



## Planning Commission Staff Report

Date: September 9, 2009

Case No.: 3.1389 - MAJ

Type: Major Architectural Application

Applicant: Desert Water Agency

Location: 1200 South Gene Autry Trail

APN: 680-180-035

General Plan: Industrial

Zone: Service/ Manufacturing (M-1)

From: Edward O. Robertson, Principal Planner

Project Planner: Glenn Mlaker, Assistant Planner

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### **PROJECT DESCRIPTION:**

The proposed project is for the development of a 3,600 square foot warehouse / storage building for the purpose of storing light and heat sensitive sewer pipes and one large Vactor truck located at the rear of the Desert Water Agency campus at 1200 South Gene Autry Trail.

### **RECOMMENDATION:**

That the Planning Commission approve Case No. 3.1389 – MAJ for the construction of a 3,600 square foot warehouse / storage building.

**PRIOR ACTIONS:**

On August 24, 2009, the Architectural Advisory Committee reviewed the project. The AAC made favorable comments on the design of the building and voted to recommend approval to the Planning Commission as submitted.

**BACKGROUND:**

The proposed building is located within the existing approximately 24-acre campus of the Desert Water Agency. The subject property is bounded by industrial uses to the north, east, and west; industrial and tourist commercial uses to the south. The Knott's Berry Farm water park abuts the subject parcel along with an existing commercial storage facility. Surrounding Land Uses, Zoning, and General Plan designations are detailed below.

	<b>Land Use</b>	<b>Zone</b>	<b>General Plan</b>
North	Industrial	M-1	Industrial
South	Industrial	M-1, PD 168	Industrial/ Tourist Com.
West	Industrial	M-1	Industrial
East	Industrial	M-1	Industrial

Over the years the Desert Water Agency headquarters has undergone several renovations and building additions. Most recently in 2003, a large vehicle maintenance building was constructed to the east of the main building on the approximately 24-acre campus.

**ANALYSIS:**

General Plan and Zoning

The General Plan designation of the parcel is Industrial ("I"); the zoning designation is service / manufacturing (M-1). The M-1 zone is intended to provide for the development of service industries to include warehousing and storage uses.

Project Description

Site Plan:

The subject site is approximately 24 acres located at 1200 South Gene Autry Trail. The proposed 3,600 square foot warehouse / storage building will be located at the far rear of the large campus; at this proposed location, the building will not be visible from any public street or off site buildings. An existing service road will provide access to the new building.

### Building Design:

The new building will be constructed of tan medium weight precision concrete, with a dash finish plaster Frazee and two heavy aluminum overhead roll-up garage doors. The design and materials of the building will be very similar to those of the existing maintenance building built in 2003. The main use of the building will be storage and there will be no active office or maintenance space. Mechanical equipment will be limited to two swamp coolers on the east side of the building underneath the roof overhang.

### Parking:

The total number of parking spaces required for the entire campus including the new warehouse building is 107 spaces. The number of parking spaces provided is 125 leaving a surplus of 18 parking spaces. The parking plan as presented meets the requirements of Section 93.06.00 of the City's Zoning Ordinance.

### **REQUIRED FINDINGS**

There are no required findings for applications for major architectural approval which does not require environmental assessments. Section 94.04.00(D)(1-9), of the Zoning Code provides guidelines for the Architectural review of development projects to determine whether the proposed development will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated, based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography.*

The proposed warehouse / storage building will be located on the property in a manner that is harmonious and consistent with the surrounding structures. Access to the building will be provided by existing service roads.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The new building will be harmonious with the surrounding industrial uses. The building location to the rear of the Desert Water Agency campus is not visible from any public street or adjacent properties.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;*

The warehouse / storage building will have a maximum height of 20 feet with a property line set-back of 369 feet; this is consistent with the overall massing of similar buildings on the site.

### **CONCLUSION**

The project is consistent with the land use and development standards of the M-1 zone and has received a recommendation of approval from the Architectural Advisory Committee. Staff is recommending approval of Case No. 3.1389 – MAJ subject to the attached conditions of approval.

### **RECOMMENDATION:**


Staff recommends that the Planning Commission approve Case 3.1389-MAJ for the construction of a 3,600 warehouse / storage building at the Desert Water Agency located at 1200 S. Gene Autry Trail.

