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AGENDA ITEM: 3

Lone Pine Architectural Design Review
Board: LPADR 2020-02/Sage & Fire:
Review of a proposal to remodel a
preexisting building behind Lee's Frontier
Liquor & Deli & add business signage

MEETING DATE:

May 28, 2020

EXECUTIVE SUMMARY

The applicant Wayne Alexander Scherer is proposing to remodel a building located on Main Street in Lone Pine, behind Lee's Frontier Liquor & Deli. It is currently vacant and the applicant is proposing to remodel it for a commercial cannabis retail business. This will include updates to the façade and business signage.

PROJECT INFORMATION

Applicant: Wayne Alexander Scherer (Lonely Pines LLC)

**Address/
Community:** 1900 S. Main Street, Lone Pine

A.P.N.: 026-100-02

General Plan: Retail Commercial (RC)

Zoning: Highway Services & Tourist Commercial - Architectural Design Control (C2-D)

Surrounding Land Use:

Location	Use	General Plan Designation	Zone
Site	Lee’s Frontier Deli; vacant building in the rear	Retail Commercial (RC)	(C2-D) Highway Services & Tourist Commercial - Architectural Design Control overlay
North	Undeveloped	Agriculture (A)	(OS-40) & (RR) Open Space & Rural Residential
East	Commercial lumber yard	Retail Commercial (RC) & Heavy Commercial (HC)	(C2-D) Highway Services & Tourist Commercial & (C4-D) Heavy Commercial- Architectural Design Control overlay
South	Residential	Agricultural (A)	(RR) Rural Residential
West	Residential	Agriculture (A)	(OS-40) & (RR) Open Space & Rural Residential

Recommended Action:

Approve the Remodel and Signage

Alternatives:

- 1.) Do not approve the proposed building remodel and signage and require the applicant to revise and resubmit changes specified by your Board.
- 2.) Continue the meeting to a future date, providing specific direction to staff and/or the applicant regarding what additional information and/or analysis is needed for the project.

Project Planner:

Steve Karamitros

STAFF ANALYSIS

Scope of Proposed Project

The remodel of the interior and exterior of a vacant building behind Lee’s Frontier Liquor & Deli is being proposed in order to create a retail cannabis business. The project will also update the entrance to make it compliant with the Americans with Disabilities Act (ADA). There is a proposed combination of corten steel siding, corten steel screen with the business logo, wood siding, sky lights, and exterior wall sconces around the building, which will have an updated western and rustic theme. The applicant will also add business signage directly onto the corten steel screen and a smaller sign on the wood siding next to the entrance, on the front of the business. There will be an elevated circular sign on the north side of the building. The property currently has sufficient parking space

to meet the parking requirements for both Lee's Frontier Liquor & Deli, as well as the proposed retail cannabis business.

Design Review Criteria - Design Review Guidelines

- Building Height: The proposed changes to the building will not include changes to height.
- Proportion, Scale & Spacing: The proposed changes to the building will not change the overall proportion, scale or spacing with regard to the surrounding buildings or the area in general. The changes will only include new entry ways and remodeling of the building's exterior. The current delivery access doors on the west side of the building will be removed and replaced with a customer entry way. A door accommodating deliveries to the business will be added to the northwest side of the building. Windows will be added to the western and northern sides of the building and skylights will be added to the western side. Parking for the business is provided by the current parking spaces on site, to the east of the building and surrounding Lee's market. Neither the building nor the parking accommodation will conflict with the overall proportion, scale or spacing with regard to the surrounding buildings or the area. The properties to the north and south are vacant. There is a horse coral to the west of the property and mobile homes to the southwest. East of the project is Gardener's True Value Lumber.
- Materials & Colors: The building remodel includes changes to the exterior façade materials and color scheme. The entire building façade, including the north and east faces, which are visible from Main Street/US 395, will have a worn, birch-colored wood facing. The west façade, visible from the street and to customers entering the business, will have a screen extending from the edge of the roof to the ground. The corten steel screen will be a rusted, reddish color meant to weather over time, giving the building an older, western look. Black aluminum wall sconces will be placed around the building to provide lighting. In addition, signage will be added to the corten steel screen and will have more of a silver, metallic look. Instead of printed font, the business name on the screen will be done in a handwritten, cursive style. A subtle silhouette of the Sierra Nevadas in the background, above the writing, will accent the business' name. The colors conform to the Lone Pine Design Guidelines and to the colors on the existing surrounding buildings.
- Building Projections & Canopies: The corten steel screen will drop vertically from the edge of the roof to the ground, approximately 6 feet from the western side of the building.
- Roofs & Parapets: N/A
- Lighting: The proposed building remodel includes additional lighting. The lighting will be covered by black aluminum sconces that direct lighting downward to assist customers, delivery trucks, and security.

