

REPORT TO THE ARCHITECTURE AND LANDSCAPE REVIEW COMMITTEE



DATE: March 3, 2016

TITLE: Consideration of a Design Review and Development Permit (DP 01-15 and DR 01-15) to allow the development of a 26,250 square foot warehouse and retail facility on approximately 2.75 acres of vacant land located along Dillon Road north of Thumb Drive and west of Bearce Road in the RD (Rural Desert) District. Request Submitted by Angel View.

Prepared by: Rich Malacoff, AICP, Senior Planner

Reviewed by: Nathan Bouvet, MPA, Community Development Director

RECOMMENDATION

Approve Staff Recommendation

DISCUSSION

SUMMARY

Pursuant to Section 2.36.20 of the Desert Hot Springs Municipal Code, the Architecture and Landscape Review Committee (ALRC) has authority to make recommendations to the Planning Commission and/or City Council on architecture and landscaping design for development projects.

Angel View, Inc. proposes development of a 26,250 square foot warehouse and retail facility on approximately 2.75 acres of vacant land located along Dillon Road north of Thumb Drive and west of Bearce Road. At build out the project will consist of 13,325 square feet of industrial space, 9,000 square feet of commercial retail space, and 3,600 square feet of private office space for Angel View staff which will consist of approximately 40 employees. The project will be built in one phase.



The industrial portion of the building will be used primarily for the once daily loading and unloading of Angel View's fleet of 10 medium duty trucks and to facilitate weekly shipments of baled textiles, bulk recyclable metals, recyclable e-waste, and pre-crushed and compacted landfill material. The new facility will be equipped with a 40 cubic yard capacity pre-crusher/compactor that will reduce the number of vehicle trips required each month to handle trash disposal. The retail space will be open to the public and will offer merchandise collected from Angel View's resale stores.

Access to the site will be provided from Dillon Road. One driveway will provide shared access to the retail/office portion of the building and to the truck loading docks at the rear of the building. The property will be equipped with wrought iron gates designed to eliminate any drive-on traffic during non-business hours.

The property was annexed into the City on December 3, 2009 as Annexation 37. At that time the City used the County General Plan Designation of Rural Desert without any corresponding City Zone. At that time the City had a Preferred Land Use Plan for commercial on these parcels, however this was never approved and is used for general direction only. The closest County Zone for this General Plan Designation would be Rural Commercial which would correspond to the City's General Commercial and that contains the standards that will be used on this project. The following chart summarizes the zoning and surrounding uses.

Zoning & General Plan Designations

North = Medium Industrial (County)
West = Rural Desert
South = Rural Desert
East = Rural Desert

Current Land Use

Vacant
Vacant, Used Goods Store and Restaurant
Vacant
Vacant

The site for the project contains several abandoned residential buildings. The only active structures in the area are a used goods store and a restaurant which are west of the site. The applicant has provided pictures of the surrounding area which are contained in Exhibits One and Two.

ANALYSIS

Land Use

This Angel View Facility will contain offices, warehousing, and retail uses on the site. The offices will contain the Administrative Offices for all of the Angel View Stores in the Coachella Valley. The warehousing part of the project will be the area where materials are received and distributed to other stores. The retail aspect will be a store where merchandise is sold. The total number of employees is 40. As part of the project approval the Planning Commission will make a determination that this combination of warehousing, office, and retail is appropriate for the General Commercial District since this exact type of land use is not mentioned in the list of permitted uses.

Site Plan

As shown in Exhibit 3, Project Site Plan, the site is proposed for development of the Angel View Headquarters which will contain 26,250 square feet of building area composed of:

Office	3,600 square feet
Retail	9,000 square feet
Warehouse	13,650 square feet

The Site will have one point of access on Dillon Road which will have sufficient area for vehicles (including fire trucks) to turn around. In addition the site will contain eighty-nine (89) parking spaces with on-site landscaping. Lastly, the applicant will be providing improvements to Dillon road including, landscaping, curb and gutter, street light, and dedications to the City.

