



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: NOVEMBER 6, 2023 NEW BUSINESS

SUBJECT: A REQUEST BY THE KAIDENCE GROUP, LLC FOR APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION PROPOSING A DRIVE-THROUGH COFFEE SHOP ON A 0.46-ACRE PARCEL LOCATED AT 2466 NORTH PALM CANYON DRIVE, (APN 504-250-031) ZONE: PD 113, GENERAL PLAN: MIXED-USE. (CASE AR-2023-0083, RELATED CASES DP-2023-0018, CUP-2023-0020, VAR-2023-0007.) (KL)

FROM: Department of Planning Services

PROJECT DESCRIPTION:

The project is a proposed Starbucks coffee shop comprised of a roughly 1,150-square foot building with a dual-lane drive-through, parking and landscaping. There will be no walk-up service, take-out, or on-site seating / dining. The parcel is located at the southeast corner of North Palm Canyon Drive and Racquet Club Road, an area identified as a “Primary Node” in the Community Design Element of the City’s General Plan¹.

RECOMMENDATION:

Approve Case AR-2023-0083 subject to conditions of approval.

ISSUES:

- No shade structure at the order machine as required by the City’s off-street parking ordinance (PSZC 93.06.00 (C,18,b)).
- The building turns its back to the public street and the drive-through queueing lanes and parking lot are partially visible from the public street.²

BACKGROUND INFORMATION:

¹ From the General Plan Community Design Element: “Nodes are recognizable areas with a high intensity of social/cultural or commercial uses that attract many users and serve as hubs of activity within the City. Nodes can serve as neighborhood gathering places and economic focal points. Nodes should be attractive, visually unique places. Primary nodes draw visitors and residents for specialized goods and services.”

² In response to these conditions, the Planning Commission conditioned its approval that trees to be planted 15 feet on center to better screen the building and vehicles on site from the public streets.

<i>Related Relevant City Actions</i>	
October 25, 2023	The Planning Commission voted 3-2 (Weremuik, Rotman opposed) to approve the DP, VAR and CUP and recommend approval of the AR by the ARC with added conditions.
September 8, 2022	Staff processed Pre-submittal 22-037 for the subject project.
2007	City Council approved Case 5.1113 (PD 329, "The Art Colony"), a planned development district overlay for a mixed-use development on approximately 15 acres which encompassed this corner parcel.
1980	City Council approved Case 5.0127 (PD 113), a planned development district in lieu of a change of zone, for development of an approximately 6-acre neighborhood shopping center which encompassed this corner parcel.

<i>Site Area</i>	
Net Acres	0.46 Acres (20,037-square foot legal conforming lot)

<i>Conformance to Development Standards</i>	
Conformance with Development Standards	Although the zone designation is PD 113, there were no specific development standards established in the PD, therefore the previous C-1 zone designation development standards were applied to the original shopping center on the site and also to this project. The project conforms to the C-1 development standards except for the 2,000-square foot minimum building square footage. The building is roughly 1,150 square feet. The Planning Commission approved the variance application approving the building at the proposed size.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant, Kaidence Group, LLC is 100% owned by Kayman Wong. The public integrity disclosure form is attached to this report.

STAFF ANALYSIS:

Site Plan:

The irregularly-shaped corner parcel is primarily given over to vehicular uses for the drive-through and parking lot. The simple rectilinear building is located roughly in the middle of the parcel with the balance of the site area as open space for stormwater retention south of the building.

BELOW: VIEW OF THE PROJECT FROM THE CORNER OF RACQUET CLUB & PALM CANYON DRIVE



Mass and Scale:

The building is generally utilitarian in its exterior appearance with simple windowless facades facing the public streets. Shade trees are proposed around the queuing lanes and perimeter of the site. Once mature, these trees will partially screen the view of the building from the public rights-of-way. The east elevation facing the adjacent fast-food restaurant has greater architectural articulation with large windows under a projecting eave and varying surface colors, materials and textures. A taller tower-like element on the east façade provides a surface above the roofline on which a sign is proposed (Signage will be evaluated by staff for conformance with the sign ordinance under a separate sign application.)

Buffers and Open Space:

The small building will be surrounded by drive-through queuing lanes, a small parking lot and open space south of the building for stormwater retention. The queuing lanes and building pad elevation are slightly lower than the adjacent public streets. The queuing lanes will be partially screened from view from the surrounding streets by this grade differential and by a code-required four (4) foot high masonry wall and shade trees.

Architectural Form and Context:

The area of the City in which the project site is located is suburban and car-oriented in its existing development pattern with disparate stand-alone buildings, vacant parcels, street-fronting parking lots and drive-throughs. Speed limits on both Palm Canyon and Racquet Club Road are 45 miles per hour. In the pre-submittal review, staff encouraged the applicant to explore a “Googie” type of architectural form to respond to these unique site characteristics, however the applicant opted for a conventional building form.

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 architectural treatment consists of stucco, brick veneer in a stack bond pattern, glass and metal. The building has greater architectural articulation / fenestration on the elevations facing the parking lot and adjacent parcel.</p>	Y, partially
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>A trash enclosure with welded wire roof and security bars is proposed in the parking lot. It is proposed in the same colors and materials as the main building.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The building essentially contains a coffee / prep kitchen with a service-window for the drive-through. There are no windows except on the east façade and at the service / pick-up window. The north and south facades are composed of simple white stucco with control joints and a wainscot of stacked brick veneer. The west façade is covered in a stack bond brick veneer which wraps around the north and south facade.</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>Existing buildings in the vicinity of the project site are eclectic in their appearance, with most comprised of painted stucco. The proposed building materials including painted stucco, stack bond veneer block, break-metal fascia and black anodized storefront are generally consistent with other buildings in the vicinity.</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 building is proposed to be painted white with grey and black accent colors and window frames. The stack-bond masonry veneer is proposed in a neutral tan color and overall is the color scheme is subtle and simple.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p>Zoning Code section 93.06.00 (C,18,b) denotes that “<i>Vehicles at service windows or machines shall be provided with a shade structure.</i>” The proposed building has a 4’-7” projecting eave at the pick-up window and small canopy that extends over the order station / menu board. The Planning Commission conditioned its approval on requiring the applicant to provide an architecturally integrated shade structure at the pick-up window. Although shade trees are proposed, there is no shade structure at the west-facing order machine.</p>	Y, partially
7.	<p><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p>The project is required to conform to PZMC 8.60 and a condition of approval has been included.</p>	Y, 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> <p>The landscape plan includes several shade trees along the perimeter of the site and at the parking lot and queueing lanes for the drive through. The open areas of the site are proposed with a good mixture of drought tolerant plants arranged in a good composition. The applicant will be required to spread pea gravel in the street-fronting existing landscape beds with appropriate weed barrier. A smaller alternative shrub to the Texas Ranger along the south side of the building is recommended given the narrowness of this area.</p> <p>The Planning Commission conditioned its approval on providing 36” minimum box shade trees at 15’ on center along both street-frontages of the parcel to screen the view of the queuing lane and building from the public streets. The applicant added trees but chose not to place trees on the corner and left an opening along the Palm Canyon frontage so the building is visible for both northbound and southbound traffic on Palm Canyon Drive.</p>	Y, partially.
9.	<p><i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i></p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The project provides several shade trees along the perimeter of the parcel that once mature, will provide shade along the perimeter sidewalks. A shade structure integrated with the building was added over the pick-up window as required by the Zoning Code and as conditioned by the Planning Commission.	
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 project is conditioned to provide a photometric site plan prior to issuance of building permits to demonstrate conformance with the City’s outdoor lighting ordinance.	Y, as conditioned
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i> No signage is proposed with the current applications. Signage will be reviewed at staff level at a later time for conformance with the City’s sign ordinance.	NA
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 building is provided with parapets that will screen roof-mounted mechanical equipment. Electrical gear is provided in an enclosed closet integrated with the building.	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> NA, there are no design guidelines applicable to this property.	NA

ENVIRONMENTAL ANALYSIS:

The proposed development is a project as defined by the California Environmental Quality Act (“CEQA”). The Planning Commission reviewed the project pursuant to the CEQA guidelines and adopted a Class 32 Categorical Exemption from further analysis under CEQA.

CONCLUSION:

The proposed drive-through coffee shop conforms to the architectural review guidelines of Zoning Code Section 94.04.00. The overall architectural composition is contemporary and harmonious with the existing eclectic architecture in this part of the City. The landscape plan provides shade trees, and several additional trees were added after the Planning Commission hearing. The applicant prefers to leave open space at the corner and at the south end of the site to allow visibility to the building from the public streets and thus has partially conformed to the Planning Commission condition of approval to require trees along the street frontages at fifteen feet on center. The landscape plan is well-organized with drought-tolerant plant species that provide adequate screening and roughly 50% live ground cover at plant maturity. Inert groundcovers are in natural colors of the desert floor. Staff recommends approval subject to conditions.

PREPARED BY:	Ken Lyon, RA, Principal Planner
REVIEWED BY:	David Newell, Assistant Planning Director
REVIEWED BY:	Christopher Hadwin, Director of Planning Services

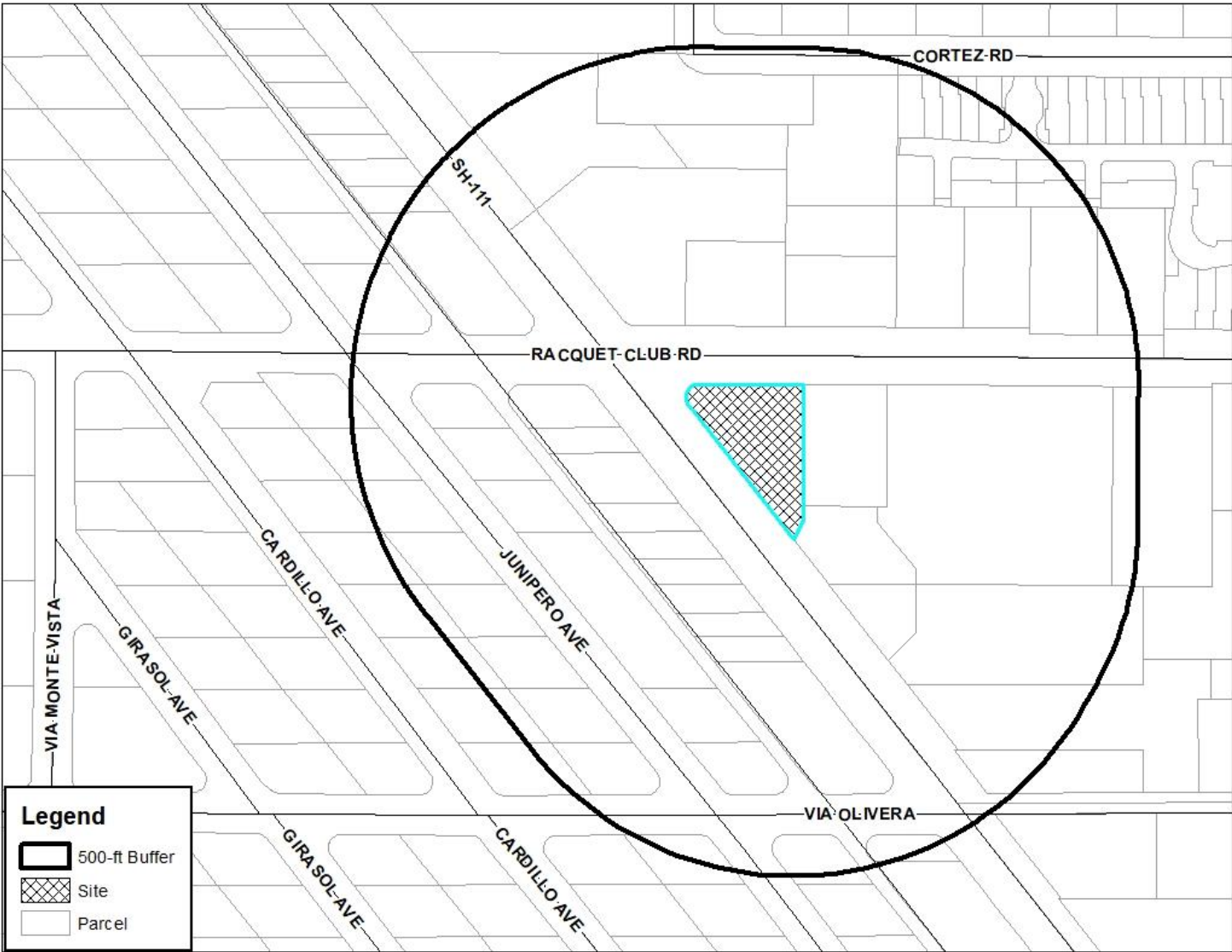
ATTACHMENTS:

- A. Vicinity Map
- B. Draft Resolution and Conditions of Approval.
- C. Justification Letter, Plans, elevations, renderings, sections, color & materials, landscape, etc.
- D. Public Integrity Disclosure form.
- E. Public Comment Letters.

ATTACHMENT #A



City of Palm Springs Department of Planning Services Vicinity Map



Cases: DP-2023-0018 / AR-2023-0083 /
CUP-2023-0020 / VAR-2023-0007

*Please excuse the typographical error. Noticed as VAR-2023-001. *

2466 N Palm Canyon Drive
(APN: 504-250-031)

ATTACHMENT #B

RESOLUTION NO. ____

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR A ROUGHLY 1,150-SQUARE FOOT DRIVE-THROUGH COFFEE SHOP ON A 0.46-ACRE LOT LOCATED AT 2466 NORTH PALM CANYON DRIVE, APN: 504-250-031, ZONE: PD 113, GENERAL PLAN: MIXED-USE, (CASE AR-2023-0083; RELATED CASES: DP-2023-0018 / CUP-2023-0020 / VAR-2023-0007), SUBJECT TO CONDITIONS OF APPROVAL

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. WHEREAS, the Kaidence Group, LLC, submitted a major architectural application, development permit, conditional use permit and variance application seeking approval to develop a roughly 1,150-square foot, drive-through coffee shop with associated landscaping and off-street parking on a 0.46-acre lot located at 2466 North Palm Canyon Drive; and

B. WHEREAS, a notice of public hearing of the Planning Commission to consider the development permit, variance and conditional use permit applications was published in accordance with applicable law; and

C. WHEREAS, a public hearing of the Planning Commission to consider the applications was held on October 25, 2023; and

D. WHEREAS, at said meeting, the Planning Commission carefully reviewed and considered all the evidence presented in connection with the application including, but not limited to the staff report, and all written and oral testimony presented and voted 3 to 2 (Weremuik, Rotman opposed) to approve the development permit, conditional use permit and variance application and to recommend approval of the major architectural application by the Architectural Review Committee; and

E. WHEREAS, on November 6, 2023, a public meeting of the Architectural Advisory Committee was held in accordance with applicable law to consider the Major Architectural application; and

F. WHEREAS, at said meeting the Architectural Advisory Committee carefully reviewed and considered all the evidence presented in connection with the application including but not limited to the staff report, and all written and oral testimony presented.

NOW, THEREFORE, THE ARCHITECTURAL ADVISORY COMMITTEE OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the findings and determinations reflected above are true and correct and are incorporated by this reference herein as the cause and foundation for the action taken by the and through this Resolution.

SECTION 2. On October 25, 2023 the Planning Commission evaluated the project pursuant to the California Environmental Quality Act (“CEQA”) and determined it to be Categorically Exempt from further analysis under CEQA as a Class 32 “Infill Development”. The project meets the definition of infill development as follows: (a) the project is consistent with the General Plan and the Zoning Code, (b) it occurs within the City limits on a parcel less than 5 acres and is surrounded by urban uses, (c) the parcel has no value as habitat for endangered or rare species, (d) approval of the project will not result in adverse impacts related to traffic, noise, air or water quality, and (e) the site is adequately served by all required utilities and services.

