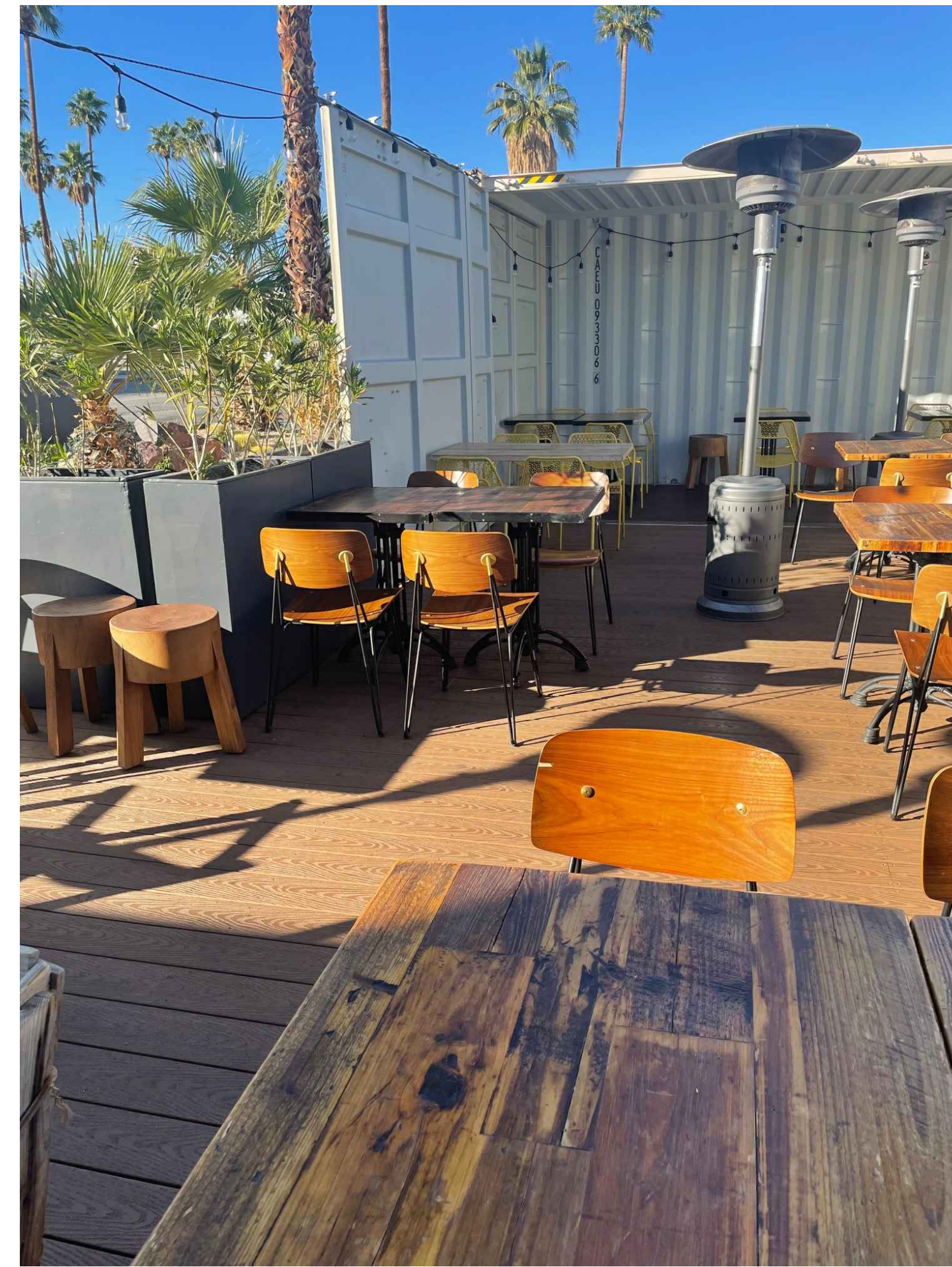