Zoning

The proposed building satisfies the coverage, setbacks, and building height in the General Commercial District as summarized below:

Standard	Proposed	Allowed/Required	Consistent
<i>Maximum Building Coverage</i>	21.2 percent	35 percent	Yes
<i>Maximum Building Height</i>	20 feet	35 feet	Yes
<i>Front Setbacks</i>	20 feet	10	Yes
<i>Rear Setbacks</i>	218 feet	none	Yes
<i>Side Setbacks</i>	5 feet	none	Yes

Site Circulation/Off-Street Parking

Existing ingress and egress to the site is provided from Dillon Road via a thirty-foot (30') driveway. In the rear of the property there is 218 foot area where trucks and emergency vehicles can safely turn around. The site design and proposed circulation is consistent with all codes. The parking calculation is based on the following:

Parking Calculation		
Size/Use	Parking Ratio	Number of Parking Spaces
9,000 square foot of retail	1 parking space per 250 square feet	36
13,650 square feet of warehouse	1 parking space per 500 square feet	27
3,600 square feet of office	1 parking space per 250 square feet	15
Total Required		78
Total Proposed		89

The project exceeds the required parking by 11 parking spaces and thereby satisfies the parking requirement.

The site will have a wrought iron fence in the front and masonry wall along the sides and rear that will have a decorative surface and cap. There are details at this time; however, staff can approve the walls and fences subject to our typical Conditions of Approval prior to construction.

Building Design

The applicant proposes concrete tilt-up construction for the proposed project. The buildings are proposed to be 20 feet high and will be composed of Split Face Block with a tan and green color as shown to the right. The building will be composed of these two types of block on all four sides. The green block will be used to have a double decorative freize across the top of the building. The north and east side of the building will have employee access to the office area. There will be a second point of access for customers to enter the retail area. The architecture is simple but will have



an attractive look with the proposed landscaping. The design is entirely appropriate for this Commercial/Industrial area. The corresponding Exhibits for the architecture are the Elevations (Exhibit 4), and two renderings (Exhibits 5 and 6).

Landscaping

A landscape plan has been prepared by a landscape architect. The landscaping

provided includes the front yard, rear yard, and most of the side yards. The trees used on site are the Shoestring Acacia, Sanoran Palo Verde, Mexican Blue Palm, and the Washingtonia hybrid.

The shrubs being used are the Agave,

Bougenvillea, Bird of Paradise, Gren Cascia, Desert Spoon, Ocotillo, Lantana, and Chapparral Sage. The ground cover will be California Gold decomposed granite. Staff recommends that this be changed to Brimstone which will be darker and compliment the building better. The applicant also plans on using boulders to provide further accents around the property. The landscape plan provides a very distinctive landscape area in the front yard along Dillon Road on both sides of the gate. The mixture of the palms and Palo Verdes will provide a beautiful view from the street and compliment the architecture also. The Landscape Plan is attached as Exhibit 7.



Lighting

Lighting is proposed to be wall mounted and ground mounted. In order to comply with the Night Sky Ordinance it will be oriented downward to limit exposure and focus illumination on the ground surrounding the buildings. The lighting is designed to support the security of the site, and is provided on all sides of each phase's buildings. There will be sufficient illumination to allow the City's police department clear view of persons on the site within 100 feet.

Environmental

The City had Terra Nova Planning and Research write a Mitigated Negative Declaration which found that there were two (2) Mitigations Measures for Biological and five (5) for Cultural Resources. Based on this document the City was able to make an independent finding that there would be no significant impact to the environment from this project.

Operational Characteristics

The facility will employ approximately 40 persons; have up to 10 trucks stored on site, and 10 deliveries per day. The facility will be open between 7:00 AM and 6:00 PM

RECOMMENDATION:

That the Architecture and Landscape Review Committee recommend to the Planning Commission approval of Development Permit No. 1-15 and Design Review No. 1-15.

ATTACHMENTS:

1. Photos
2. Photos
3. Site Plan
4. Elevations
5. Rendering
6. Rendering
7. Landscape Plan
8. Floor Plan