SECTION 3. The Architectural Review Committee has evaluated the proposed project pursuant to the findings and guidelines for approval of a Major Architectural application outlined in Zoning Code Section 94.04.00 (E) as follows:

	<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 architectural treatment consists of stucco, brick veneer in a stack bond pattern, glass and metal. The building has greater architectural articulation / fenestration on the elevations facing the parking lot and adjacent parcel.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, & similar accessory structures, shall be consistent with the form, materials & colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>A trash enclosure with welded wire roof and security bars is proposed in the parking lot. It is proposed in the same colors and materials as the main building.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The building essentially contains a coffee / prep kitchen with a service-window for the drive-through. There are no windows except on the east façade and at the service / pick-up window. The north and south facades are composed of simple white stucco with control joints and a wainscot of stacked brick veneer. The west façade is covered in a stack bond brick veneer which wraps around the north and south facade.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
4.	<p data-bbox="232 342 1268 415"><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p data-bbox="232 415 1268 625">Existing buildings in the vicinity of the project site are eclectic in their appearance, with most comprised of painted stucco. The proposed building materials including painted stucco, stack bond veneer block, break-metal fascia and black anodized storefront are generally consistent with other buildings in the vicinity.</p>	Y
5.	<p data-bbox="232 636 1268 709"><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p data-bbox="232 709 1268 846">The building is proposed to be painted white with grey and black accent colors and window frames. The stack-bond masonry veneer is proposed in a neutral tan color and overall is the color scheme is subtle and simple.</p>	Y
6.	<p data-bbox="232 856 1268 972"><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p data-bbox="232 972 1268 1329">Zoning Code section 93.06.00 (C,18,b) denotes that “<i>Vehicles at service windows or machines shall be provided with a shade structure.</i>” The proposed building has a 4’-7” projecting eave at the pick-up window and small canopy that extends over the order station / menu board. small canopy that extends over the order station / menu board. The Planning Commission conditioned its approval on requiring the applicant to provide an architecturally integrated shade structure at the pick-up window. Although shade trees are proposed, there is no shade structure at the west-facing order machine.</p>	Y, partially
7.	<p data-bbox="232 1339 1268 1413"><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p data-bbox="232 1413 1268 1518">The project is required to conform to PZMC 8.60 and a condition of approval has been included.</p>	Y, as conditioned
8.	<p data-bbox="232 1528 1268 1633"><i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i></p> <p data-bbox="232 1633 1268 1883">The landscape plan includes several shade trees along the perimeter of the site and at the parking lot and queueing lanes for the drive through. The open areas of the site are proposed with a good mixture of drought tolerant plants arranged in a good composition. The applicant will be required to spread pea gravel in the street-fronting existing landscape beds with appropriate weed barrier. A smaller alternative shrub to the Texas Ranger along the south side of the building is recommended given</p>	Y, as conditioned.

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	the narrowness of this area. The Planning Commission conditioned its approval on providing 36" minimum box shade trees at 15' on center along the street-front sides of the parcel.	
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The project provides several shade trees along the perimeter of the parcel that once mature, will provide shade along the perimeter sidewalks.	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 project is conditioned to provide a photometric site plan prior to issuance of building permits to demonstrate conformance with the City's outdoor lighting ordinance.	Y, as conditioned
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i> No signage is proposed with the current applications. Signage will be reviewed at staff level at a later time for conformance with the City's sign ordinance.	NA
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 building is provided with parapets that will screen roof-mounted mechanical equipment. Electrical gear is provided in an enclosed closet integrated with the building.	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> NA, there are no design guidelines applicable to this property.	NA

Based on the entire record before the Architectural Review Committee and the findings made in the staff report and this resolution, the Architectural Review Committee of the City of Palm Springs, California hereby approves Case AR-2023-0083, a major architectural application for development a roughly 1,150-square foot, drive-through coffee shop with associated landscaping and off-street parking on a 0.46-acre lot located at 2466 North Palm Canyon Drive;

(APN: 504-250-031), subject to the conditions of approval outlined in the attached Exhibit "A

APPROVED AND ADOPTED BY THE PALM SPRINGS ARCHITECTURAL REVIEW
COMMITTEE ON THIS SIXTH DAY OF NOVEMBER 2023.

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Christopher Hadwin
Director of Planning Services
City of Palm Springs, California

RESOLUTION NO. _____

EXHIBIT A

DP-2022-0018 / CUP-2022-0020 / VAR-2023-0007 / AR-2023-0083
A Drive-through Coffee Shop at 2466 N. Palm Canyon Drive
November 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 DP-2022-0018 / CUP-2022-0020 / VAR-2023-0007 / AR-2023-0083, except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the 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. The owner/applicant shall defend, indemnify, and hold harmless the City of Palm Springs, its elected officials, agents, officers, and employees ("Indemnitees") from any claim, action, or proceeding against the City of Palm Springs or any Indemnitee(s), arising, in any way, out of the activities authorized by this Land Use Permit. The City will promptly notify the applicant of any such claim, action, or proceeding 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 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 Indemnitees. 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, walls, and fences 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 Conditional Use Permit, Development Permit, Variance and Major Architectural application 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 pursuant to Zoning Code section 94.12.00.
- 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.
- ADM 9. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

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. Notice of Exemption Filing Fee. The project is exempt from further evaluation pursuant to the California Environmental Quality Act (CEQA). The applicant is responsible for payment to the City of the \$50 fee for electronic filing of the exemption determination with the County Clerk within two business days of the Commission's final action on the project. Coordinate this payment with the project planner.
- ENV 3. California Fish & Game Filing Fee. The project is required to pay a \$50 fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. The applicant is responsible for payment to the City of the CFG impact fee. Coordinate this payment with the project planner. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.
- ENV 4. 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 5. 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.
- a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

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. 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. 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 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. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 4. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 5. 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 6. 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 7. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 8. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 9. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the project site unless a parking management plan has been approved by the Planning Department.
- PLN 10. Pad Elevations. Final building pad elevations shall not vary more than 12 inches above or below the pad elevation established by the approved preliminary grading plan and / or tentative map. Any deviations from this provision shall require approval by the Architectural Review Committee and/or the Planning Commission.
- PLN 11. Signage not a part. Approvals for signage associated with the proposed development are not a part of this approval. Signage conforming to the City's sign ordinance shall be submitted to the City Planning Department and be processed separately from any approvals granted herein.
- PLN 12. Landscape. The applicant shall provide pea gravel in neutral tan/beige color with weed barrier in all planter beds on the project site and along the street-fronting landscape beds in the public right-of-way. The applicant shall provide a smaller alternative shrub to the Texas Ranger along the south side of the building given the narrowness of this planting bed.
- PLN 13. Shade trees. Provide shade trees spaced at 15 feet on center along the street frontages.
- PLN 14. Shade structure at pick-up window. Provide a code-required shade structure integrated with the building architecture at the pick-up window.
- PLN 15. (add any additional conditions imposed by the Architectural Review Committee here)

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

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

ENGINEERING DEPARTMENT CONDITIONS

APPLICATION FOR APPROVAL OF A COMMERCIAL BUILDING LOCATED AT 2466 NORTH PALM CANYON DRIVE, (APN 504-250-031), SECTION 3, TOWNSHIP 4 S, RANGE 4 E, S.B.M., ENG. FILE NO. 4823.

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. Applicant shall obtain State permits and approval of plans for any work done on State Highway 111. A copy of an approved Caltrans encroachment permit shall be provided to the City Engineer prior to the issuance of any grading or building permits if there is any work being done in the public right-of-way on State Highway 111.

NORTH PALM CANYON DRIVE (HIGHWAY 111)

ENG 3. Remove and replace existing driveway approach in accordance with City of Palm Springs Standard Drawing No. 205.

ENG 4. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

ENG 5. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.

ENG 6. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

RACQUET CLUB ROAD

ENG 7. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

ENG 8. The minimum pavement section for all on-site pavement (drive aisles and parking spaces) shall be 3 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 9. The applicant shall demonstrate access rights across the adjacent properties identified by Assessor's Parcel Number (APN) 504-250-032, 504-250-029. Proof of access rights shall be submitted to the City Engineer prior to approval of a grading plan.

ENG 10. On-site drive aisles and parking spaces shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system, in accordance with applicable City standards.

SANITARY SEWER

ENG 11. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

ENG 12. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Services Department. The plan(s) shall be approved by the City Engineer prior to issuance of any encroachment or building permits.

ENG 13. Construct an 8 inch V.C.P. sewer main extension along the frontage of APN 504-250-032 to 504-250-31, located 5 feet from centerline or as required by the City Engineer and connect to the existing public sewer system in

Racquet Club Road. All sewer mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the City prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

ENG 14. All sewer mains constructed by the developer and to become part of the City sewer system shall be digitally video recorded (Developer shall contact City treatment plant facility for acceptable digital video format) and submitted to the City for review prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.

ENG 15. Upon completion of the construction of public sewer lines, an as-built drawing in digital format shall be provided to the City as required by the City Engineer, if the sewer was not constructed in accordance with the original approved sewer plans.

GRADING

ENG 16. Submit a Precise Grading Plan prepared by a California licensed civil engineer to the Engineering Services Department for review and approval. If the overall project grading volumes are less than 50 cubic yards and the project does not involve a hillside lot as defined by City of Palm Springs Zoning Code 93.13.00, then the plan does not need to be prepared by a licensed professional unless determined otherwise by the City Engineer. The plan shall be approved by the City Engineer prior to grading permit issuance.

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 17. 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 18. 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 after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 19. 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 20. 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 21. 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 (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 22. 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.
- ENG 23. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan to the Engineering Services Department for review and approval prior to issuance of Building Permits.
- ENG 24. 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 25. 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.

- ENG 26. 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 27. 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 and maintain 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.

DRAINAGE

- ENG 28. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).
- ENG 29. 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 30. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$7746.89 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

ENG 31. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.

GENERAL

ENG 32. 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. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 33. All proposed utility lines shall be installed underground.

ENG 34. 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 35. 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) 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 36. 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 37. 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 38. 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.
- ENG 39. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

TRAFFIC

- ENG 40. 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 41. Install traffic striping and signage improvements at the intersection of the double drive thru lanes and exiting drive thru lane (Del Taco), signage shall be “KEEP AREA CLEAR”. Traffic striping and signage plans to be shown on grading plans. Required traffic striping and signage improvements shall be completed prior to issuance of a certificate of occupancy.
- ENG 42. 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 43. 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 2022 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 based on the change of use.~~

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. **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: 7:30 AM – 5:30 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. **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 8. **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 9. **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 10. **Private Fire Hydrants:** This development may require private fire hydrants Please speak with Desert Water Agency.

FID 11. **Fire Extinguishers:** Fire Extinguisher shall be required every 75 feet of travel.

END OF CONDITIONS

ATTACHMENT #C



- Existing curb cuts along North Palm Canyon Drive and Racquet Club Road will provide access to the subject site; no new curb-cuts or off-site improvements are being proposed along either street frontage.
- An existing access easement agreement permits the ingress and egress needed for this parcel (a copy has been provided as a part of this application).
- The coffee shop will provide drive-through service only. No walk-in service is offered for customers and there is no seating proposed indoors or outdoors.
- A parking lot of 7 spaces is included for employees, which exceeds the code requirement. The parking lot will also be used to accommodate deliveries and trash collection.
- The future building is proposed to be constructed as a one-story building, less than the code height maximum of 30'.
- Building architectural treatment is proposed on all four sides of the building with unique architectural interest including varied rooflines, articulation on building faces, desert environment color scheme and shading elements at the order menu board and at the pick-up window.
- Shade trees, in addition to those required by the off-street parking ordinance are proposed along the queueing lane and perimeter public sidewalks.
- A four-foot-high decorative screening wall is being provided to screen the drive-thru lane and parking lot from both streets (as measured from the finished elevation of the drive through lane) which meets the requirements of the City's off-street parking ordinance. For screening.
- All rooftop equipment is designed to be screened on all side by a roof parapet.
- A fully enclosed solid masonry block trash enclosure with gates and a roof will be provided in the parking lot area.
- The proposed drive-through lane will hold up to nineteen (19) vehicles which exceeds the code minimum of seven (7) per the City's parking ordinance.



- An existing monument sign is proposed to remain which will have signage for the new coffee shop as well as the fast-food restaurant on the adjacent parcel (a separate sign application has been submitted).

We look forward to working with the City of Palm Springs on a successful development and beginning the revitalization of this corner.

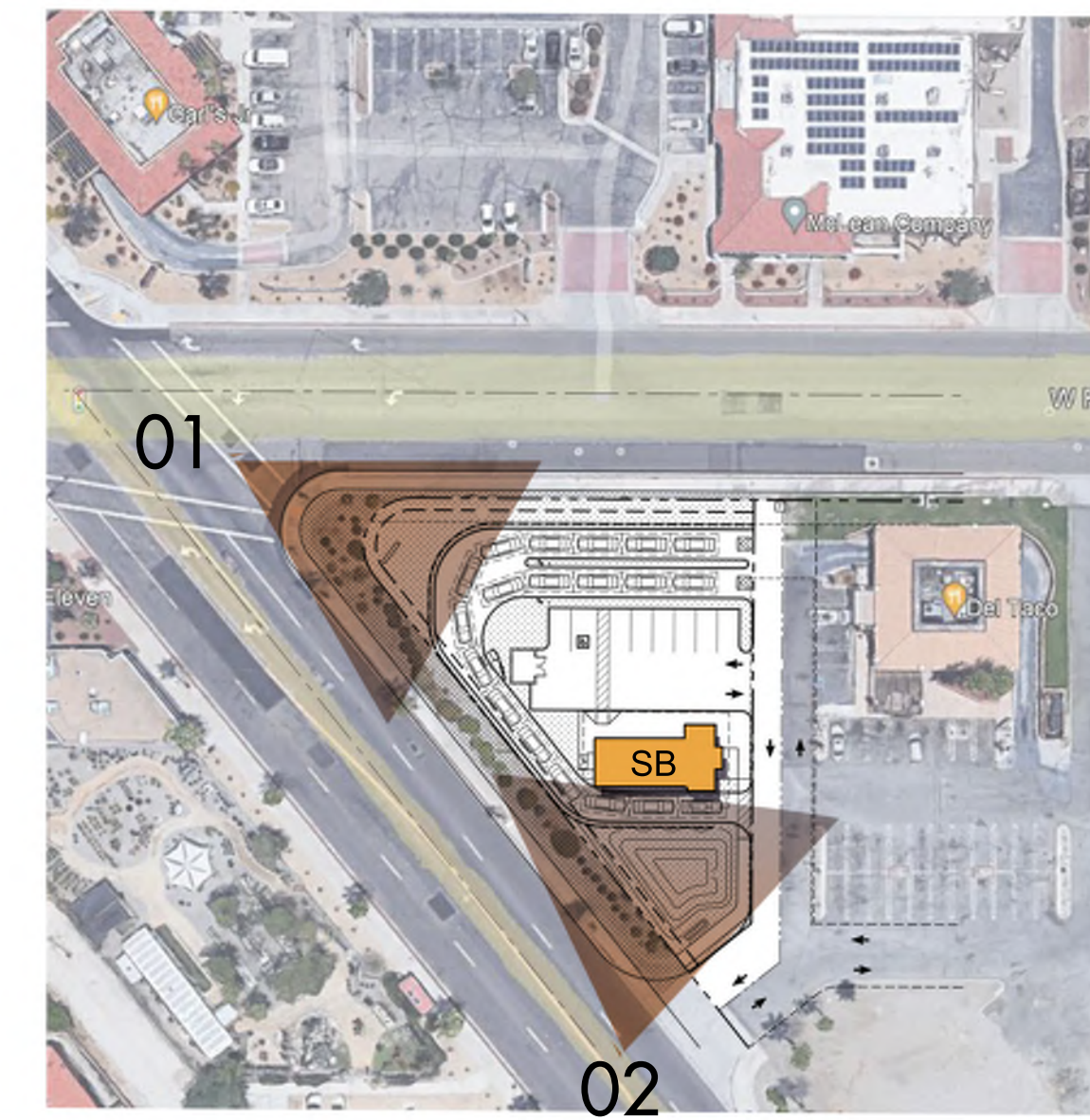
Thank you,

A handwritten signature in black ink, appearing to read "Katie Rounds", is written over a horizontal line that extends to the left.