- Signage: The signage on the building will include a hand-written, cursive style font. A logo depicting the silhouette of the Sierra Nevada's will appear just above the name of the business, covering a much smaller area, to give the impression of mountains in the background. The sign will contrast the corten steel with a silver metal appearance. There will also be a smaller business sign on the wood siding of the building, just next to the entrance, and another circular sign on the northern side of the building facing customers as they pull into the parking lot.
- Landscaping & Irrigation: Desert succulents or scrub planters will be placed along the outer eastern façade, in the area visible to the public and customers.
- Parking: Parking for the building is provided by the current parking lot. Striping will likely be updated to make the spaces on the property easier to identify for customers at both the proposed cannabis retailer and Lee's Deli. Handicapped parking will also be made available in front of the cannabis storefront.
- Architectural Details: The architectural features of the proposed remodel on the building are in keeping with the Lone Pine design overlay western theme and will not change the current overall design. A weathered, western theme is proposed for the front of the entire exterior of the building, consisting of corten steel, wood siding, and black aluminum. The proposed design and color scheme conforms to the Lone Pine Design Guidelines.

Consistency with Design Review Guidelines

Section 18.69.030 of the Inyo County Zoning Ordinance "Architectural Design Control District" (D) states that the Lone Pine Architectural Design Review Board shall be guided by set criteria in determining whether a proposed project is architecturally acceptable. These criteria are listed below, followed by staff analysis:

- 1.) No building shall be permitted, the design or exterior appearance of which, is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste.
Evidence: The applicant is proposing a remodel to the façade of an existing building. The remodel will not create an abnormal or unorthodox character relative to its surroundings. The storefront will be visually obvious from Highway-395, but will fit in with the character and scale of the surrounding buildings in the area.
- 2.) No individual building shall be permitted, the design or exterior appearance of which, is so identical with those adjoining as to create excessive monotony and drabness. In applying this standard to attached or row buildings, to apartment groupings, or commercial and industrial centers, the overall composition and aesthetic effect shall be considered.
Evidence: This project is a remodel with alterations to the façade of an existing building that currently looks unattractive and drab. The remodel would create unique aesthetic features and textures that maintain the color palate and general western feel

of the surrounding buildings, while providing an updated, unique look to the building. None of the surroundings, or surrounding uses, look identical to the proposed building and the design does not create excessive monotony or drabness in the area.

- 3.) No building shall be permitted where any exposed façade is not constructed or faced with a finish which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

Evidence: The building remodel will not change the façade in a way that makes it less compatible with the surrounding buildings. The materials and color blend with the surrounding buildings and keep it from being overly noticeable to the public and surrounding properties.

- 4.) No business shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly in so far as it would adversely affect values incident to ownership of land in that area, or which would unreasonably affect adversely the beauty and general enjoyment of existing residences on adjoining properties.

Evidence: This project consists of changes that upgrade the beige, stucco façade of the existing building in a manner that enhances it and the surrounding area. Most of the surrounding land is vacant or open space, and the remodel would be both attractive and conducive to the surrounding high desert ecology. There are commercial and industrial oriented businesses to the east and there is some residential development to the southwest. None of the proposed project's elements would be damaging to property values or scenic resources in the area.

- 5.) As used above, the terms “exterior appearance” and “exposed facades” include the colors of the building, structure, development, or modification under consideration by the Board.