### **ENVIRONMENTAL ASSESSMENT**

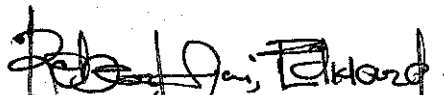
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed project is Categorical Exempt under Section 15332 (Infill).

### **NOTIFICATION**

As a right-of-zone and an infill project that is exempt under the CEQA Guidelines, notification of the project is not required.



Glenn Mlaker  
Assistant Planner



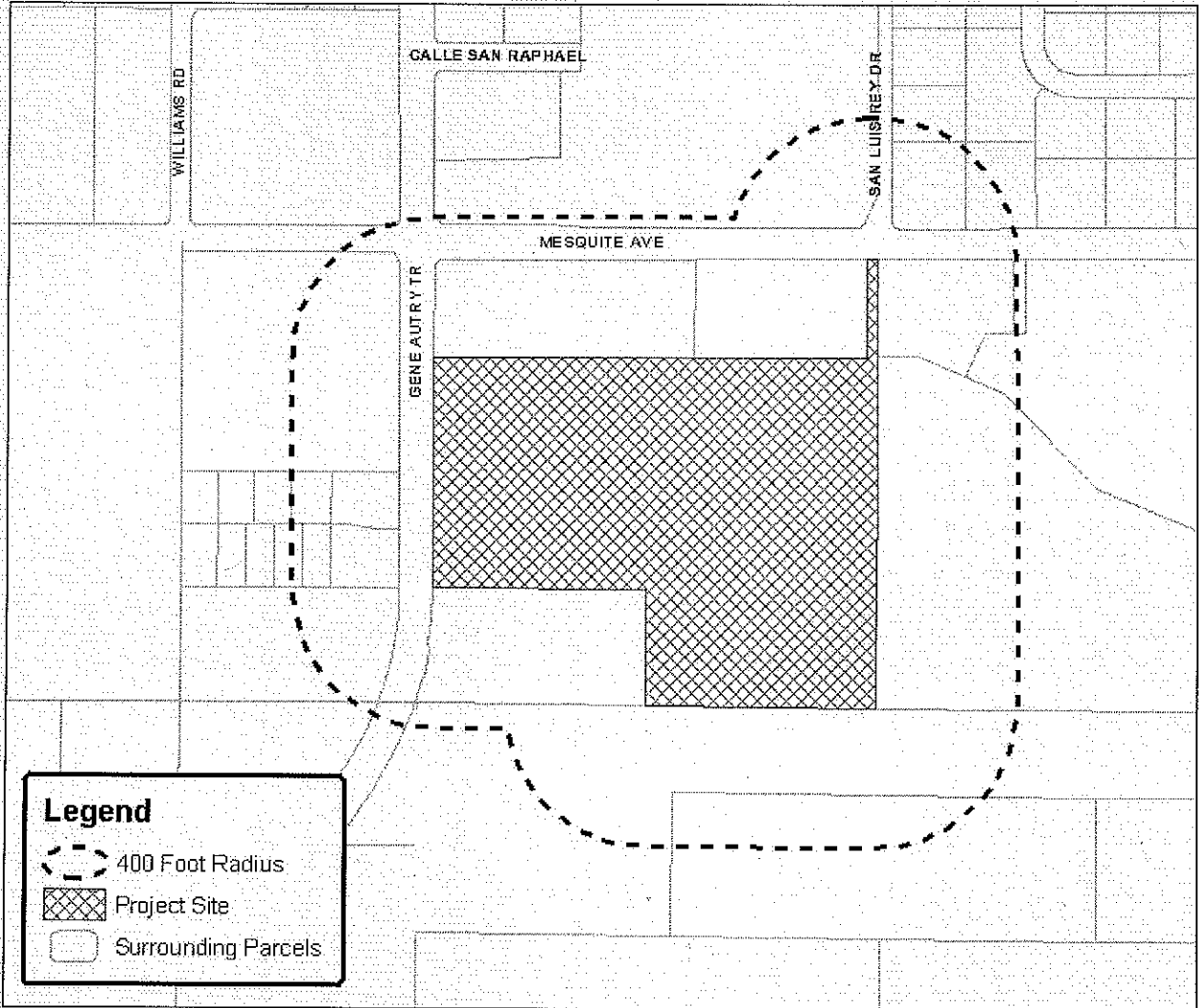
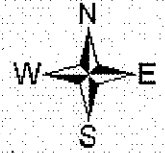
Edward O. Robertson  
Principal Planner