Katie Rounds
480-269-6613
krounds@kaidencegrp.com



PERSPECTIVE VIEW 01



KEY PLAN 



PERSPECTIVE VIEW 02



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2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION: 2020-04-20



ARCHITECT OF RECORD



CLEVELAND
DENVER
GLENORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

PROJECT NAME:
**STARBUCKS AT
PALM CANYON &
RACQUET CLUB**

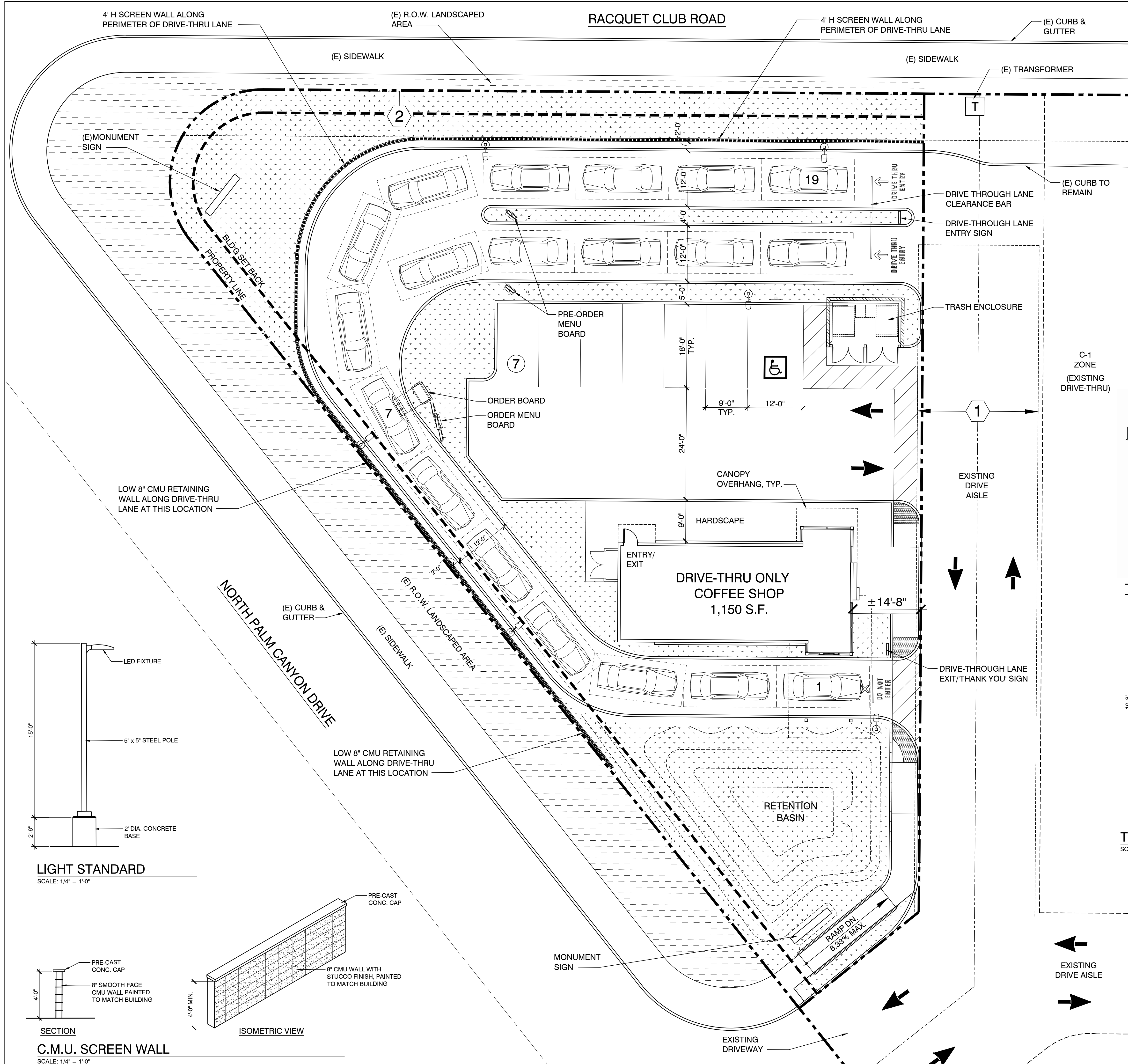
PROJECT ADDRESS:
**SEC W RACQUET CLUB RD &
N PALM CANYON DR
PALM SPRINGS, CA 92262**

STORE #:
PROJECT #: 22.321.01
ISSUE DATE: 11.11.2022
DESIGN MANAGER:
DESIGNER OF RECORD: MCG ARCHITECTURE
MCG PROJECT #: 22.321.05

SHEET TITLE:
PERSPECTIVE

SCALE: AS SHOWN
SHEET NUMBER:

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE



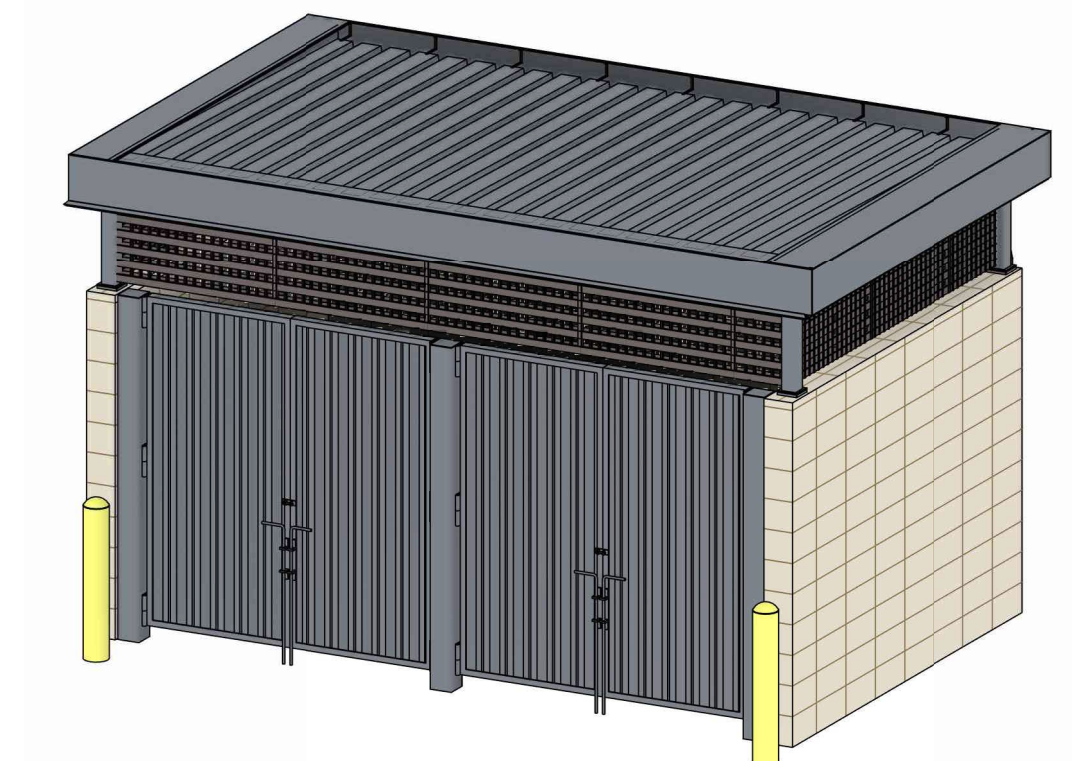
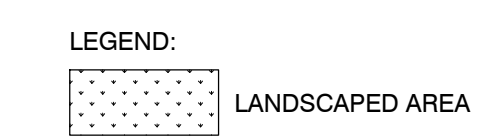
SITE DATA

A.P.N. NO.:	504-250-0031
EXISTING ZONING:	C-1
SITE AREA:	0.46 ACRES (20,028 S.F.)
PROPOSED USE:	RESTAURANT (DRIVE-THRU ONLY)
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B
BUILDING AREA:	1,300 SF
PARKING PROVIDED:	8 SPACES
(PARKING NOTE: NO INDOOR SEATING OR OUTDOOR SEATING WILL BE PROVIDED FOR PUBLIC USE. ALL PROPOSED PARKING IS FOR EMPLOYEES ONLY)	
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	1 SPACE
DRIVE-THRU VEHICLE STACKING REQUIRED:	7 VEHICLES
DRIVE-THRU VEHICLE STACKING PROVIDED:	19 VEHICLES

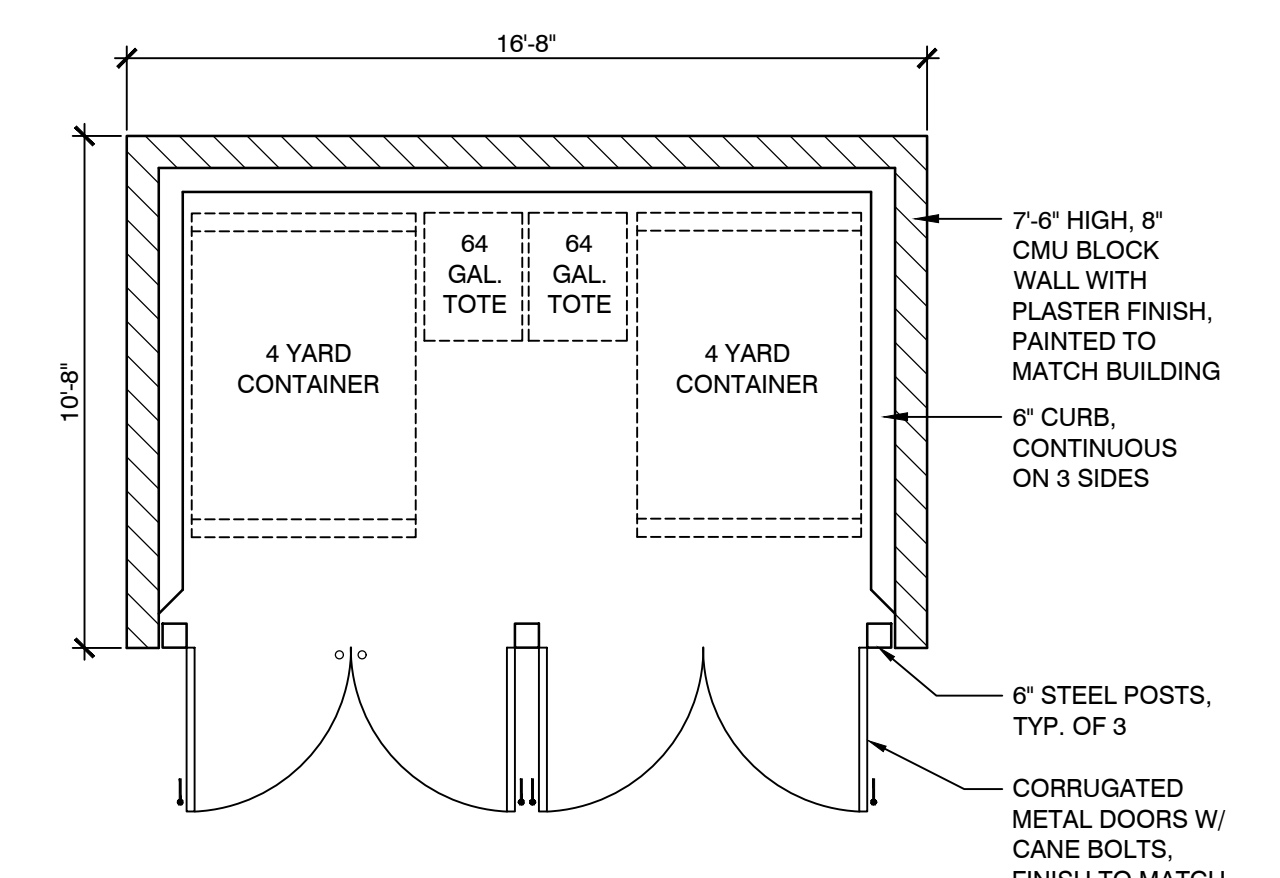
EASEMENT DATA:

- EASEMENT FOR NON-EXCLUSIVE INGRESS & EGRESS, RECORDED PARCEL MAP 17447, BK100, PG34 - ITEM 2
- EASEMENT FOR POLE LINES, CONDUITS & UNDERGROUND FACILITIES, RECORDED 03/09/1983 #44834 OR - ITEM 5

PROJECT SCOPE OF WORK:
 DEVELOP EXISTING VACANT LOT FOR NEW 1,300 SF DRIVE-THRU ONLY RESTAURANT BUILDING. PROVIDE NEW PAVING, LANDSCAPING, SITE LIGHTING, SITE SIGNAGE, AND ON-SITE STORM WATER RETENTION / FILTRATION SYSTEM.

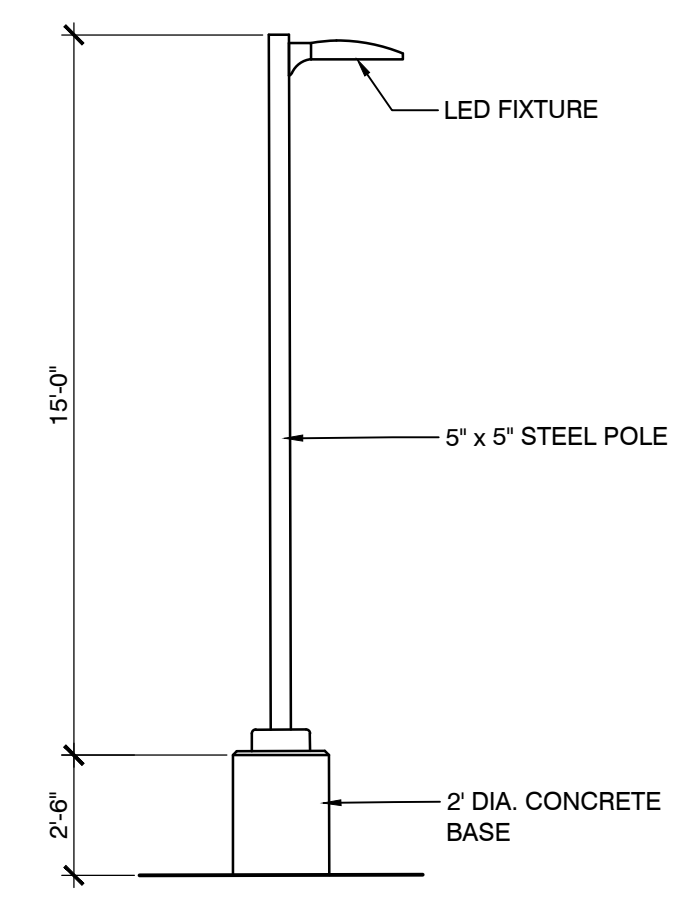


TRASH ENCLOSURE PERSPECTIVE VIEW

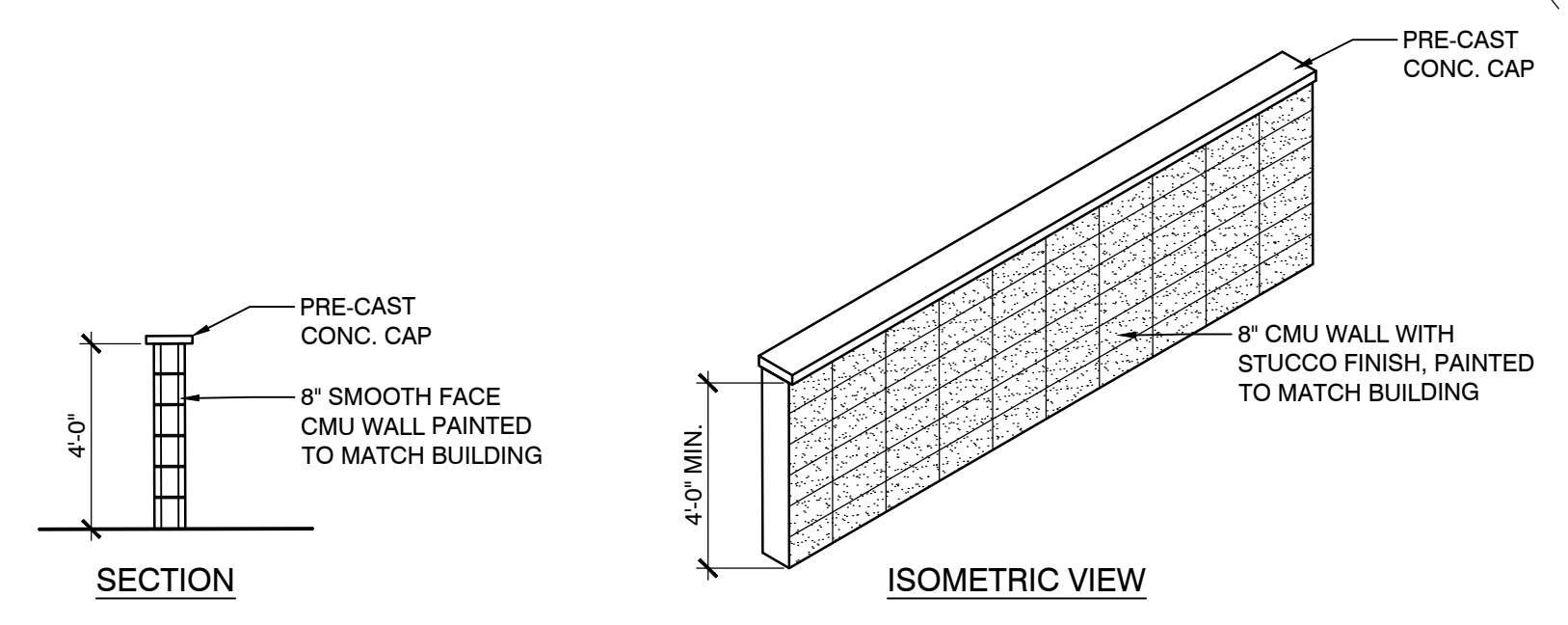


TRASH ENCLOSURE PLAN VIEW

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



LIGHT STANDARD
SCALE: 1/4" = 1'-0"



C.M.U. SCREEN WALL
SCALE: 1/4" = 1'-0"

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE



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STARBUCKS TEMPLATE VERSION: I2020-04-20



ADVISORS

ARCHITECT OF RECORD



CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

PROJECT NAME:
STARBUCKS AT PALM CANYON & RACQUET CLUB

PROJECT ADDRESS:
**SEC W RACQUET CLUB RD & N PALM CANYON DR
PALM SPRINGS, CA 92262**

STORE #:
PROJECT #:
ISSUE DATE: 09.28.2023
DESIGN MANAGER:
DESIGNER OF RECORD: MCG ARCHITECTURE
MCG PROJECT #: 22.321.05

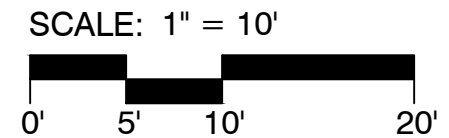
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
SP-01

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.