Evidence: The color scheme of the proposed updates to the building's façade will not change from the current color scheme that is compliant with the Lone Pine Architectural Design Guidelines (Section 4.5): “The predominant tones should tend toward the earth hues: various shades of brown, rust, tan, ocher, ivory, umber, sand, or various greens from sage to forest.” The proposed wood facing reflects the lighter tan colors, further north in the downtown area. The carten steel was selected because of its rusted, umber color, which matches the darker wood used in several of the buildings on Main Street.

Consistency with Zoning

The parcel with the proposed remodel and retail space have a zoning designation of Highway Services & Tourist Commercial, as described in Inyo County Code Chapter 18.48. The purpose of the C2 zoning district is applied to designate areas for highway and tourist related enterprises adjacent to major routes of travel, facilitating the safe and efficient movement of traffic, and encouraging attractive development, compatible with adjacent residential land uses. This includes a variety of uses from restaurants and banks to self-service laundries and recreational facilities, businesses generally useful to people

traveling to the area for recreation. This zoning district implements the general plan retail commercial district land use designation.

Evidence: The proposed cannabis retailer that the building is being remolded for is allowed as a conditional use, following approval by the Planning Commission, in the C2 Zone, under 18.48.030(Q).

Development standards include:

The following are minimum standards for development in the C2 zone, except as otherwise provided in this title or as modified for conditional uses:

- Height of buildings: twenty feet when located within fifty feet of an R district
- Minimum parcel size, ten thousand square feet
- Parcel width: seventy-five feet
- Front yard: twenty-five feet
- Rear yard: zero
- Side yard: zero
- Density: 7.6—24.0 dwelling units/acre
- Maximum floor area ratio: .40 with a conditional use permit

1. Maximum building height of 25 feet.

Evidence: the proposed remodeled retail space is 17-feet in height, well within the 25-foot limit. The building already conforms to the 25-maximum height requirement.

2. Minimum parcel size of 10,000-sqft, with a parcel width of 75 feet.

Evidence: the parcel area of the proposed remodeled retail space is 37,462 - square-feet and the narrowest side is 140 feet.

3. The setback requirements are 25 feet for the front, and 0 feet for rear and side yards. The project is separated from residential uses by vacant, open space and rural residential areas at the back and sides of the proposed building, so no additional requirements regarding the residential zone to the west and south are necessary.

Evidence: The setback requirements are 0 feet for the side and rear of the parcel. The retail store has an approximate 220-foot front yard and 0-foot back yard to the west. The side yard to the north is approximately 78-feet and the southern side yard is about 14-feet.

4. Off street parking requirements call for one parking space for every 300-sqft of usable floor area.

Evidence: The applicant will be using the parking lot located at 1900 South Main Street, currently used for Lee's Frontier Liquor & Deli, which is located on the same lot. Inyo County Code (ICC) 18.48.080 requires one space for every 300-square feet usable space. The commercial buildings on this parcel total approximately 6,063-square-feet in area, requiring a total of twenty spaces. There

are currently enough spaces to meet the parking requirement. The applicant is required to meet this parking requirement as part of obtaining a building permit.

Signs 18.75:

1. Sign illumination 18.75.090(C): Business signs may be illuminated only during the hours of operation of the business to which the sign refers.
Evidence: the applicant is proposing some type of illumination for the signs during the businesses hours of operation.

2. Sign area 18.75.100(C) the amount of signage in a commercially zoned (CB, C1, C2, C3, C4 and C5 district) is permitted as follows:
 1. Advertising or business signs collectively totaling not more than three hundred square feet in area are permitted to be placed or erected on each lot containing ten thousand square feet or less; no individual sign, however, shall exceed fifty square feet in area.
Evidence: The lot size for this project is approximately 37,462 square feet. See below.