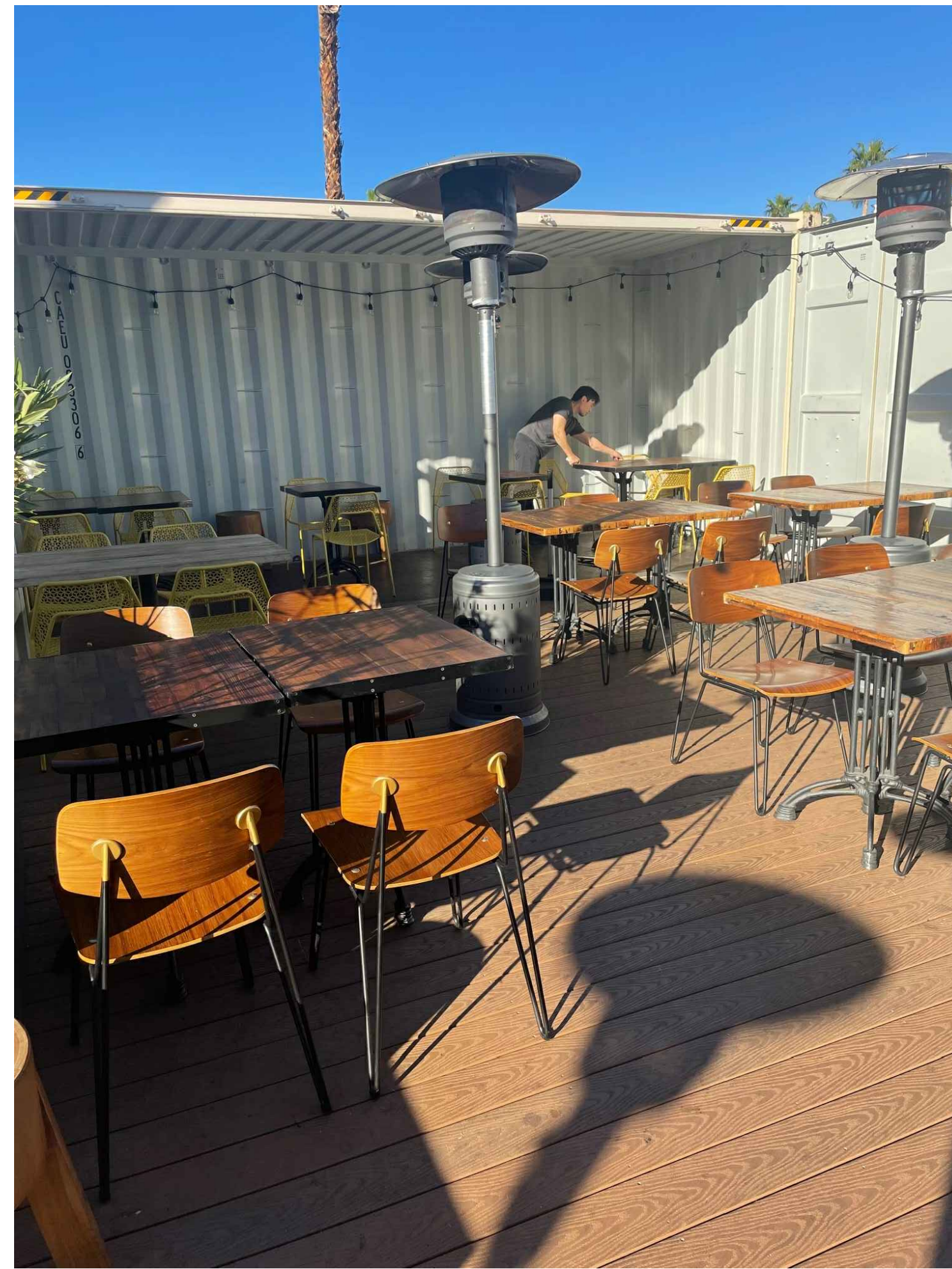
N. Palm Canyon Drive