ALTA/NSPS LAND TITLE SURVEY

TITLE - LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY
 ORDER NO.: 00176499-004-RL1-CFU
 EFFECTIVE DATE: MAY 11, 2022 AT 7:30 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF LOT LINE ADJUSTMENT LLA 20-09-2444, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY LOT LINE ADJUSTMENT GRANT DEED RECORDED FEBRUARY 16, 2021 AS INSTRUMENT NO. 2021-0096736, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE

		RESULT
1.	AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES RECORDED: DECEMBER 30, 1981 AS INSTRUMENT NO. 240411 OF OFFICIAL RECORDS	MAY AFFECT DOCUMENT ILLEGIBLE
2.	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW: MAP OF: PARCEL MAP 17447 RECORDED: IN BOOK 100, PAGE 34 OF MAPS PURPOSE: NON-EXCLUSIVE INGRESS AND EGRESS	DOES AFFECT AS SHOWN HEREON
3.	AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES RECORDED: JUNE 24, 1982 AS INSTRUMENT NO. 108604 OF OFFICIAL RECORDS	DOES AFFECT BLANKET IN NATURE
4.	AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT. LESSOR: PALM SPRINGS ASSOCIATED LTD. LESSEE: NAUGLES INC. DISCLOSED BY SHORT FORM LEASE RECORDED: JANUARY 6, 1983 AS INSTRUMENT NO. 3142, OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.	DOES AFFECT PARCEL 2 OF PM 100-34 DOES NOT AFFECT PARCEL 1 OF LLA
5.	AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES RECORDED: MARCH 9, 1983 AS INSTRUMENT NO. 44384 OF OFFICIAL RECORDS	DOES AFFECT AS SHOWN HEREON
6.	A DOCUMENT ENTITLED "COVENANT TO INSTALL STREET IMPROVEMENTS UPON NOTICE" DATED JANUARY 11, 1984 EXECUTED BY THE CITY OF PALM SPRINGS AND RACQUET CLUB ASSOCIATES, SUBJECT TO ALL THE TERMS, PROVISION(S) AND CONDITIONS THEREIN CONTAINED, RECORDED JANUARY 20, 1984 AS INSTRUMENT NO. 12711 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.	DOES AFFECT
7.	AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: R.A. FERRIER AS TRUSTEE OF THE JOSHUA TRUST AND MAC DONALD ENTERPRISES, A CANADIAN CORPORATION PURPOSE: INGRESS AND EGRESS RECORDED: DECEMBER 30, 1985 AS INSTRUMENT NO. 293624 OF OFFICIAL RECORDS	MAY AFFECT NOT PLOTTABLE
8.	MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF RECIPROCAL ACCESS EASEMENT AND SIGNAGE AGREEMENT RECORDING DATE: FEBRUARY 9, 2021 RECORDING NO: 2021-0087381 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.	DOES AFFECT BLANKET IN NATURE
9.	PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.	NONE MADE AWARE SURVEYOR
10.	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.	NONE MADE AWARE SURVEYOR
11.	MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.	ALTA SURVEY AS SHOWN HEREON
12.	ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.	NONE MADE AWARE SURVEYOR

EASEMENT(S) NOT IN TITLE REPORT

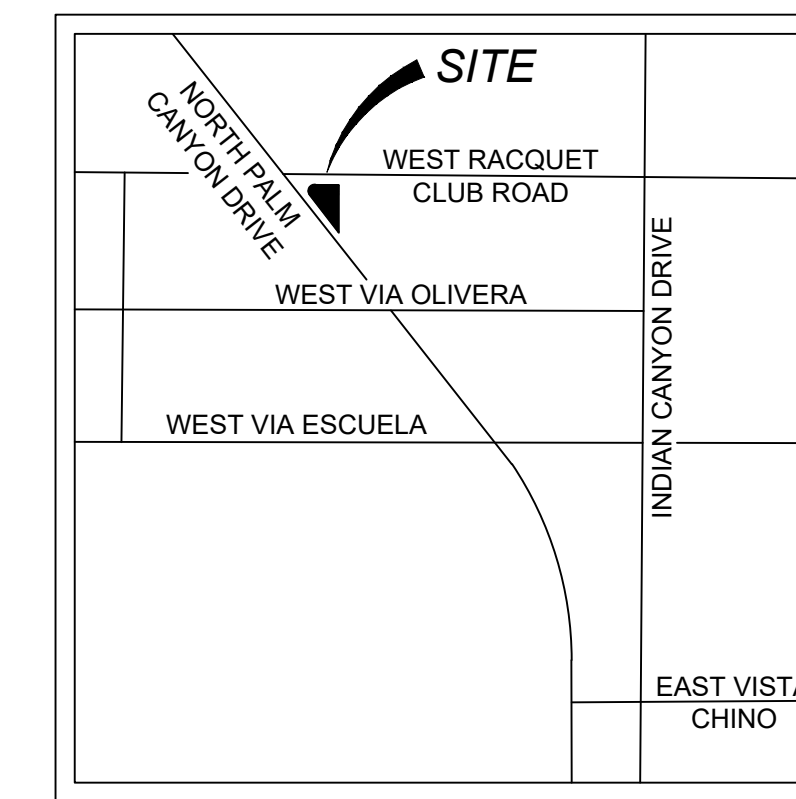
20' WIDE EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES OF SOUTHERN CALIFORNIA EDISON CO. (FORMERLY SOUTH SIERRAS POWER CO.) PER BOOK 216, PAGE 526, O.R.

NOTES

- BASIS OF BEARINGS: THE CENTERLINE OF RACQUET CLUB ROAD PER LOT LINE ADJUSTMENT NO. 20-09-2444, FILED IN DOC. NO. 2021-0096736, OFFICIAL RECORDS OF RIVERSIDE COUNTY, TAKEN TO BEAR: NORTH 89°38'00" WEST
- BASIS OF ELEVATIONS: CITY OF PALM SPRINGS BENCHMARK ID 3-13, 2" C.P.S. BRASS CAP SET IN CONCRETE POST BEHIND S.E. M.O.C. OF RACQUET CLUB AND TUSCAN ROAD. ELEVATION = 663.806' CITY DATUM.
- SITE BENCHMARKS:
BASE CONTROL POINT NUMBER 1.
NAIL SET IN ASPHALT.
ELEVATION = 624.39', AS SHOWN ON SHEET 2.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONCERNS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- THE LOCATIONS OF UNDER GROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. DEPTHS UNKNOWN.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RIVERSIDE COUNTY, CALIFORNIA.
MAP NUMBER: 06065C1556G
EFFECTIVE DATE: 08/28/2008

SUBJECT PROPERTY IS ALSO LOCATED WITHIN ZONE "X SHADED". AREAS WITHIN ZONE "X SHADED" ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RIVERSIDE COUNTY, CALIFORNIA.
MAP NUMBER: 06065C1556G
EFFECTIVE DATE: 08/28/2008
- DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK.
- DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- DURING THE COURSE OF THE ALTA SURVEY THERE HAVE BEEN NO CHANGES IN THE STREET RIGHT-OF-WAY LINES. NO CHANGES TO STREET RIGHT-OF-WAY WERE MADE AWARE TO THE SURVEYOR.
- DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF A WETLANDS FIELD DELINEATION.
- PARKING SPACE COUNT: 9 TOTAL PARKING SPACES, INCLUDING 1 HANDICAP STALLS
- PROFESSIONAL LIABILITY INSURANCE POLICY IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.

VICINITY MAP



PARCEL INFORMATION

OWNER: GRAY1 DEL MAR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 APN: 504-250-031
 ZONING: NO ZONING REPORT PROVIDED SURVEYOR

UTILITIES

SANITARY SEWER - CITY OF PALM SPRINGS - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE
 STORM SEWER - CITY OF PALM SPRINGS - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE
 WATER - DESERT WATER AGENCY - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE
 GAS - SOUTHERN CALIFORNIA GAS - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE
 ELECTRIC - SOUTHERN CALIFORNIA EDISON - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE

SURVEYOR'S STATEMENT

TO: STARBUCKS CORPORATION, A WASHINGTON CORPORATION, AND ITS AFFILIATES,
 KAIDENCE - PALM CANYON & RACQUET CLUB, LLC AND
 CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A), 8, 9, 11(A), 13, 14, 16, 17 & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 06/30/2022

DATE OF PLAT OR MAP 07/08/2022

Neil Elliott Thonesen
 NEIL ELLIOTT THONSEN, PLS 8656

09/14/22

DATE

IN ACCORDANCE WITH SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA (PROFESSIONAL LAND SURVEYOR'S ACT, AS AMENDED JANUARY 1, 2006), THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PREPARED BY:

BASE
 CONSULTING GROUP, INC.

1713 11TH STREET, SUITE 1
 REEDLEY, CA 93654
 PH: (559) 637-1544



ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR:

STARBUCKS
 CORPORATION

SEC WEST RACQUET CLUB ROAD
 & NORTH PALM CANYON DRIVE
 PALM SPRINGS, CA
 SECTION 3, T.4S, R.4E

PROJECT INFO:

PROJECT NO.	22078
DRAWN BY:	JDK
CHECKED BY:	NET
DATE:	09/14/2022
TOTAL AREA:	20.022 SQ. FT. GROSS
	0.46 ACRES GROSS
	20.022 SQ. FT. NET
	0.46 ACRES NET
SCALE:	
STARBUCKS PROJECT REF. #	

REVISIONS:

NO.	DATE	DESC.
07/08/2022		ORIGINAL ISSUE
09/14/2022		TITLE UPDATE



09/14/22

COVER
 SHEET

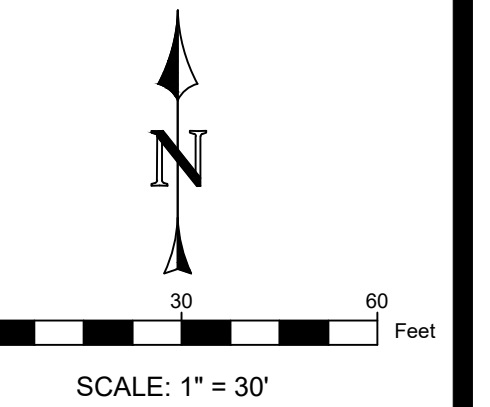
1 OF 3



ALT/ANSPS LAND TITLE SURVEY
PREPARED FOR:

STARBUCKS
CORPORATION

SEC WEST RACQUET CLUB ROAD
& NORTH PALM CANYON DRIVE
PALM SPRINGS, CA
SECTION 3, T.4S, R.4E



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	0.46 ACRES NET
SCALE:	1" = 20'
STARBUCKS PROJECT REF. #	

REVISIONS:

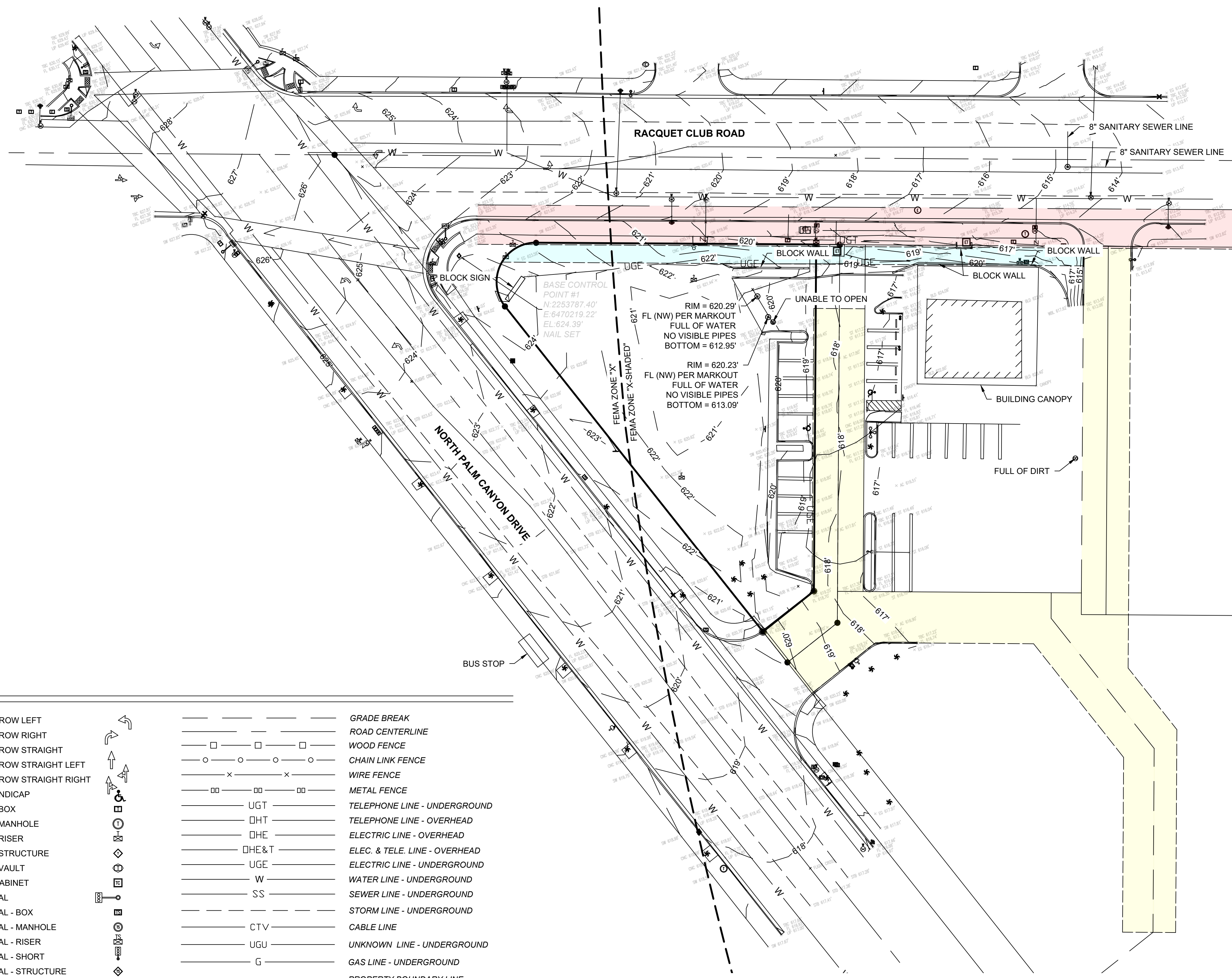
NO.	DATE	DESC.
	07/08/2022	ORIGINAL ISSUE
	09/14/2022	TITLE UPDATE



