

REPORT TO THE ARCHITECTURE AND LANDSCAPE REVIEW COMMITTEE



DATE: January 8, 2015

TITLE: A recommendation to the Planning Commission on the Architecture and Landscaping for a private fueling station including above ground storage tanks, and a 1,400 square foot modular office-caretaker quarters on a portion of a 6.86 acre site in the L-I (Light Industrial District).

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RECOMMENDATION

That the Architectural & Landscape Review Committee (ALRC) recommends that the Planning Commission approve Development Permit No. 01-14 and Design Review No. 01-14 to permit the construction of a private fueling station including above ground storage tanks, and a 1,400 square foot modular office-caretaker quarters the western half of a 6.86 acre site located on Little Morongo Road between Palm Drive and Indian Canyon Road south of Dillon Road in the I-L (Light Industrial District)

BACKGROUND

Pursuant to Section 2.36.20 of the desert Hot Springs Municipal Code the ALRC has authority to make recommendations to the Planning Commission and/or City Council on architecture and landscaping for development projects. The Applicant, Felix Ho has filed a Conditional Use Permit (CUP) application to construct of private fueling station for HoHoHo Trucking Company. The action includes a Mitigated Negative Declaration and the entitlement for which the Planning Commission will take final action. The fuel station will be private and the only customers will be the trucks used by the trucking firm. The modular building will be used as an office and overnight quarters for those drivers who have already reached their maximum driving time. The Current Zoning and General designation is I-L (Light Industrial) District and the surrounding properties are as follows:



Zoning & General Plan Designations

North =	Existing Rural Desert/Proposed Commercial
West =	Light Industrial District
South =	Light Industrial District
East =	Light Industrial District

Current Land Use

Residential/Nursery/Tow Yards
Vacant
Vacant
Vacant

The area was annexed into the City from the County and the area has not been updated to reflect the City's zoning standards. The zoning designation for the property in question is I-L (Light Industrial) District in both the County Zoning and the City's proposed zone. The area to the north which is currently Rural Desert and Regional Commercial under the County Zoning

and is proposed for General Commercial under the City's Zoning. Therefore the residential use and some of the other industrial uses to the north of the property would be non-conforming in the future.

SITE ANALYSIS

The applicant is proposing to develop the western half of the 6 acre lot. Little Morongo Road adjacent to the project is a dirt road and the applicant will be forming agreements and with each property owner to provide full improvements to this roadway. Access to the site will be via the improved Little Morongo Road with two access gates to the site. There are two access points so that the trucks can drive around the perimeter of the site and exit without having to perform a three-point turn or back up. Along the southern driveway will be the modular building, above ground fuel tank, and trash enclosure. The eastern side of the developed area will have parking for the trucks and/or employees. The northern side will also have the driveway and more landscaping. The interior of the developed portion of the lot will be used for water retention.

ARCHITECTURE

The only permanent structure being proposed is the Modular Office shown to the right which is also an overnight facility for the truck drivers to rest when they have reached their maximum driving time.

The modular building will not be visible from the public right-of-way. The modular building will have two shades of green with white accents. There will be numerous windows and a faux gable on each end of the building. Staff is more concerned with the overall landscaping of the site and its view from the public street. The modular building will not be visible from the public street.



LANDSCAPING

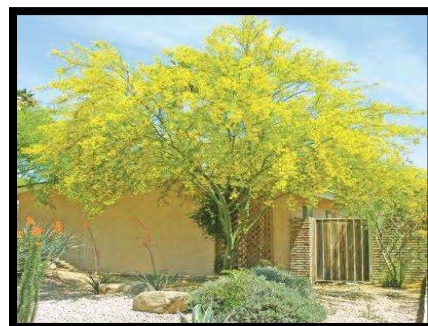
The applicant will be providing landscaping around the perimeter of the site. The trees being proposed are Palo Verde, Acacia, Mesquite, and Pine trees. The shrubs and flowers will consist of various shrubs and flowers some of which will include Texas Ranger, Bird of Paradise, and Cascia. The ground covers will include California Gold Gravel as shown below and various grasses. The northern and southern perimeter landscaping will have 15-gallon pines to include the Afghan and the Italian Stone Pines mixed in with Desert Carpet as the predominant ground cover. The parking area will have 24-inch box Mesquite Trees with mounding and various flowers and shrubs. The ground cover in between will be California Gold Gravel. The front will have the 24-inch box Palo Verde Trees mixed in with mounding, Hop Seed Bush, and Trailing Indigo Bush, and California