Project Site Plan
 Scale 1/8" = 1'-0"

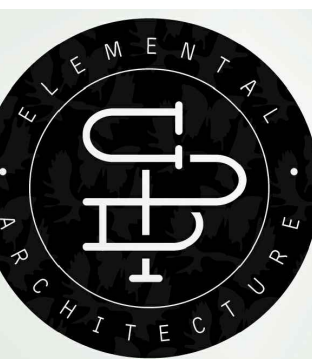
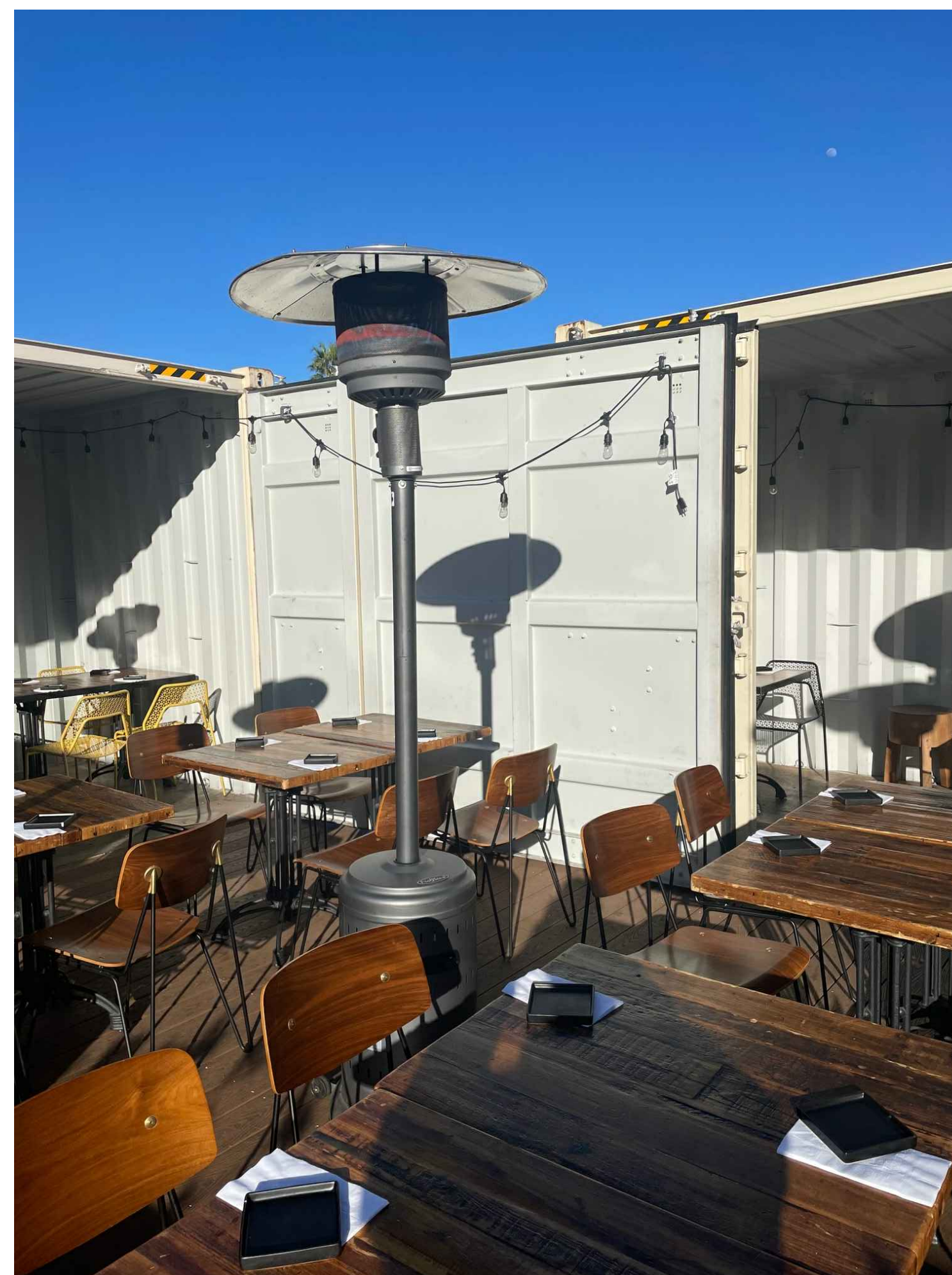