09/14/22

TOPO
SHEET

2 OF 3



LEGEND

BACKFLOW PREVENTOR	N	GAS - VAULT	⊕	STRIPING - ARROW LEFT	↔	GRADE BREAK	— — — — —
BENCH	⌵	GUY WIRE	⌵	STRIPING - ARROW RIGHT	↔	ROAD CENTERLINE	— — — — —
BIKE RACK	⌵	HOSE BIB	⌵	STRIPING - ARROW STRAIGHT	↔	WOOD FENCE	— — — — —
BOLLARD	•	IRON PIPE FOUND	⊙	STRIPING - ARROW STRAIGHT LEFT	↔	CHAIN LINK FENCE	— — — — —
BUSH	○	IRON PIPE SET	⊙	STRIPING - ARROW STRAIGHT RIGHT	↔	WIRE FENCE	— — — — —
CABLE - BOX	⊠	IRRIGATION CONTROL VALVE	⊠	STRIPING - HANDICAP	↔	METAL FENCE	— — — — —
CABLE - MANHOLE	⊠	LANDSCAPING LIGHT	⊠	TELEPHONE - BOX	⊠	TELEPHONE LINE - UNDERGROUND	— — — — —
CABLE - RISER	⊠	LIGHT POLE	⊠	TELEPHONE - MANHOLE	⊠	TELEPHONE LINE - OVERHEAD	— — — — —
CABLE - STRUCTURE	⊠	LIGHT POLE - 2 LIGHTS	⊠	TELEPHONE - RISER	⊠	ELECTRIC LINE - OVERHEAD	— — — — —
CABLE - VAULT	⊠	LIGHT POLE - 3 LIGHTS	⊠	TELEPHONE - STRUCTURE	⊠	ELEC. & TELE. LINE - OVERHEAD	— — — — —
CACTUS	⊠	LIGHT POLE - 4 LIGHTS	⊠	TELEPHONE - VAULT	⊠	ELECTRIC LINE - UNDERGROUND	— — — — —
CONTROL - BRASS CAP	⊠	LIGHT POLE - AREA	⊠	TELEPHONE CABINET	⊠	WATER LINE - UNDERGROUND	— — — — —
CONTROL - BRASS DISC	⊠	MAIL BOX	⊠	TRAFFIC SIGNAL	⊠	SEWER LINE - UNDERGROUND	— — — — —
CONTROL - CHISELED CROSS	⊠	MONITORING WELL	⊠	TRAFFIC SIGNAL - BOX	⊠	STORM LINE - UNDERGROUND	— — — — —
CONTROL - COTTON SPINDLE	⊠	POWER - POLE	⊠	TRAFFIC SIGNAL - MANHOLE	⊠	CABLE LINE	— — — — —
CONTROL - IRON PIPE	⊠	POST INDICATOR VALVE	⊠	TRAFFIC SIGNAL - RISER	⊠	UNKNOWN LINE - UNDERGROUND	— — — — —
CONTROL - NAIL FOUND	⊠	ROOF DRAIN	⊠	TRAFFIC SIGNAL - SHORT	⊠	GAS LINE - UNDERGROUND	— — — — —
CONTROL - NAIL SET	⊠	SANITARY SEWER - BOX	⊠	TRAFFIC SIGNAL - STRUCTURE	⊠	PROPERTY BOUNDARY LINE	— — — — —
CONTROL - REBAR FOUND	⊠	SANITARY SEWER - CLEAN OUT	⊠	TRAFFIC SIGNAL - VAULT	⊠	FEMA BOUNDARY LINE	— — — — —
CONTROL - TAG	⊠	SANITARY SEWER - GREASE TRAP	⊠	TREE - DECIDUOUS	⊠	BUILDING OUTLINE	— — — — —
DOME	⊠	SANITARY SEWER - MANHOLE	⊠	TREE - EVERGREEN	⊠	ADJACENT PROPERTY LINE	— — — — —
DOUBLE BACKFLOW PREVENTOR	⊠	SANITARY SEWER - RISER	⊠	TREE - PALM	⊠	SECTION LINE	— — — — —
ELECTRIC - BOX	⊠	SANITARY SEWER - STRUCTURE	⊠	UNKNOWN - BOX	⊠		
ELECTRIC - CABINET	⊠	SANITARY SEWER - VALVE	⊠	UNKNOWN - MANHOLE	⊠		
ELECTRIC - MANHOLE	⊠	SANITARY SEWER - VAULT	⊠	UNKNOWN - METER	⊠		
ELECTRIC - METER	⊠	SIGN	⊠	UNKNOWN - RISER	⊠		
ELECTRIC - RISER	⊠	SIGN - NO PARKING	⊠	UNKNOWN - STRUCTURE	⊠		
ELECTRIC - STRUCTURE	⊠	SIGN - STOP	⊠	UNKNOWN - VALVE	⊠		
ELECTRIC - TRANSFORMER	⊠	SIGN - YIELD	⊠	UNKNOWN - VAULT	⊠		
ELECTRIC - VAULT	⊠	STORM DRAIN - BOX	⊠	WATER - BOX	⊠		
FIRE DEPARTMENT CONNECTION	⊠	STORM DRAIN - GRATE	⊠	WATER - MANHOLE	⊠		
FIRE HYDRANT	⊠	STORM DRAIN - GRATE CIRCULAR	⊠	WATER - METER	⊠		
GAS - BOX	⊠	STORM DRAIN - MANHOLE	⊠	WATER - PUMP	⊠		
GAS - MANHOLE	⊠	STORM DRAIN - RISER	⊠	WATER - RISER	⊠		
GAS - METER	⊠	STORM DRAIN - STRUCTURE	⊠	WATER - STRUCTURE	⊠		
GAS - RISER	⊠	STORM DRAIN - VAULT	⊠	WATER - VALVE	⊠		
GAS - STRUCTURE	⊠	STORM DRAIN - GRATE INLET	⊠	WATER - VAULT	⊠		
GAS - VALVE	⊠	STRIPING - AHEAD	⊠	WHEEL STOP	⊠		

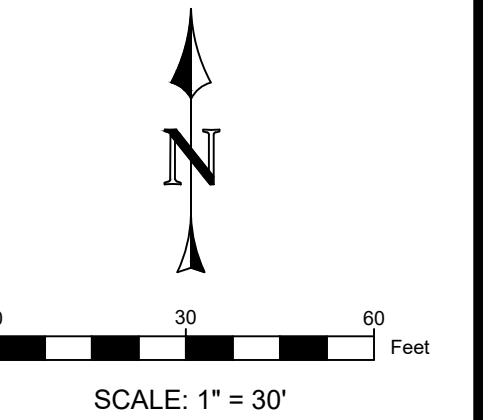




ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR:

STARBUCKS
CORPORATION

SEC WEST RACQUET CLUB ROAD
& NORTH PALM CANYON DRIVE
PALM SPRINGS, CA
SECTION 3, T.4S, R.4E



PROJECT INFO:

PROJECT NO.	22078
DRAWN BY:	JDK
CHECKED BY:	NET
DATE:	09/14/2022
TOTAL AREA:	20,022 SQ. FT. GROSS
	0.46 ACRES GROSS
	20,022 SQ. FT. NET
	0.46 ACRES NET
SCALE:	1" = 30'
STARBUCKS PROJECT REF. #	

REVISIONS:

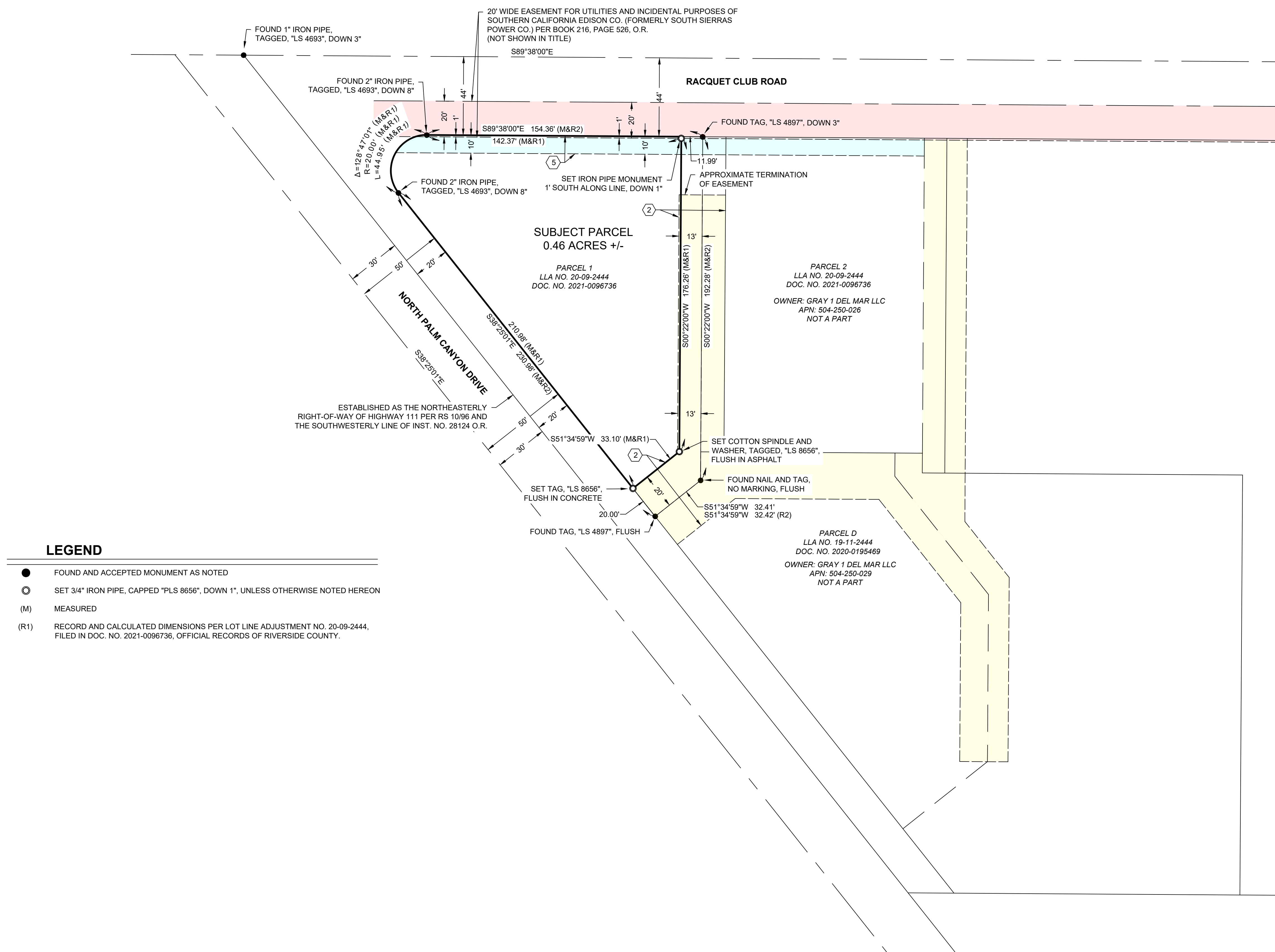
NO.	DATE	DESC.
07/08/2022		ORIGINAL ISSUE
09/14/2022		TITLE UPDATE



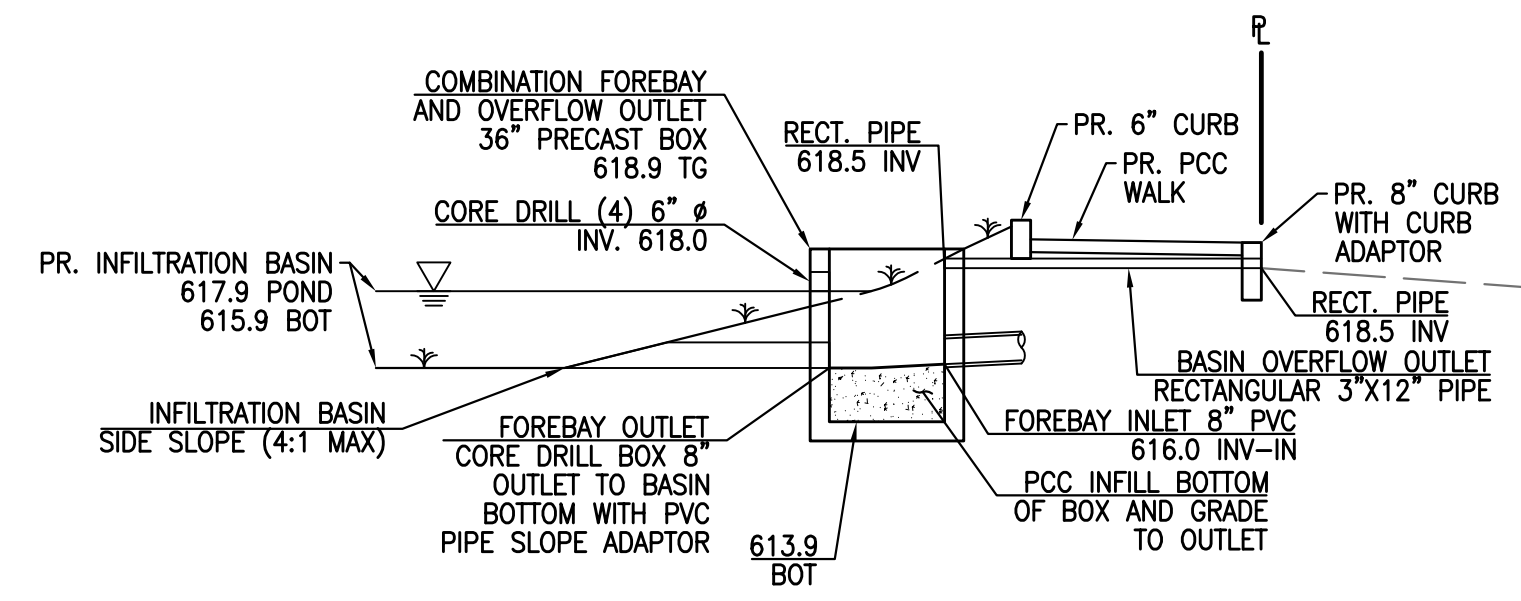
09/14/22

BOUNDARY SHEET

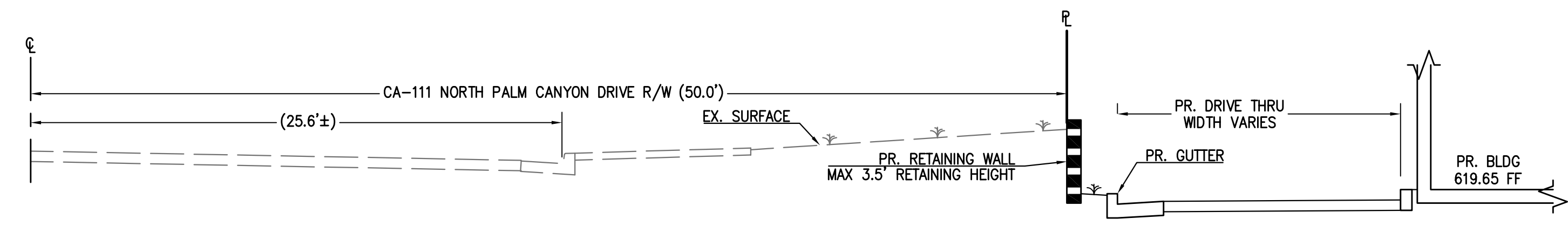
3 OF 3



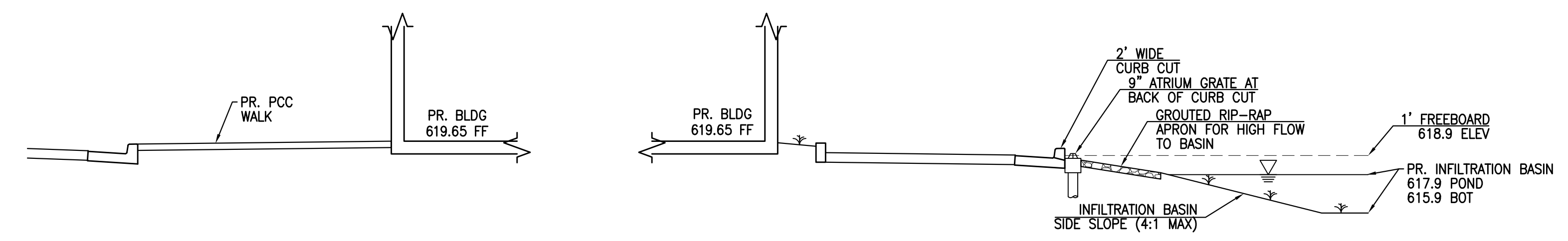
- LEGEND**
- FOUND AND ACCEPTED MONUMENT AS NOTED
 - SET 3/4" IRON PIPE, CAPPED "PLS 8656", DOWN 1", UNLESS OTHERWISE NOTED HEREON
 - (M) MEASURED
 - (R1) RECORD AND CALCULATED DIMENSIONS PER LOT LINE ADJUSTMENT NO. 20-09-2444, FILED IN DOC. NO. 2021-0096736, OFFICIAL RECORDS OF RIVERSIDE COUNTY.