 2. Advertising or business signs collectively totaling not more than three hundred square feet in area are permitted to be placed or erected on each lot exceeding ten thousand square feet in area at a density ratio of three hundred square feet of total collective sign area per ten thousand square feet of lot area, e.g., signs having a collective total area of four hundred fifty square feet may be erected or placed on a lot fifteen thousand square feet in area; no individual sign, however, shall exceed fifty square feet in area and the total collective area of signs upon any such a lot shall not exceed six hundred square feet.
Evidence: The applicant has proposed about 13.7-square feet in total signage to appear on the retail cannabis business. There is an existing pole sign for the Chevron Gas Station and business signs on Lee's Frontier Liquor & Deli market already in place on the commercial property. The business signage appearing on the the steel screen, an elevated circular sign on the north side of the building, and a smaller sign next to the front door entrance, will not exceed 50-square feet per individual sign and will stay within the allowed 1,123-square-feet of total sign space allowed for the property.

ENVIRONMENTAL REVIEW

No environmental review was required for this application.

RECOMMENDATIONS

Staff recommends approval of the remodel for the vacant building.

ATTACHMENTS

- A.) Site plan and visual renderings.

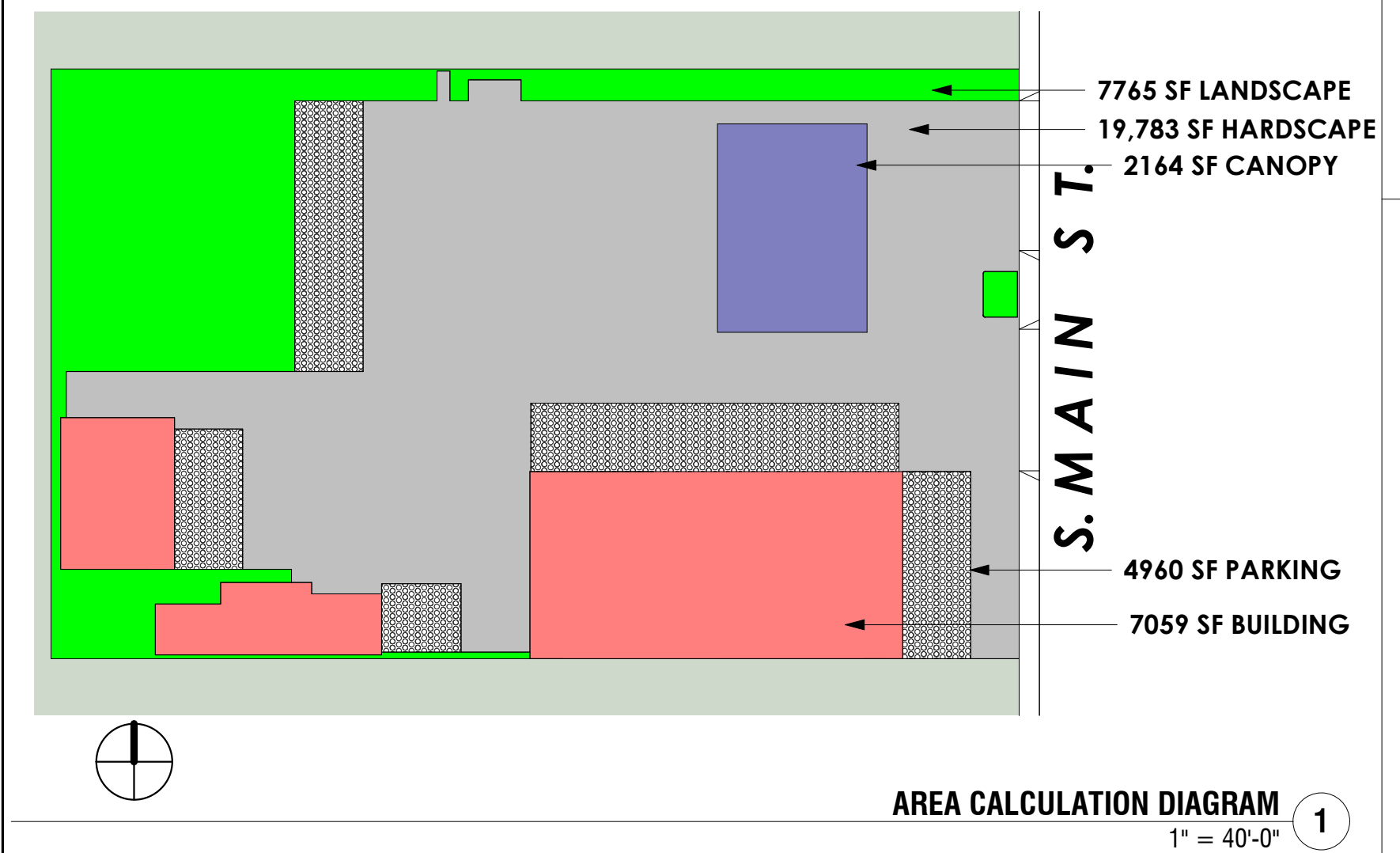


1900 S MAIN ST, LONE PINE CA

SHEET INDEX

A000	TITLE SHEET
A100	SITE PLAN
A101	EXISTING FLOOR PLAN
A102	PROPOSED FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A300	EXTERIOR PERSPECTIVES

AREA CALCULATION DIAGRAM



SAGE & FIRE
LONE PINE
 DEVELOPMENT PLANS