TREX DECKING, STEEL PLANTERS AND WHITE STORAGE CONTAINERS



TREX DECKING, STEEL PLANTERS AND WHITE STORAGE CONTAINERS



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**Sandfish
Parking Patio**

1556 N Palm Canyon Dr,
Palm Springs, CA 92262

APN# xxx-xxx-xxx

MINOR ARCH/LAND USE
NOT FOR CONSTRUCTION

REVISIONS

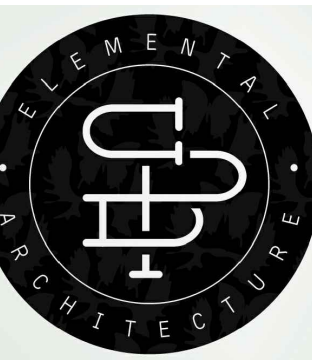
No.	Date	Description

Existing
Pictures

DATE 09.20.22

A-2

SHEET



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No.	Date	Description

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No. Date Description

No.	Date	Description

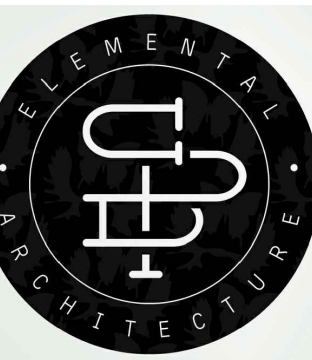
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RENDERINGS

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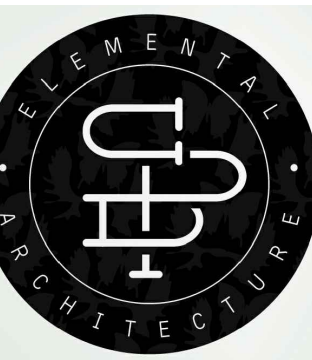
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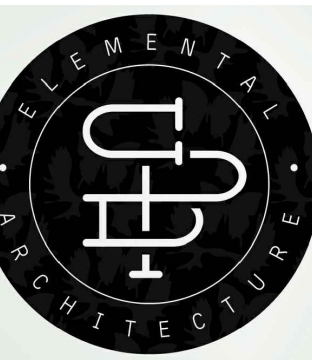
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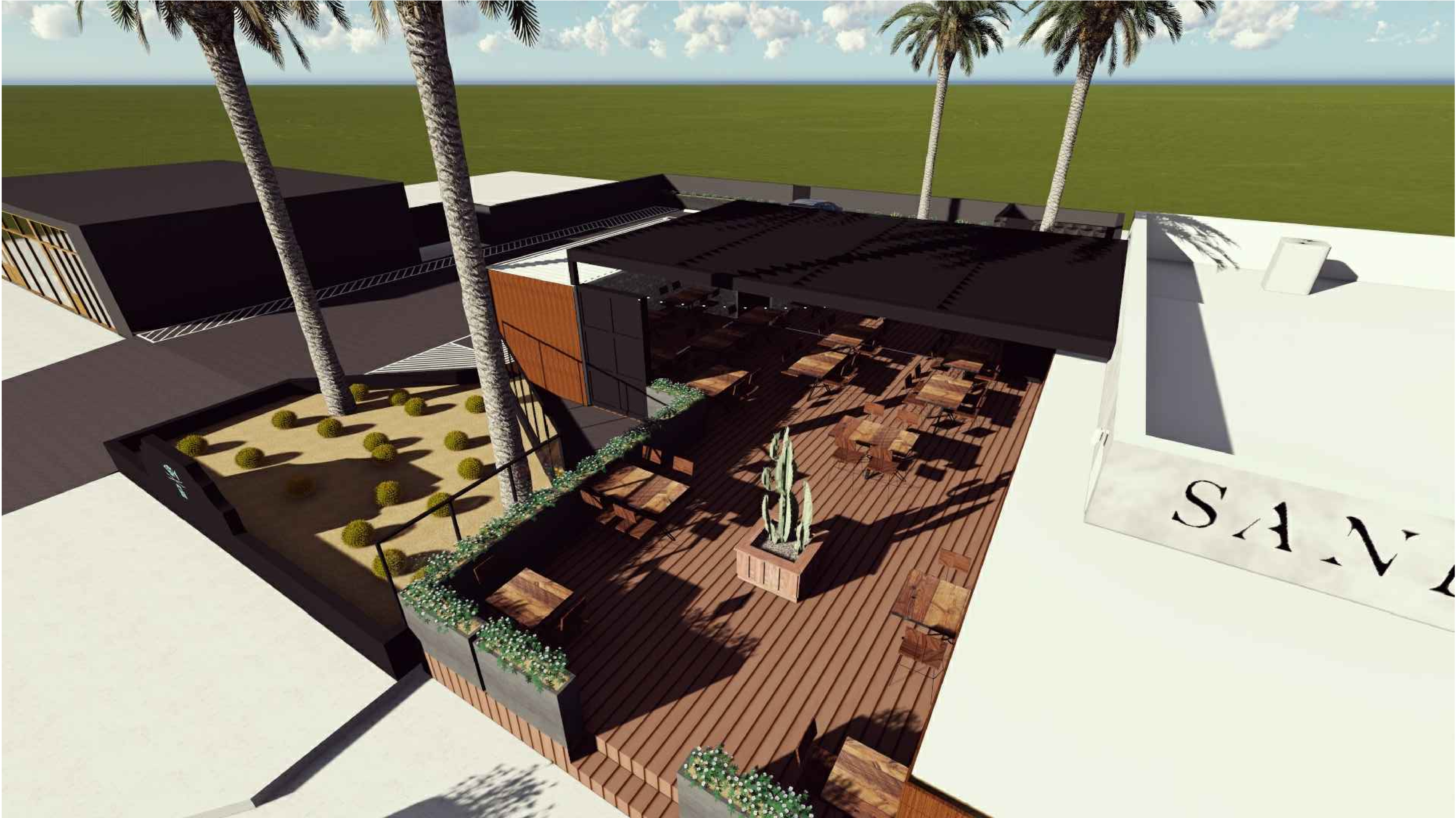
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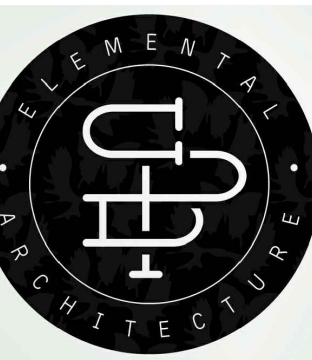
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REVISIONS