SECTION A-A A-A
 HORIZONTAL 1"=5' VERTICAL 1"=5' 1



SECTION B-B B-B
 HORIZONTAL 1"=5' VERTICAL 1"=5' 1



SECTION C-C C-C
 HORIZONTAL 1"=5' VERTICAL 1"=5' 1

160 S. Old Springs Road
 Suite 210
 Anaheim Hills, CA 92808
 714-685-6860

PREPARED BY: **DLPRC** Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning

NO.: R.C.E. 83987 **DATE:**

JEPHTHA BRANDER

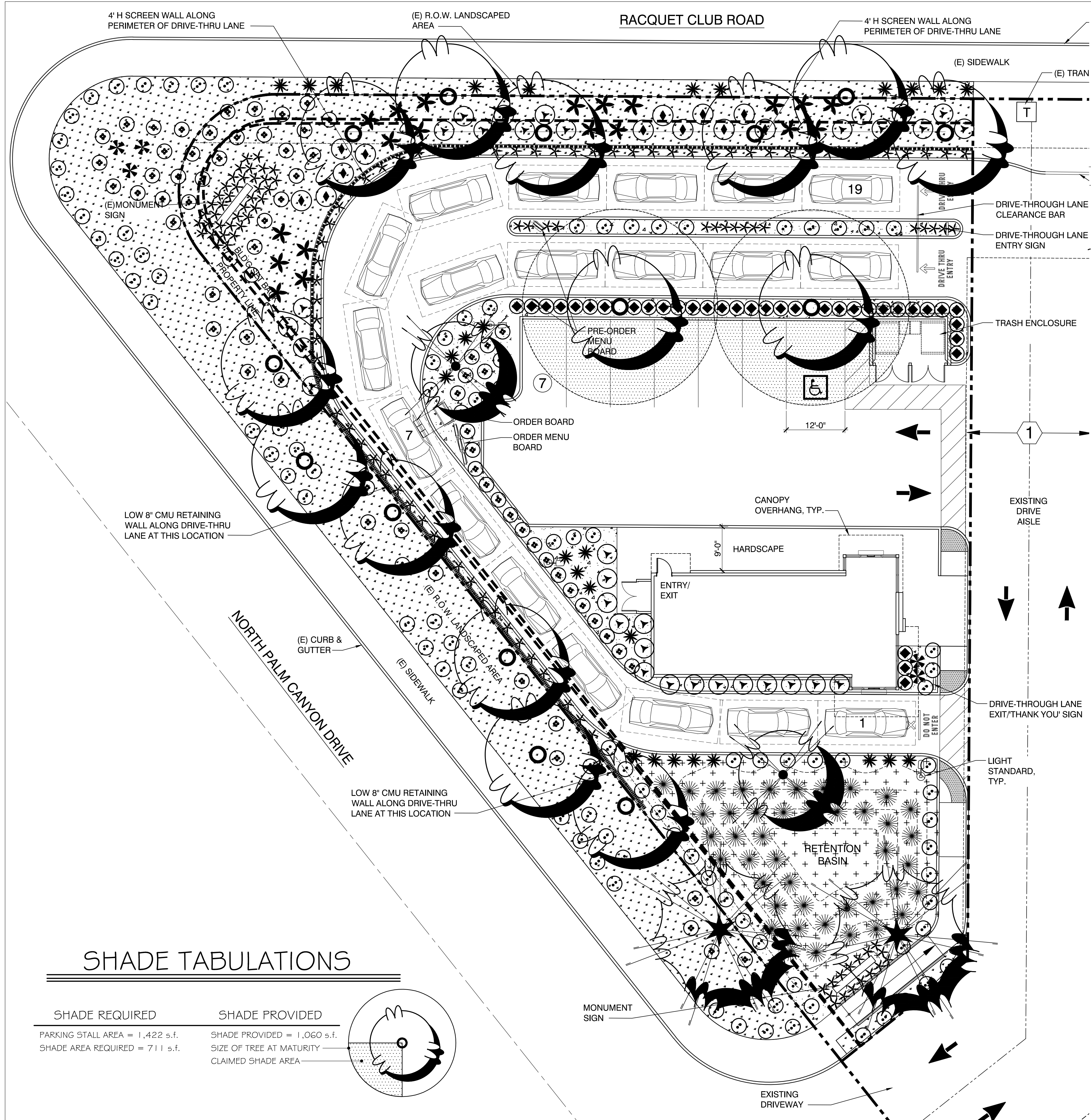


NO.	REVISION:	DATE:

PROJECT: **STARBUCKS PALM SPRINGS**
2466 N PALM CANYON DR (CA-111)
PALM SPRINGS, CALIFORNIA

DRAWING NAME: **CROSS SECTIONS**

ISSUE:	CONCEPTUAL
DATE:	9/15/2022
CHECKED: CM	DRAWN: NS
DRAWING FILE: 22465CG01	
PROJECT NO.: 22-465	
SHEET NUMBER:	
2	
OF 3 SHEETS	
SCALE: AS SHOWN	

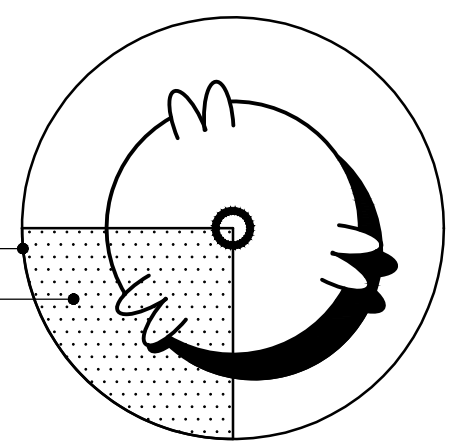


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	36" BOX
	PROSOPIA 'PHOENIX'	PHOENIX MESQUITE	36" BOX
	CHITALPA TASH, 'BURGUNDY'	CHITALPA	36" BOX
SHRUBS			
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL
	HESPERALOE 'BRAKE LIGHTS'	DWARF RED YUCCA	5 GAL
	BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA	5 GAL
	AGAVE SPECIES	AGAVE	5 GAL
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
	OLEA 'LITTLE OLLIE'	DWARF OLIVE SHRUB	5 GAL
	LEUCOPHYLLUM 'LYNN'S LEGACY'	TEXAS RANGER	5 GAL
	BACCHARIS PILULARIS	COYOTE BUSH	5 GAL
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL
GROUNDCOVER			
	CRUSHED PEA GRAVEL	1/2" MINUS DESERT TAN	4" THICK MIN.
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL @ 3' O.C.
EXISTING LANDSCAPE # IRRIGATION PROTECT-IN-PLACE ADD 3" LAYER 1/2" MINUS "SHAMMY" COLORED CRUSHED PEA GRAVEL			

SHADE TABULATIONS

SHADE REQUIRED	SHADE PROVIDED
PARKING STALL AREA = 1,422 s.f.	SHADE PROVIDED = 1,060 s.f.
SHADE AREA REQUIRED = 711 s.f.	SIZE OF TREE AT MATURITY CLAIMED SHADE AREA



DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE



STARBUCKS
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION: I2020-04-20



ADVISORS

ARCHITECT OF RECORD



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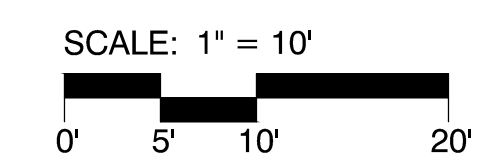
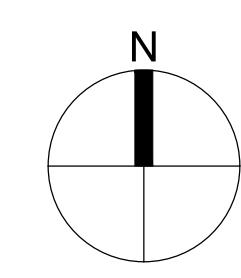
PROJECT NAME:
**STARBUCKS AT
PALM CANYON &
RACQUET CLUB**

PROJECT ADDRESS:
SEC W RACQUET CLUB RD & N
PALM CANYON DR
PALM SPRINGS, CA 92262

STORE #:
PROJECT #:
ISSUE DATE: 11.11.2022
DESIGN MANAGER:
DESIGNER OF RECORD: MCG ARCHITECTURE
MCG PROJECT #: 22.321.05

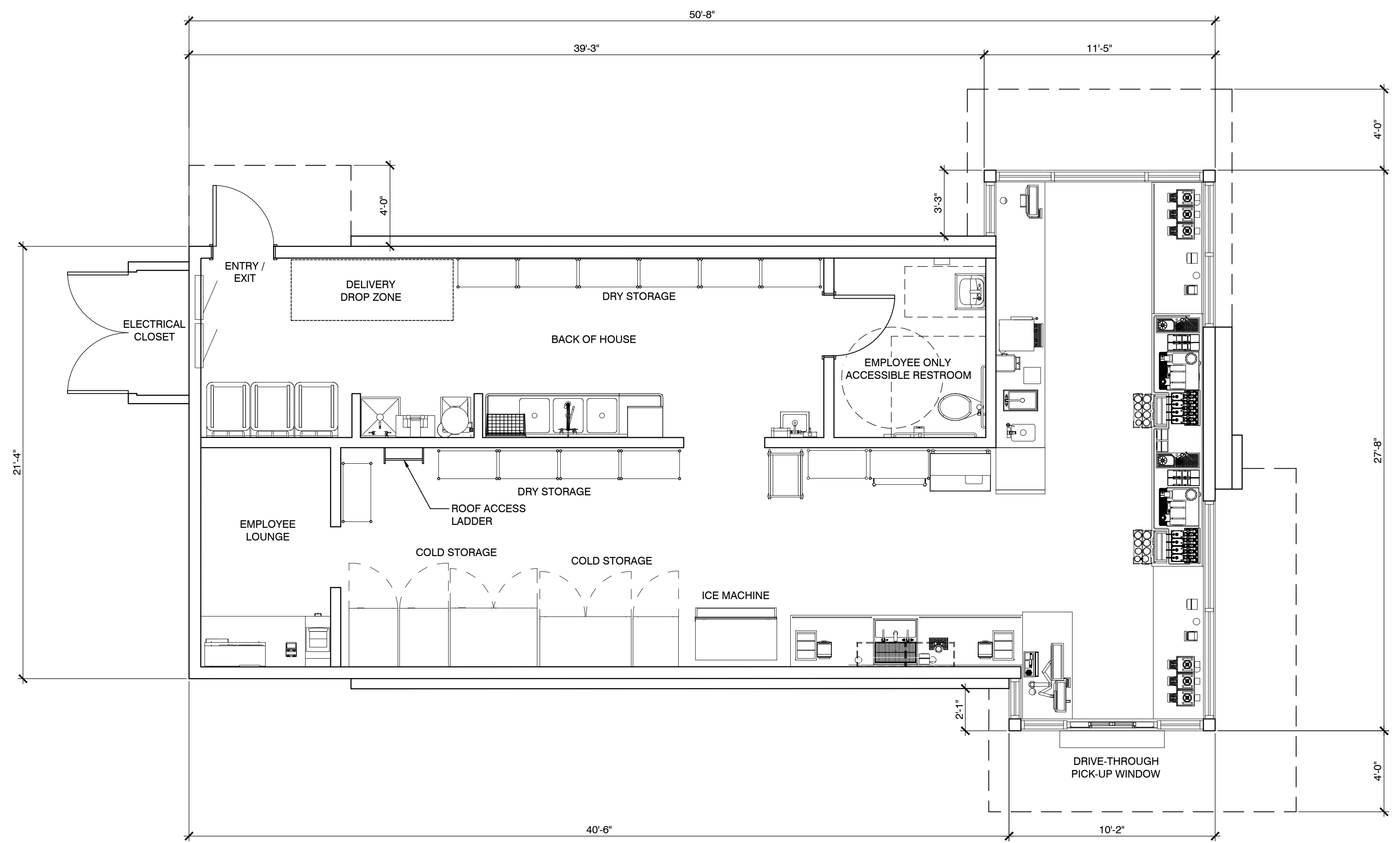
SHEET TITLE:
**PRELIMINARY
LANDSCAPE PLAN**
SCALE: AS SHOWN

SHEET NUMBER:
LP-1



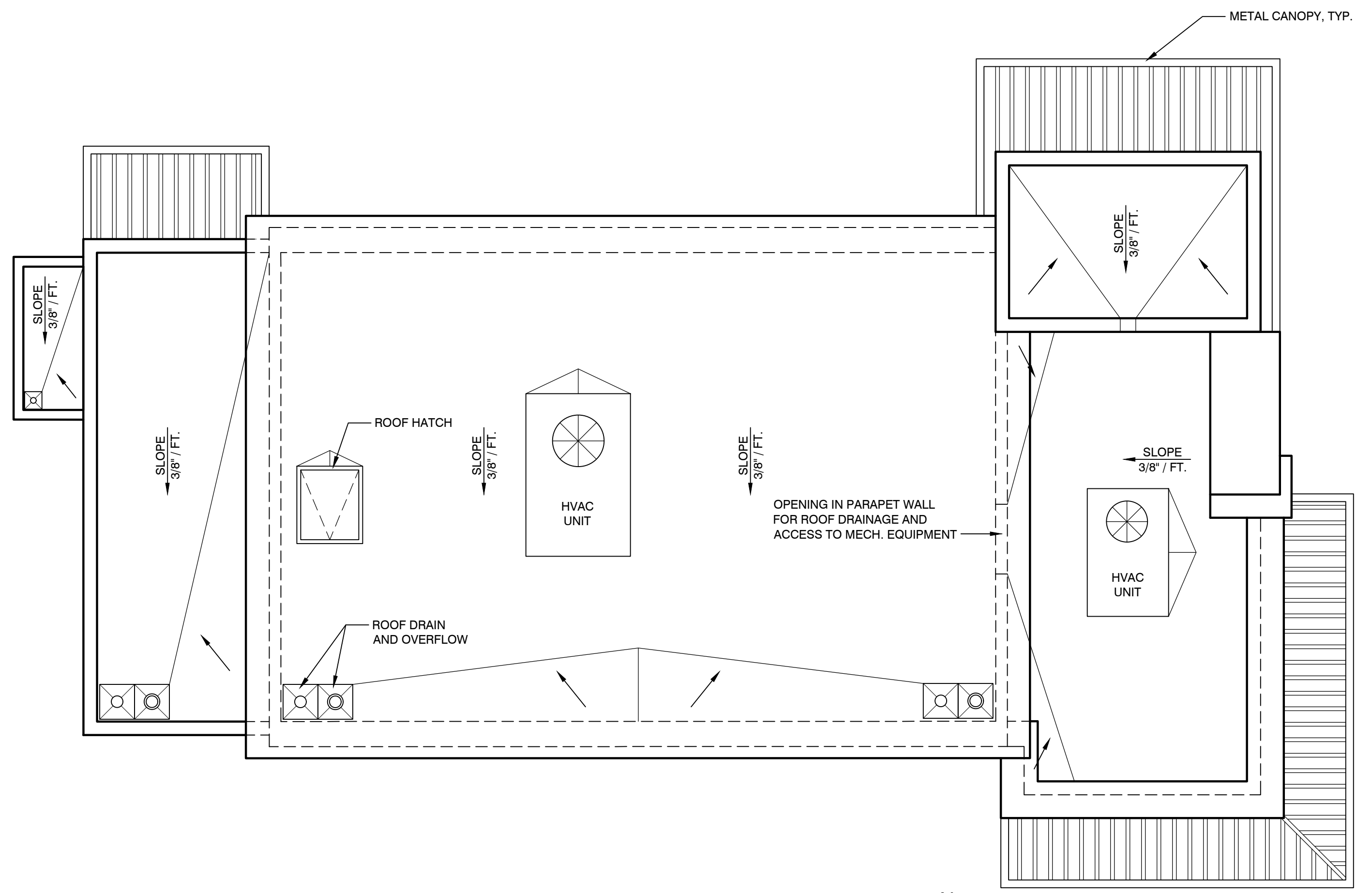
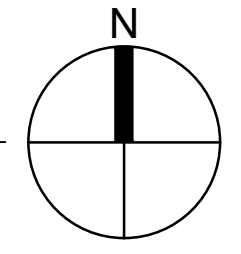
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cta CHARLES TROWBRIDGE AND ASSOCIATES
17901 ROMELLE AVENUE
SANTA ANA, CA, 92705
PH (714) 532-3663 FAX (714) 532-3667
chas2.cta@gmail.com
LANDSCAPE ARCHITECTURE LIC. # 2242