#### Attachments:

- 1) 400' Radius Map
- 2) Draft Resolution
- 3) Conditions of Approval
- 4) Site Plan
- 5) Building Elevations



# Department of Planning Services Vicinity Map



**Legend**

- 400 Foot Radius
- Project Site
- Surrounding Parcels

## CITY OF PALM SPRINGS

CASE NO: 3.3375 MAA

APPLICANT: Desert Water Agency

DESCRIPTION: Application for approval of a proposed 3,600 square foot warehouse for storage of pipe and a Vactor truck per submitted plans for the property located at 1200 South Gene Autry Trail.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 3.1389-MAJ FOR ARCHITECTURAL APPROVAL OF A 3,600 SQUARE FOOT WAREHOUSE/ STORAGE BUILDING FOR THE DESERT WATER AGENCY, LOCATED AT 1200 SOUTH GENE AUTRY TRAIL, ZONE M-1, SECTION 20.

WHEREAS, The Desert Water Agency (DWA), ("Applicant") has filed an application for an architectural approval to construct a 3,600-square foot warehouse/ storage building on the east end of the DWA campus located at 1200 South Gene Autry Trail; and

WHEREAS, on August 24, 2009, the Architectural Advisory Committee reviewed the project and recommend approval to the Planning Commission; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class I exemption (Infill) pursuant to Section 15332 (infill) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed project is Categorically Exempt under Section 15332 (Infill).

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.1389 , subject to those conditions set forth in the conditions of approval attachment "A", which are to be satisfied unless otherwise specified.

ADOPTED this 9<sup>th</sup> day of September, 2009.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Edward O. Robertson  
Principal Planner

RESOLUTION NO. \_\_\_\_\_

EXHIBIT A

Case 3.1389 - MAJ

1200 South Gene Autry Trail

September 9, 2009

**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**

- ADM1 Project Description. This approval is for the project described per Case 3.1389 - MAJ; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM2 The site shall be developed and maintained in accordance with the approved plans, date stamped September 9, 2009, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM3 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.
- ADM4 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.
- ADM5 Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative

officers concerning Case 3.1389 - MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM6 Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM7 Time Limit on Approval. Approval of the (Planned Development District (PDD) Tentative Tract Map (TTM) and Major Architectural Applications (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM8 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 expired.

## ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV1 Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Permit Fee (LDMF) required. All projects within the City of Palm Springs are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV2 Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted



by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

## PLANNING DEPARTMENT CONDITIONS

- PLN 1. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Refer to Chapter 8.60 of the Municipal Code for specific requirements. (See Chapter 8.60.020 for exemptions)
- PLN 2. 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 3. 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 4. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 5. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 6. 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 proposed building site unless a parking management plan has been approved.

**Engineering Department:**

**S. GENE AUTRY TRAIL**

ENG 1. All broken or off grade street improvements shall be repaired or replaced.

**ON-SITE**

ENG 2. The minimum pavement section for all on-site pavement shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

**GRADING**

ENG 3. Submit a Precise Grading and Paving Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division 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 Division 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 Division prior to approval of the Precise Grading and Paving Plan.

b. The first submittal of the Precise Grading and Paving 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; and a copy of Soils Report.

- ENG 4. Prior to issuance of grading permit, the applicant shall provide verification to the City that the \$2,731.00 per acre fee (approximately \$2,016) has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
- ENG 5. In cooperation with the Riverside County 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" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

#### GENERAL

- ENG 6. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 7. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
- ENG 8. 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 Division 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.