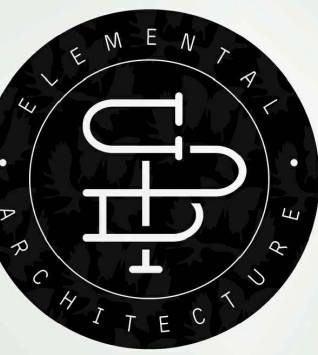
No.	Date	Description

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A-9

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No. Date Description

No.	Date	Description

**PROPOSED
RENDERINGS**

DATE 09.20.22

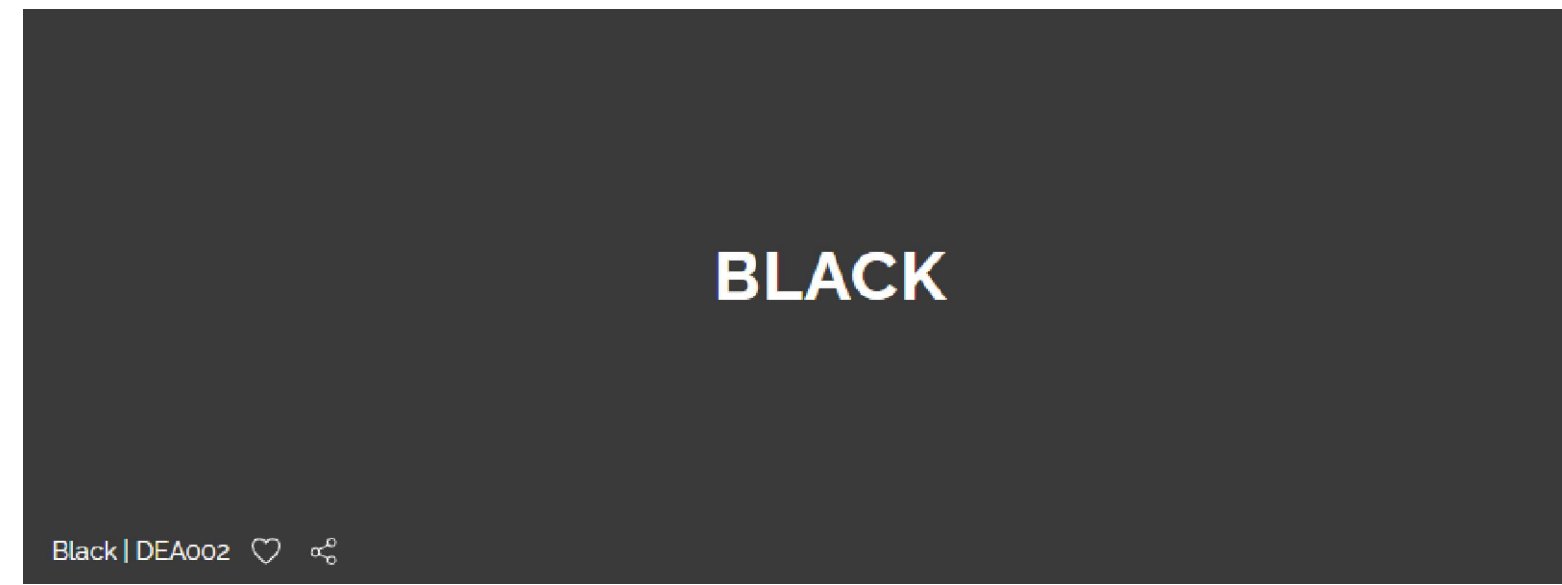
A-11

SHEET