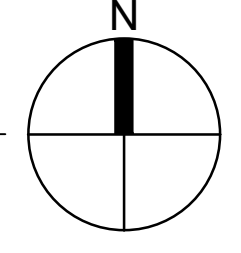
FLOOR PLAN

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



ROOF PLAN

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



DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE



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STARBUCKS
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(206) 318-1575

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STARBUCKS TEMPLATE VERSION: I2020-04-20



ADVISORS

ARCHITECT OF RECORD



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PROJECT NAME:
**STARBUCKS AT
PALM CANYON &
RACQUET CLUB**

PROJECT ADDRESS:
SEC W RACQUET CLUB RD &
N PALM CANYON DR
PALM SPRINGS, CA 92262

STORE #:
PROJECT #:
ISSUE DATE: 11.21.2022
DESIGN MANAGER:
DESIGNER OF RECORD: MCG ARCHITECTURE
MCG PROJECT #: 22.321.05

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
**FLOOR PLAN
ROOF PLAN**

SHEET NUMBER:
FP-1

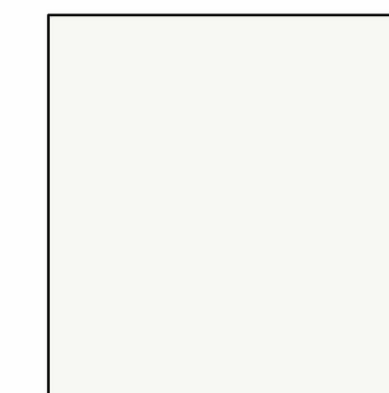
MATERIAL LEGEND:

FINISHES

- 1. EXTERIOR CEMENT PLASTER FINISH
- 2. CMU BLOCK VENEER
- 3. METAL CANOPY
- 4. METAL TRIM, CORNICE, SEAL
- 5. METAL DOOR
- 6. ALUMINUM STOREFRONT
- 7. PLASTER REVEAL / SCORELINE

COLORS

- A. SW7757 "HIGH REFLECTIVE WHITE" BY: SHERWIN WILLIAMS
- B. SW6256 "SERIOUS GRAY" BY: SHERWIN WILLIAMS
- C. SW6005 "FOLKESTONE" BY: SHERWIN WILLIAMS
- D. BLACK ANODIZES BY: KAWNEER
- E. ASPEN MISSION BY: MUTUAL MATERIALS



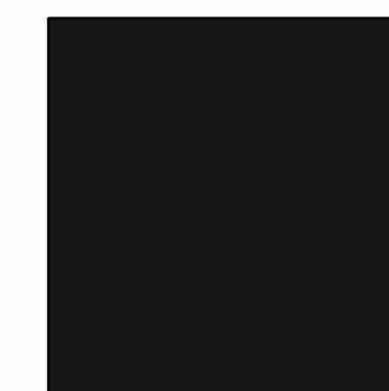
- A. SW7757 "HIGH REFLECTIVE WHITE" BY: SHERWIN WILLIAMS



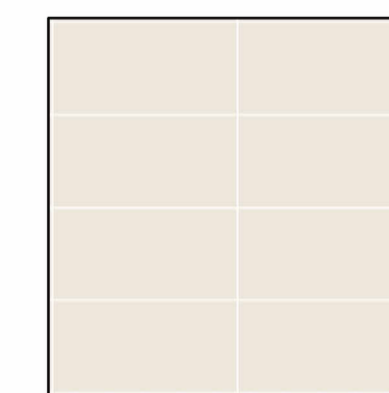
- B. SW6256 "SERIOUS GRAY" BY: SHERWIN WILLIAMS



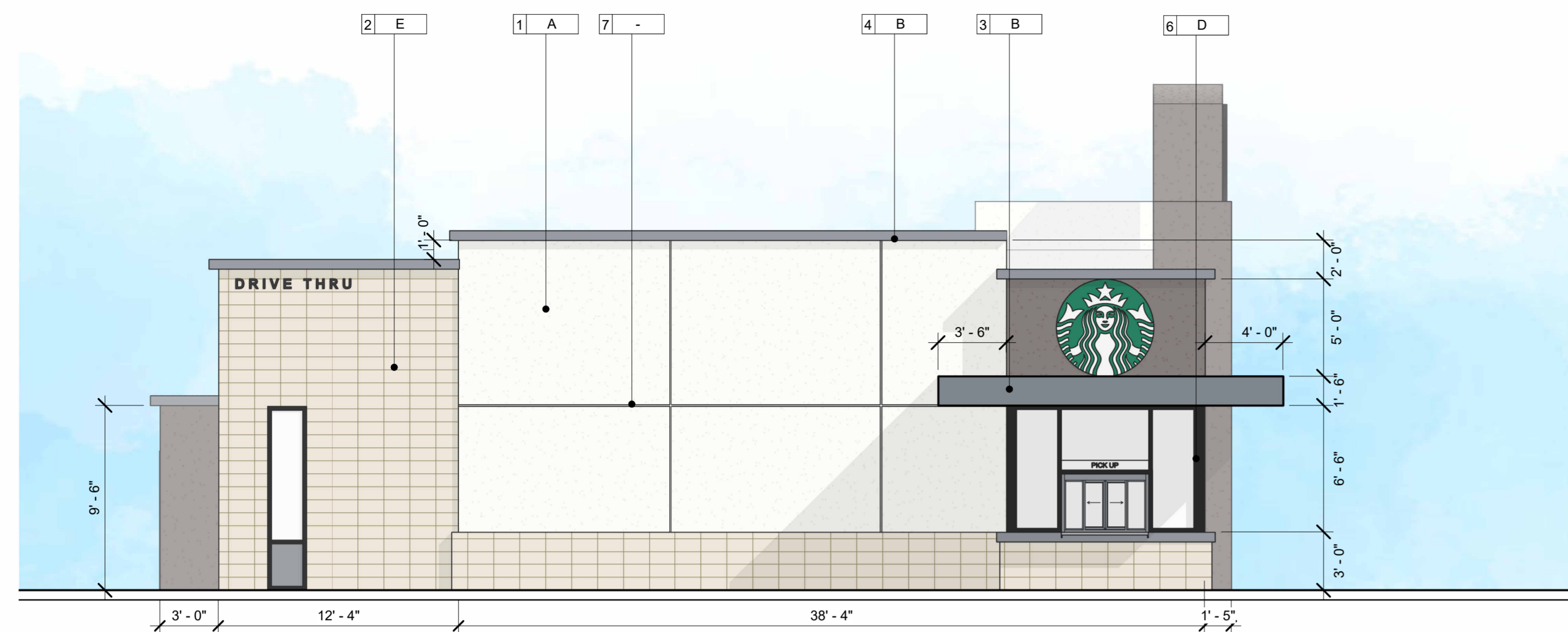
- C. SW6005 "FOLKESTONE" BY: SHERWIN WILLIAMS



- D. BLACK ANODIZES BY: KAWNEER

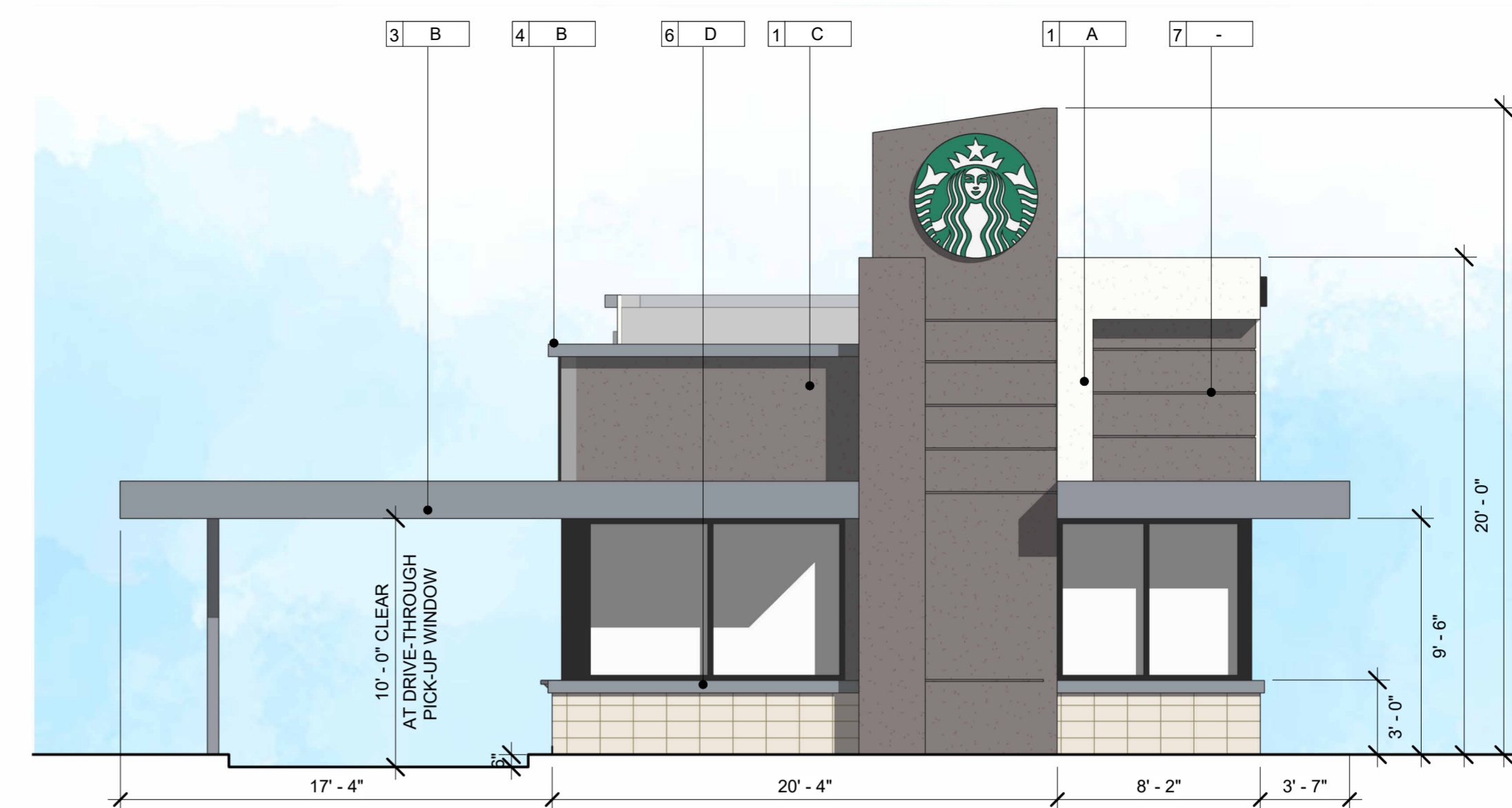


- E. ASPEN MISSION BY: MUTUAL MATERIALS



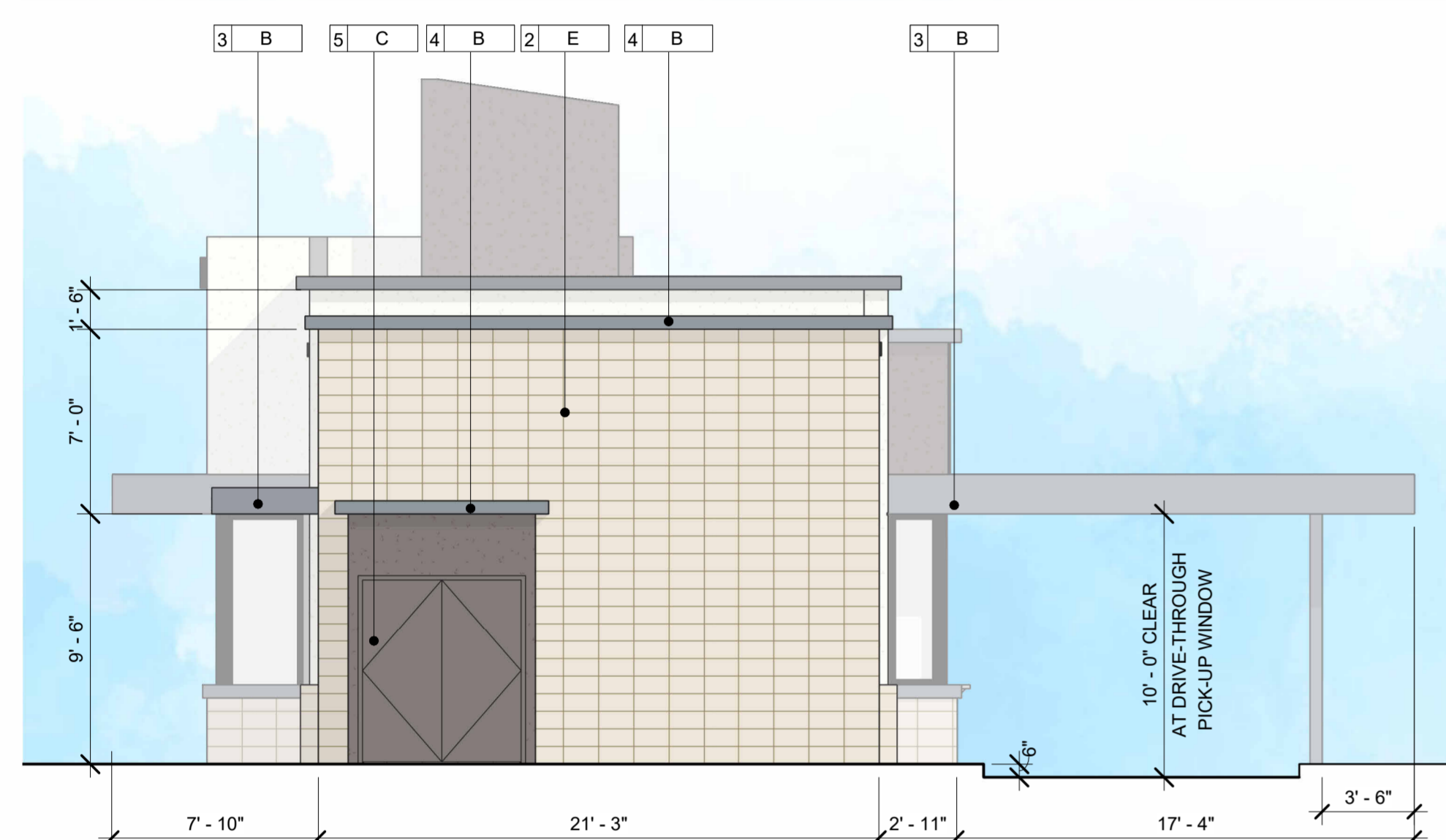
6 SOUTH ELEVATION

Scale: 3/16" = 1'-0"



