

REPORT TO THE PLANNING COMMISSION



DATE: February 27, 2014

TITLE: Oasis Plaza - Adopt a Minute Motion approving a Development Permit, Design Review Permit, and Mitigated Negative Declaration to construct two (2) commercial buildings totaling 7,992 square feet within the C-G (General Commercial) Zoning District, located on the southeast corner of Third Street and Palm Drive in the City of Desert Hot Springs (Assessor's Parcel Numbers: 639-281-006, 007, 008, 009 & 010).

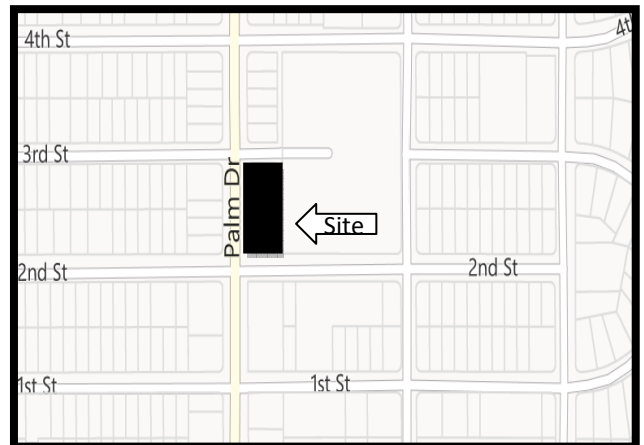
CASE NO: Development Permit No. 04-13, Design Review No. 04-13 & Mitigated Negative Declaration (EA 01-13)

PREPARED BY: Rich Malacoff, AICP, Senior Planner

REVIEWED BY: Martin Magaña, Community Development Director

BACKGROUND:

The applicant, Summa Interstate Development, has applied to construct two (2) commercial buildings totaling 7,992 square feet located on the southeast corner of Third Street and Palm Drive in the C-G (General Commercial) Zoning District (Exhibit 1). The two buildings are proposed on 5 lots located on Palm Drive between Second and Third Streets with two access points, 32 on-site parking spaces, installation of new landscaping, and street improvements. The proposal requires approval of a Design Review Permit, Development Permit, and a Mitigated Negative Declaration (Exhibit 2) from the Planning Commission.



At the February 11, 2014 Meeting of the Planning Commission this project was continued for the applicant to make clarifications of the following points which were sent to the applicant on February 12, 2014 (See Exhibit 4):

1. Provide details of the retention basin or dry well, estimate the 100-year storm cue, and show flow of water.

The applicant has provided revised Grading Plans that show the drain at the bottom of the retention basin and that the water generally flows in the southwest direction towards the drain. The amount of water generated from the 100-year storm cue is 3.3 Cubic Feet per Second and the capacity of the drain is 250 cubic feet.

2. Provide dimensions and highlight all stairways, landings, ramps and show compliance with ADA Standard.

The applicant has provided the dimensions of the landings, parking spaces, and ramps. The applicable section of the California Building Code has been provided. Staff reviewed the landings, ramps, and walkways with the Building Inspector and found them to be in compliance.

3. Provide dimensions of landscape fingers and they should be thirteen and a half (13½) feet long and five (5) feet wide.

The landscape fingers have all been adjusted to a minimum of five feet wide and are thirteen and a half (13½) feet long as requested.

4. Provide decorative fascia around building in order to have a higher degree of aesthetics and the material for the breezeway..

The Planning Commission had requested a new fascia that matches the window mullion and the details of the breezeway. The applicant has provided a recessed fascia which will contain the signage for the individual tenants of the retail center. Adjacent to the sign is a lighting fixture and the plans are unclear if the lighting fixture is also recessed with the sign or flush with the outer fascia. The details for the breezeway have not been provided. It is staff's opinion that this needs more detail to comply with the Planning Commission's request. The applicant has requested that he be able to address this issue at the Planning Commission meeting.

5. Reduce back up area of hammerheads in order to avoid cars and trucks hitting the railing and replace with landscaping.

A portion of both hammerheads has been reduced to five and a half (5½) feet in width so that vehicles will not hit the railing which results in an irregular shape. Staff recommends that that whole hammerhead have a width of five and a half (5½) feet resulting in an even shape.