SHADOW BLOCK PAINTED BLACK



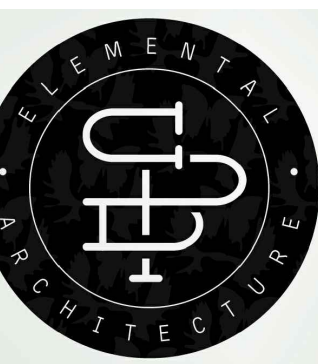
DEAO02 BLACK PAINT



BLACK STEEL PLANTERS



20' WHITE STORAGE CONTAINERS

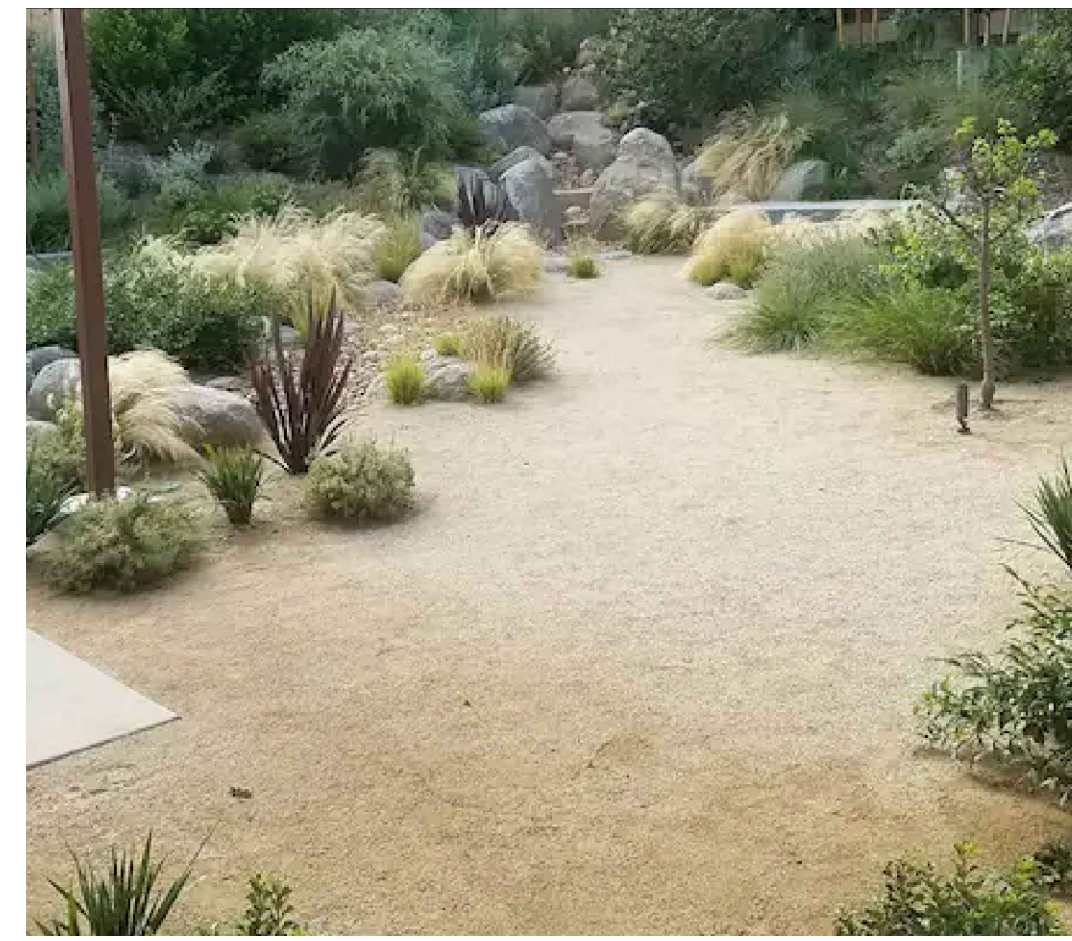


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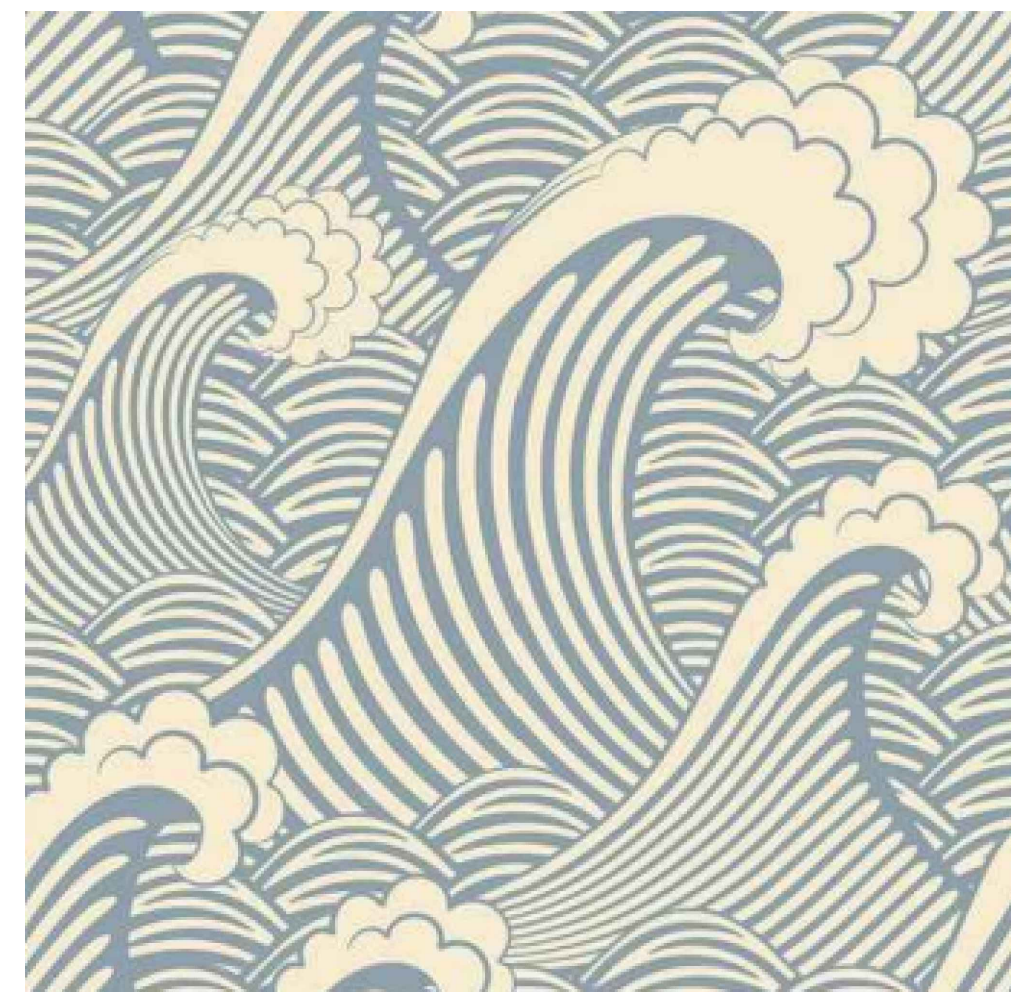