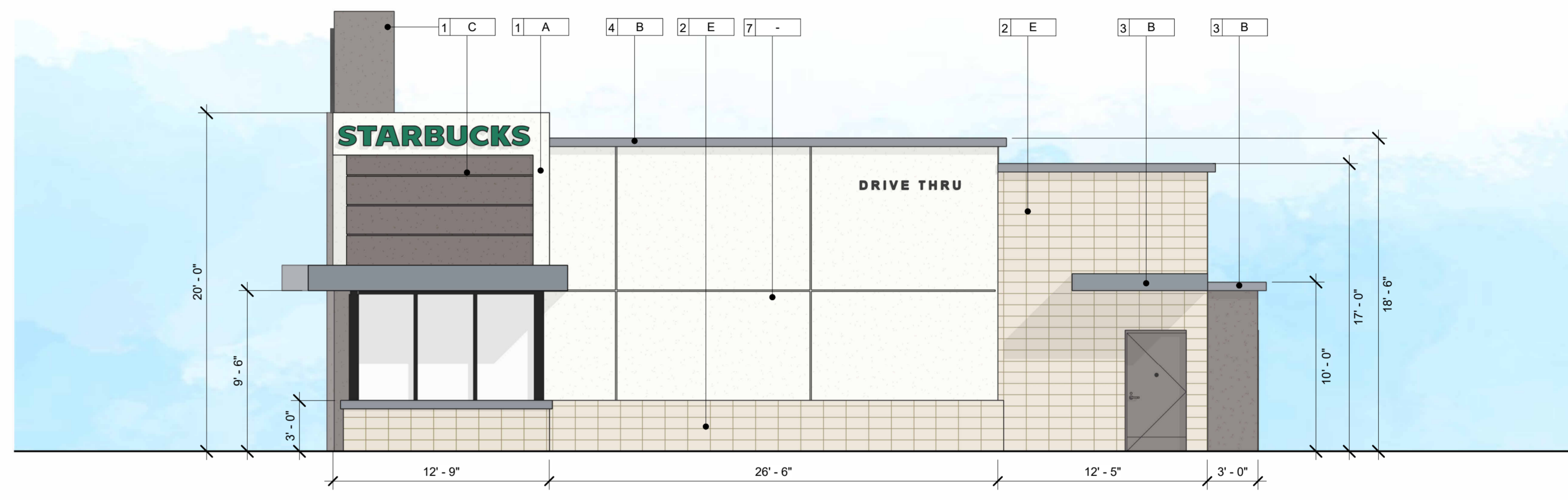
5 EAST ELEVATION

Scale: 3/16" = 1'-0"



4 WEST ELEVATION

Scale: 3/16" = 1'-0"



3 NORTH ELEVATION

Scale: 3/16" = 1'-0"



2 SOUTH EAST PERSPECTIVE

Scale:



1 NORTH EAST PERSPECTIVE

Scale:

STARBUCKS AT PALM CANYON & RACQUET CLUB

SEC W RACQUET CLUB RD &
N PALM CANYON DR
PALM SPRINGS, CA 92262

BUILDING ELEVATIONS

EL-1

DATE: 09/20/2023
MCG JOB #: 22321

DATE: 10/27/2023
REVISIONS: PLANNING COMMENTS

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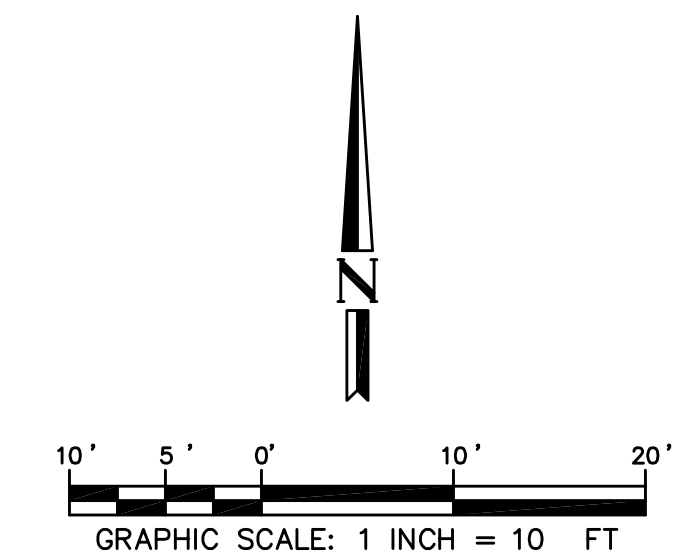
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W RACQUET CLUB ROAD

CONCEPTUAL GRADING NOTES

- (P) PROTECT IN PLACE EXISTING ITEM AS INDICATED.
- (L) PROPOSED LANDSCAPING PER LANDSCAPE ARCHITECT PLANS.
- (A) ITEM AS INDICATED PER ARCHITECTURAL PLANS.
- 1 CONSTRUCT HD AC DRIVE AISLE PAVING PER GEOTECHNICAL RECOMMENDATIONS.
- 2 CONSTRUCT LD AC PARKING PAVING PER GEOTECHNICAL RECOMMENDATIONS.
- 3 CONSTRUCT PCC PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS.
- 4 GRIND AND OVERLAY EXISTING AC PAVEMENT TO MATCH PROPOSED ELEVATIONS.
- 5 CONSTRUCT 4" PCC WALK. CONFIRM SCORING, COLOR, & FINISH WITH ARCHITECTURAL AND/OR LANDSCAPE PLANS.
- 6 CONSTRUCT 6" (UNLESS NOTED OTHERWISE) CONCRETE CURB AND/OR CURB AND GUTTER.
- 7 CONSTRUCT 8" (UNLESS NOTED OTHERWISE) CONCRETE CURB AND/OR CURB AND GUTTER.
- 8 CONSTRUCT CONCRETE RIBBON GUTTER. WIDTH PER PLAN.
- 9 INSTALL CBC COMPLIANT TRUNCATED DOMES 3' MIN. WIDTH
- 10 CONSTRUCT CURB RAMP 8% MAX. RUN SLOPE.
- 11 INSTALL ADA COMPLIANT HANDRAILS WITH BARRIER CURB.
- 12 CONSTRUCT RETAINING SCREEN WALL PER ARCH. PLANS MAX. 3.5' RETAINING HEIGHT.
- 13 INFILL TOP OF CURB TO BUILDING FACE WITH 4" PCC LIGHT BROOM FINISH TO MATCH CURB FACE.
- 14 CONSTRUCT INFILTRATION BASIN. SIZE AS NOTED PER PLAN. CONSTRUCT COMBINATION FOREBAY AND OVERFLOW STRUCTURE. SEE SECTION A-A.
- 15 CONSTRUCT CURB CUT WITH 9" ATRIUM GRATE AND GROUTED RIP-RAP APRON. SEE SECTION C-C.
- 16 INSTALL 2'X2' CURB OPENING CATCH BASIN WITH 18" ADS NYLOPLAST BASIN. INSTALL WITH FLEXSTORM FILTER BAG.
- 17 INSTALL 1'X1' PRECAST DROP INLET CATCH BASIN. INSTALL WITH FLEXSTORM FILTER BAG.
- 18 INSTALL 6" ATRIUM GRATE.
- 19 INSTALL CURB-0-LET TCD312 RECTANGULAR PIPE WITH CURB ADAPTOR.

PR. BLDG D.T.O.
619.65 FF
1,120 S.F.



160 S. Old Springs Road
Suite 210
Anheim Hills, CA 92808
714-685-6860

DRRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

PREPARED BY: JEFFREY BRANDER
DATE: R.C.E. 8/30/22

NO.	REVISION:

NO.	REVISION:

PROJECT: **STARBUCKS PALM SPRINGS**
2466 N PALM CANYON DR (CA-111)
PALM SPRINGS, CALIFORNIA

DRAWING NAME: **CONCEPTUAL GRADING**

ISSUE: **CONCEPTUAL**
DATE: **9/15/2022**
CHECKED: CM DRAWN: NS
DRAWING FILE: 22465CG01

PROJECT NO.: **22-465**
SHEET NUMBER: **1**
OF 3 SHEETS
SCALE: **AS SHOWN**

FILENAME: M:\2022\22-465_Kaladance Palm Springs\CG\22-465_CG01-CG.dwg, LAST SAVED ON: Nov 22 2022 8:19pm PLOTTED BY: JAT, ON: Nov 22 2022 9:02pm, CPG

NOT FOR CONSTRUCTION

Palm Canyon & Raquet Club Site Photographs



Palm Canyon & Raquet Club Site Photographs



Palm Canyon & Raquet Club Site Photographs



Aspen Mission Stone Veneer – Starbucks 2466 N Palm Canyon Drive



GRAY1 DEL MAR, LLC

2356 Moore Street, Suite 200 San Diego, CA 92110 (619) 544-9174

July 19, 2023

RE: Parcel 1 – Art Colony Retail / Palm Springs

To Whom It May Concern,

This letter shall serve as the authorization to allow The Kaidence Group, LLC (“Developer”) to submit and apply for all necessary entitlements and permits for the redevelopment of the property located at the SEC of Palm Canyon & Racquet Club in Palm Springs, California (Parcel 1 of Art Colony) currently owned by Gray1 Del Mar, LLC (“Property Owner”).

Below is the contact information for The Kaidence Group:

The Kaidence Group, LLC
C/O: Katie Rounds
4340 E. Indian School #21-266
Phoenix, AZ 85018
krounds@kaidencegrp.com
Phone: 480-269-6613

Please feel free to reach out if you have any questions or comments.

Sincerely,



Samuel M. Holty

2356 Moore Street, Suite 200
San Diego, CA 92110
sholty@ayresadvisors.com

ATTACHMENT #D

PUBLIC INTEGRITY APPLICANT DISCLOSURE

Name (<i>Print last, first, middle initial</i>) Wong, Kayman	E-mail Address kwong@kaidencegrp.com
Position/Title President	
Address 5070 N. 40th Street Suite 210 Phoenix, Arizona 85018	
Work Phone: 480-269-1235 Cell Phone: 480-363-6185	Reporting Status New Disclosure: None Update:

Every applicant that is not an individual natural person, or comprised exclusively of natural persons with no outside investors, must disclose to the City the identity of each natural person who holds or occupies a significant position with respect to that applicant entity or any entity that owns an interest or derives profits with respect to the applicant entity, *i.e.*, a sub-entity.

In addition, every applicant must disclose to the City the identity of each owner or investor who has both of the following: (i) an ownership interest in the applicant entity with a value of two thousand dollars (\$2,000.00) or more, and (ii) a material financial relationship with any official who has the opportunity to vote upon, or advocate for a particular result or outcome with respect to the application in question.

A "significant position" shall be defined as follows:

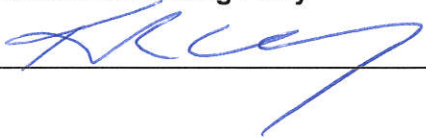
- i. Officers and Directors (in the instance of a corporation);
- ii. Members and Managers (in the instance of limited liability company); or
- iii. Trustees and other Fiduciaries (in the instance of a trust or another organization).

A "material financial relationship" shall be defined as a relationship between an owner or investor on one hand, and a voting or potentially advocating official on the other hand, whereby the official has an interest in the outcome of the City's action upon the application in question arising from or related to any of the following:

1. Any business that the owner or investor in the applicant and the official do together during the year prior to the filing of the application;
2. Any income that the official has earned from the owner or investor in the applicant entity during the year prior to the filing of application;
3. One or more gifts, that the owner or investor in the applicant has given to the official during a year prior to the filing of the application with a total of more than fifty dollars;
4. Any money or value that the official will or might reasonably be anticipated to gain or lose, based upon the ownership interest of the owner or investor in the applicant entity, in relation to the outcome of the City's action upon the application.

Organization / Type of organization: (include the address, city and state where the organization is located)	Ownership Interest:	Position:	No longer held:
1 KADENCE GROUP LLC 4340 E. INDIAN SCHOOL RD #266 PHOENIX, AZ 85018	100%	MEMBER	
2			
3			
4			
5.			
6.			

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 	Date 7-25-2023
--	-------------------

On the basis of information contained in this report, I conclude that the filer is in compliance with Palm Springs Municipal Code Section 2.60, except as noted in the "comments" box below.

Comments:

Signature and Title of Agency's Final Reviewing Official

ATTACHMENT #E

From: [Lorie Helman](#)
To: [Planning](#)
Subject: Case DP-2023-0018 / Cup-2023-0020
Date: Tuesday, October 10, 2023 10:43:29 AM

NOTICE: This message originated outside of The City of Palm Springs -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

To: Christopher Hadwin, Director of Planning Services
Re: Proposed Drive-through Coffee Shop, 2466 North Palm Canyon Drive

We are writing in response to the notice we received regarding the Planning Commission of the City of Palm Springs public hearing on October 11, 2023.

With regard to the above-referenced case, we want to strongly object to the proposed drive-through coffee shop.

There is already a coffee establishment called 4 Paws Coffee Co. located at 2500 North Palm Canyon Drive, Suite A5. Hence, this is literally adjacent to the proposed drive-through coffee shop.

4 Paws Coffee Co. is a quality local business devoted to their loyal customer base and community, offering delicious food and beverage prepared with love. Additionally, they are a great first stop for thirsty and hungry visitors as they arrive into town and provide an equally great send-off as tourists head out, serving as an “ambassador” of sorts to our beloved Palm Springs.

As their name implies, 4 Paws Coffee Co. has an affinity for dogs who are always welcome (and receive a special treat!), but equally wonderful is their commitment to give back to local animal shelters.

We are assuming that the proposed business is a corporate one and that is something this community does not need as it ruins the character of our fine city. 4 Paw Coffee Co. is everything a local business should be and we should support local. Furthermore, it is totally offensive that there would be any consideration for this given the extreme close proximity of the proposed business to the well-established local one.

Respectfully submitted,
Andrew & Lorie Helman
Loyal customers to 4 Paws Coffee Co. and local residents/homeowners
486 Paragon Loop
Palm Springs, CA 92262

From: [Dawn Medina](#)
To: [Planning](#)
Cc: [lanette howard](#); [Dawn Medina](#)
Subject: Fwd: Agenda and link
Date: Wednesday, October 11, 2023 4:38:41 PM

NOTICE: This message originated outside of The City of Palm Springs -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

To: Respected City Council Members and Planning Commission Members
From: Owners and Founders of a locally owned and operated Coffee Shop, dba 4 Paws Coffee Co. - Lanette Howard and Dawn Medina
Located at: 2500 N. Palm Canyon Drive A5
Founded: November 6th, 2017
Website: [4 Paws Coffee Co.](#)
Yelp: [4 Paws Coffee on Yelp](#)

We are writing to you today to express our deep opposition to the proposed project of adding a drive thru coffee shop on the North end of Palm Springs, located at 2466 N. Palm Canyon Drive.

We know that the company that proposed this location is a large International chain and that it will more than likely negatively impact not just our concept, but also several other small coffee shop business owners as well within a 3 mile radius.

We find this proposal to be completely disappointing coming from this small town of 45,000 residents according to the government quick facts [census.gov](#) website, as we all know that this past Summer in Palm Springs was very slow, even compared to Pre-Covid, 2019 financial data. Having started our business at the time we did, we have had an exceptionally rough run, given the pandemic within our first 4 years of operation and yet we have remained loyal and committed to keep the doors open. The addition of any new coffee shop on the North side of Palm Springs is unwelcomed and frankly fiscally irresponsible as it will clearly result in some closures given there are 28 coffee concepts within a 1.8 mile radius as of today.

On a personal level, as a resident of almost 10 years now, I find it unacceptable to add another large corporate entity, that already has 5 existing locations within this small city, to the once charming and unique collection of small business owners that you can only find in Palm Springs California. Our concept is unique in that we give a bit back to our furry friends community (Sunset Rescue Ranch to name one) while serving delicious coffee, tea and food offerings.

We once had plans of retiring in Palm Springs while running our small concept during retirement in the land of opportunity and yet it seems more often than not lately, monopolizing large businesses continue to dominate, even in small towns.

Planning Commissioners,

- Kathy Weremiuk, Chair

- Lauri Aylaian, Vice Chair
- Carl Baker
- Scott Miller
- David Murphy
- JR Roberts
- Robert Rotman

We are imploring you to turn down this concept as we are already saturated with coffee shop choices in Palm Springs so that all of us in this community will benefit from choosing our current, diverse offerings and enable entrepreneurship to thrive in this beautiful city.

Sincerely and Respectfully,
Dawn Medina and Lanette Howard,
Founders of 4 Paws Coffee Co.

----- Forwarded message -----

From: **Dawn Medina** <dawniellemedina@gmail.com>

Date: Wed, Oct 11, 2023 at 3:51 PM

Subject: Agenda and link

To: lanette howard <lanettehow@gmail.com>, Dawn Medina <dawniellemedina@gmail.com>

PLANNING COMMISSION
CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber
3200 East Tahquitz Canyon Way, Palm Springs, California
www.palmspringsca.gov

AGENDA

Pursuant to Assembly Bill 361, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

- View the Planning Commission meeting live at the City's website: www.palmspringsca.gov/pstv, YouTube, or Channel 17 (Spectrum). Meetings are re-broadcast (following the meeting) on Wednesday at 1:30 pm and Sunday at 1:30 pm.
- To provide public comments at the meeting, please use the following link: <https://us02web.zoom.us/j/85380718966?>

[pwd=NDdBdysyYkdHb3kzMml4ejdKa0d6Zz09](#)

- **Submit your public comment to the Planning Commission electronically. Material may be emailed to: planning@palmspringsca.gov. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.**

Thank you,
Dawn