6. Label the dimensions of every parking space and ensure that spaces next to a landscape finger have a width of eleven (11) feet.

The applicant has labeled every parking space so that each has a width of 9 feet unless adjacent to a planter which will have a width of eleven (11) feet.

7. Provide commercial grade bomanite stamped concrete from vehicular entrance to vehicular entrance.

The applicant has provided a note on the plan concerning the material and it will run from entrance to entrance as requested.

8. Provide Revised Lighting Plan to include the following:
 - Relocation of light along east side of parking space number fifteen (15) to ensure no lights will interfere with vehicle circulation.

- Show new light fixtures along alley way.
- Provide location and specification of lighting, and revise detail of freestanding structure to include decorative finish and bolt cover.

The fixture alongside parking space number fifteen (15) has been relocated and will not interfere with vehicles and the detail for the freestanding light has been revised to reflect the decorative finish and bolt cover as requested.

The applicant has placed new building mounted shoebox lights on the alley side of the building as shown on the site plan but has not provided any details of color or the differences between P2, P3, and P4 as noted on the plans. It is staff's opinion that this needs more detail to comply with the Planning Commission's request. The applicant has requested that he be able to address this issue at the Planning Commission meeting.

9. Provide Sign Details such as locations allowed, type of channel letter, location of monument and design. Use attached sheets as a guide.

The applicant has provided very conceptual details on the signage. The building signs will be illuminated channel letters that are in a recessed area on the fascia of the building. However the size, color, and type of illumination have not been provided. The monument sign will be placed at the two corners of the property on Palm Drive and will be a six (6) foot monument sign. The Applicant has not been provided the details of materials, or panel size. It is staff's recommendation that a Sign Program be required to be approved by the Planning Commission prior to issuance of a Certificate of Occupancy for the building.

10. Provide trash enclosure gate details and hose bib.

The trash enclosure gate details have been provided with the hose bib as requested.

11. Provide the following modifications on Landscape Plan:
 - a. Remove triangle planters.

The triangle planters have been removed as requested.

12. Replace Mondel Pine with a species of trees appropriate to a five (5) foot planter.

Staff contacted a third party to find a tree that would fit in the five (5) foot finger planters and the applicant agreed to provide Blue Palo Verde Trees which has been provided and agreed to by Commissioner Sobotta who had originally made the request for the planters to be modified. The Blue Palo Verde was picked because of its size and that the canopy will be high and wide enough to provide screening.

- b. Provide Planting Details to include staking, planting, and root guards.

The applicant has provided these planting details on Page P-2 as requested.

- c. Provide two additional 24 inch box Tipuana Tipu Trees on the Palm Drive Frontage.

The applicant has provided two additional 24 inch box Tipuana Tipu Trees (mature) on the Palm Drive frontage as shown on Sheet P-1 as requested.

- d. Ensure all plans identify brimstone as decomposed granite.

The Brimstone Decomposed granite is clearly identified on Sheet P-1 of the Landscape Plan as requested.

- e. Relocate the Palo Blanco trees so that one is on either side of the palm tree at the project corners on Palm Drive

The Palo Blanco trees have been relocated as shown on Sheet P-1 as requested.

- f. Provide a detail of how the climbing shrub will be attached to the building.

The Vine Detail has been provided on Sheet P-2 with the wiring against the wall. However, it was also requested there be a metal framework provided that leave a small space against the wall. Staff has provided that detail to the right and will ensure it is part of the final plans.



RECOMMENDATION:

Staff recommends that the Planning Commission continue this project to the regular meeting of April 8, 2014 since the Applicant has not provided all of the details that the Planning Commission requested, and the Applicant agreed to, at the February 11, 2014 meeting. This will allow the Applicant sufficient time to provide the information necessary for consideration by the Planning Commission in order to make a well informed decision. Therefore, staff recommends the following motion:

I move to adopt a Minute Motion continuing Development Permit No. 04-13 and Design Review Permit No. 04-13 to the Regular Meeting of the Planning Commission of April 8, 2014.

EXHIBIT(S)

1. Site Plans and Elevations.
2. Mitigated Negative Declaration.
3. Conditions of Approval.
4. Requested Changes to Plans.