California Gold Gravel



Hop Seed Bush



Desert Museum Palo Verde

Gold Gravel. Along the driveways will be a different landscape treatment to include the Acacia Trees, Cresote Bushes, and California Gold Gravel. In the northern and southern perimeter there is no gravel in the landscape planter and staff would normally require this, but given the lack of public access to the site, it is not necessary. The applicant has proposed chain link fencing which is allowed per the code and will be obscured from public view by the Palo Verde tree which is a 24-inch box multi-trunk tree which will grow wide and the 15-gallon Hop Seed Bush which can become a hedge. Based on the chain link fence being obscured staff recommends there be no change to the chain-link fence. However, staff does make the following recommendations:

1. The addition of 3 more Acacia trees on both sides of the driveway so that the entryway looks balanced.
2. The material for the gates has not been identified and staff recommends that it be wrought iron, tubular steel, or a view obscuring metal gate since it will be visible from the street. Staff recommends that the precise gate being used be in the Planning Commission submittal.

RECOMMENDATION:

Staff recommends that this proposal move forward to the Planning Commission with the two recommendations from staff.

EXHIBITS:

Exhibit One – Site Plan
Exhibit Two – Landscape Plan
Exhibit Three – Elevations
Exhibit Four – Floor Plan

Exhibit One – Site Plan

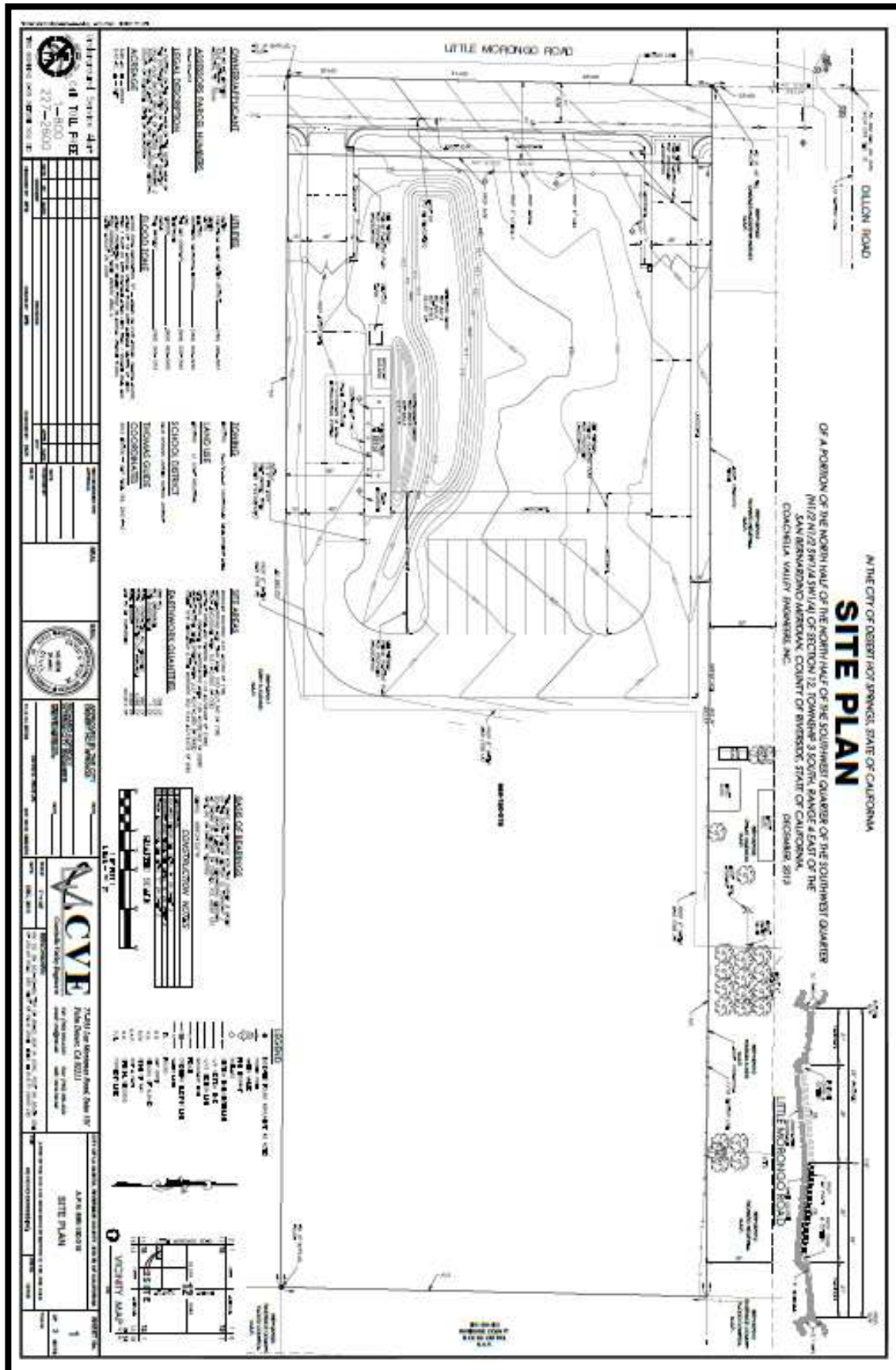


Exhibit Three – Elevations

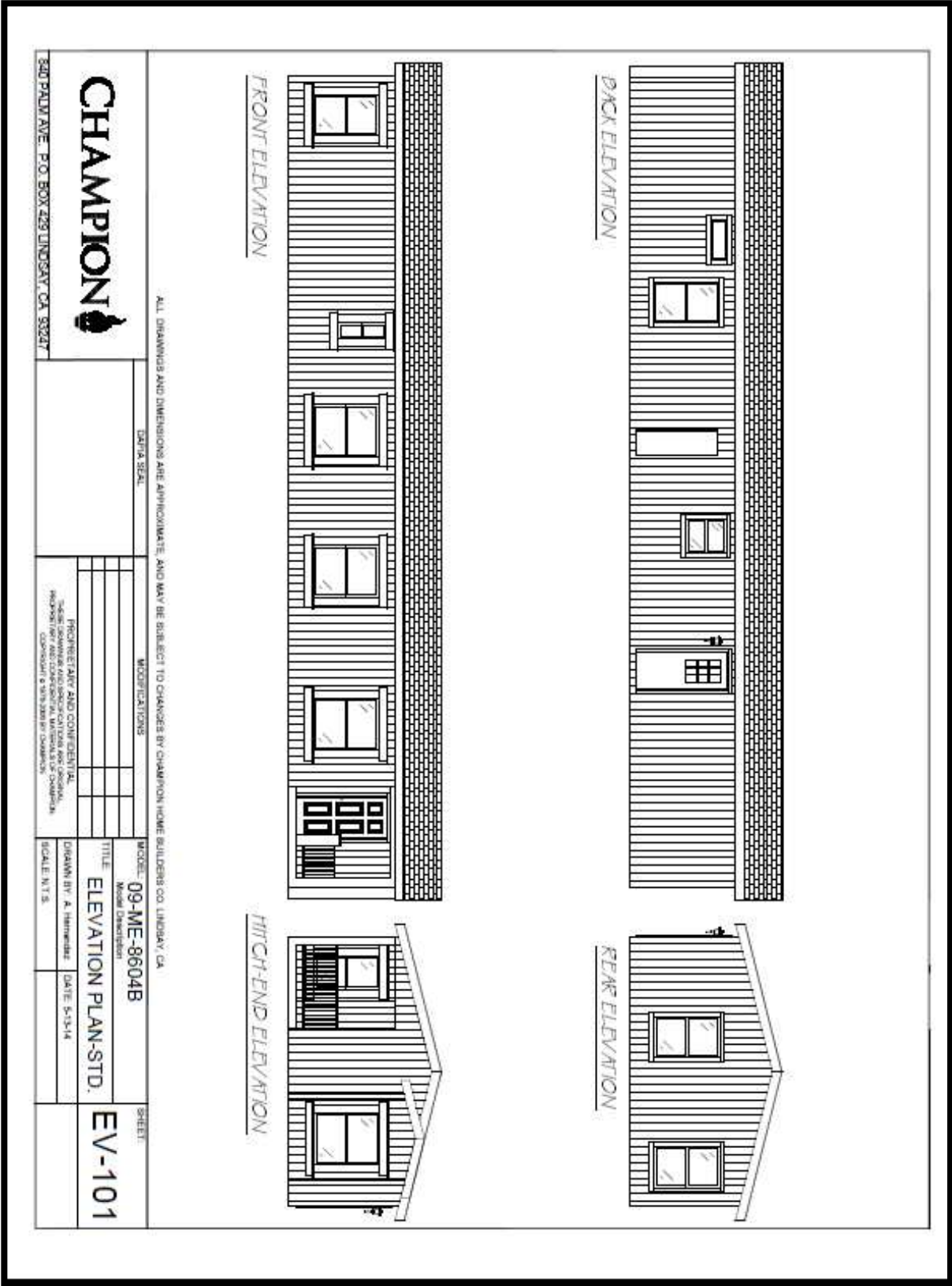


Exhibit Four – Floor Plan