**END OF CONDITIONS**





PROPOSED SITE OF  
NEW 60'x60' WAREHOUSE,  
EXTERIOR MATERIALS  
SHALL BE CMU & PLASTER  
TO MATCH EXIST. BUILDING

3. 3375

RECEIVED

AUG 05 2009

PLANNING SERVICES  
DEPARTMENT



Gene Autry Trail

Google

Eye alt 655 m

2006

elev 112 m

34°N 116°28'25.75"W

## Desert Water Agency Warehouse #3 (Site Relationship)

1200 Gene Autry Trail South\_Palm Springs\_CA\_92263



N 89°52'49" E 483.35'

N 89°52'32" W 785.21'

N 89°52'20" W 609.40'

**02 ARCHITECTURE**  
 1089 N. PALM CANYON DR., STE. B  
 PALM SPRINGS, CA 92222  
 FAX: 951.469.7949  
 EMAIL: office@o2arch.com

**DESSERT WATER AGENCY WAREHOUSE #3**  
 PROJECT TITLE:  
 1200 GENE AUTRY TRAIL SOUTH  
 PALM SPRINGS, CA 92283-1710

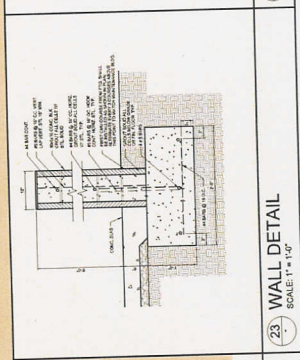
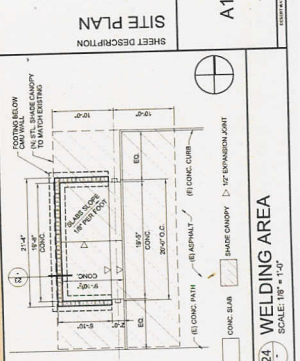
**SITE PLAN**  
 SHEET DESCRIPTION  
 DATE: 08.13.09  
 SCALE: AS NOTED

A1.0

- LEGEND**
- NEW BUILDING
  - NEW COVERED WALKWAY AREA
  - CONCRETE WALKWAY PATIO DRIVE
  - NEW ASPHALTIC CONCRETE PAVING, SEE CIVIL
  - EXISTING EXTERIOR WALL/JOINT
  - NEW EXTERIOR WALL/JOINT
- GENERAL NOTES**
1. ALL NEW PAVING SHALL BE 4" NEW COVERED
  2. ALL NEW PAVING SHALL BE 4" NEW COVERED
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  20. ALL NEW PAVING SHALL BE 4" NEW COVERED

**PARKING CALCULATIONS**

TYPE OF USE	NUMBER OF SPACES	TYPE OF PAVING
EXISTING OFFICE	15	ASPHALT
NEW OFFICE	15	ASPHALT
NEW MAINTENANCE BLDG.	4	ASPHALT
NEW VEHICLE STORAGE	36	ASPHALT
NEW TRUCK STORAGE	36	ASPHALT
NEW BUSES REQUIRED	0	ASPHALT
OFFICE TRUCKS (20' x 80')	10	ASPHALT
OFFICE TRUCKS (20' x 80')	10	ASPHALT
MAINTENANCE TRUCKS (20' x 80')	10	ASPHALT
MAINTENANCE TRUCKS (20' x 80')	10	ASPHALT
TOTAL REQUIRED SPACES	136	
TOTAL PROVIDED SPACES	136	
TOTAL PROVIDED SPACES	136	
TOTAL COVERED SPACES	75	



19. SITE PLAN (Lot 2 PM 153/066 PM 22700)  
 SCALE: 1/8" = 1'-0"









-Exterior Lights



Note: Materials to match existing Vehicle Maintenance Bldg.



CB-1 10x6x16 MEDIUM WEIGHT PRECISION CONC. BLOCK "ANGELUS" TAN W/ 3-COURSE ALTERNATING. STACK BOND & TOOLED MORTAR JOINTS



OD-1 ALUMINUM HEAVY WEIGHT CONSTRUCTION OVERHEAD DOOR W/ GLASS LITE & SATIN ANODIZED FINISH



PD-2 PLASTER, DASH FINISH, FRAZEE QUEST CL 2655D

SD-1 STEEL DOOR AND TRANSOM, FRAZEE PAINT FIN. QUEST CL 2655D



PS-1 PLASTER, SMOOTH (SACK) FIN., OVER CMU, NATURAL COLOR