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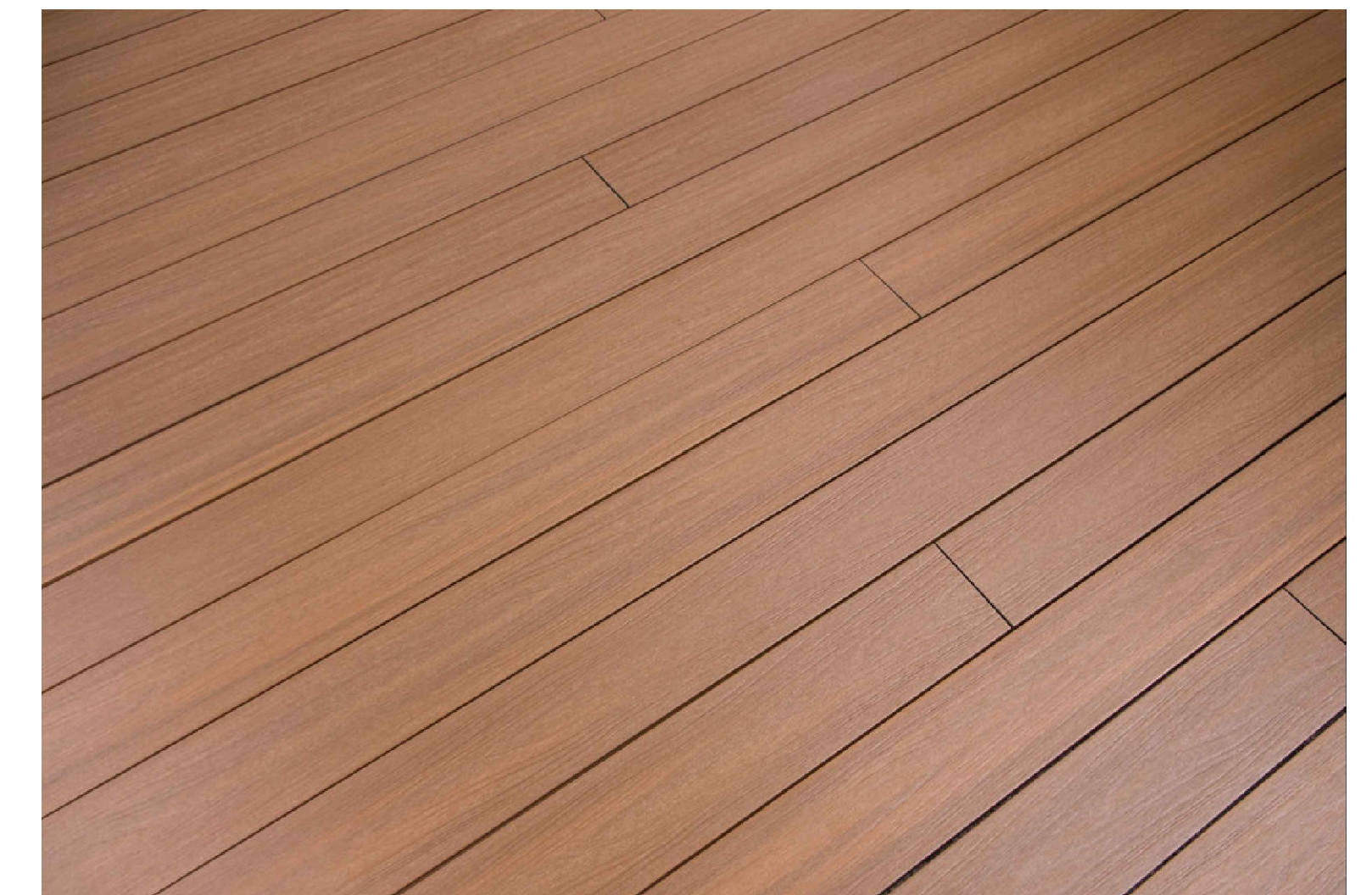
DECOMPOSED GRANITE



NAUTICAL WAVES WALLPAPER



STRING LIGHTS



TREX DECKING SEDONA TRUORGANIC

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AUTOMATED PERGOLA



MISTING FAN



48" HIGH GLASS WIND PARTITIONS ON METAL FRAME



1x6 IPE PLANKS VERTICAL LAYOUT

REVISIONS

No.	Date	Description

Material Board

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A-12



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REVISIONS

No. Date Description

No.	Date	Description

Diagram

DATE 09.20.22

A-13

SHEET



SET UP DURING BUSINESS HOURS



SET UP AFTER HOURS