 PROJECT ADDRESS:
 1900 S. MAIN ST.
 LONE PINE, CA 93545

HELEO +

2250 INDIA ST. #210
 SAN DIEGO, CA 92101
 T: 619.666.0790



ISSUES

No.	Description	Date
1	CONDITIONAL USE PERMIT	4/3/20

Issue Date: 4/3/2020 5:18:53 PM
 Scale: As indicated
 HELEO + PROJECT # 2006

TITLE SHEET

A000

PROJECT DESCRIPTION:

PROJECT DESCRIPTIONS:
 SEEKING A CONDITIONAL USE PERMIT FOR A RETAIL DISPENSARY AT 1900 S. MAIN ST. LONE PINE CA 93545. PROJECT PROPOSAL INCLUDES CONVERSION OF AN EXISTING 1200 SF STORAGE BUILDING TO RETAIL / COMMERCIAL, EXTENSIVE REMODEL TO FACADE AND GUT OF INTERIOR SPACE TO CREATE CORE AND SHELL BUILDING SUITABLE FOR RETAIL TENANT.

LAND USE REQUIREMENTS

PROJECT ADDRESS:
 1900 S MAIN ST, LONE PINE CA 93545

A.P.N.:
 026-100-13-02

ZONING:
 C2-1.0-D

EXISTING USE:
 STORAGE

PROPOSED USE:
 RETAIL / DISPENSARY

LOT SIZE:
 37,200 SF

FAR:
 ALLOWABLE 0.4 (14,880 SF)
 ACTUAL (7059 SF)

HEIGHT LIMIT:
 ALLOWABLE: 40'
 ACTUAL: 20'

EASEMENT:
 10' CONTEL EASEMENT

BUILDING INFO

OCCUPANCY:
 (S) STORAGE

CONSTRUCTION TYPE:
 V-B

SPRINKLER SYSTEM:
 NONE

STORIES
 1 (EXISTING)

EXISTING BUILDING AREAS:

USE, ROOM	AREA (SQUARE FEET)
(E) RETAIL	3242 SF
(E) RESIDENTIAL	1621 SF
(E) STORAGE	2185 SF
(E) COVERED CANOPY	2164 SF

PROPOSED BUILDING AREAS:

USE, ROOM	AREA (SQUARE FEET)
(P) RETAIL	4442 SF
(P) RESIDENTIAL	1621 SF
(P) STORAGE	985 SF
(P) COVERED CANOPY	2164 SF

PROJECT TEAM

OWNER:
 CHETAN ABROL
 13261 SPRING VALLEY PARKWAY #205
 VICTORVILLE CA
 (562) 716-5942
 CONTACT: CHETAN ABROL

TENANT:
 THE LONE PINE LLC.
 4325 BLACKFOOT AVE.
 SAN DIEGO, CA 92117
 (858) 260-8815
 CONTACT: ALEX SCHERER

ARCHITECT:
 HELEO
 2159 INDIA ST.
 SAN DIEGO CA 92101
 (619) 666-0790
 CONTACT: CARLOS E. HERNANDEZ

PARKING CALCULATIONS

PER 18.48.080 PARKING.

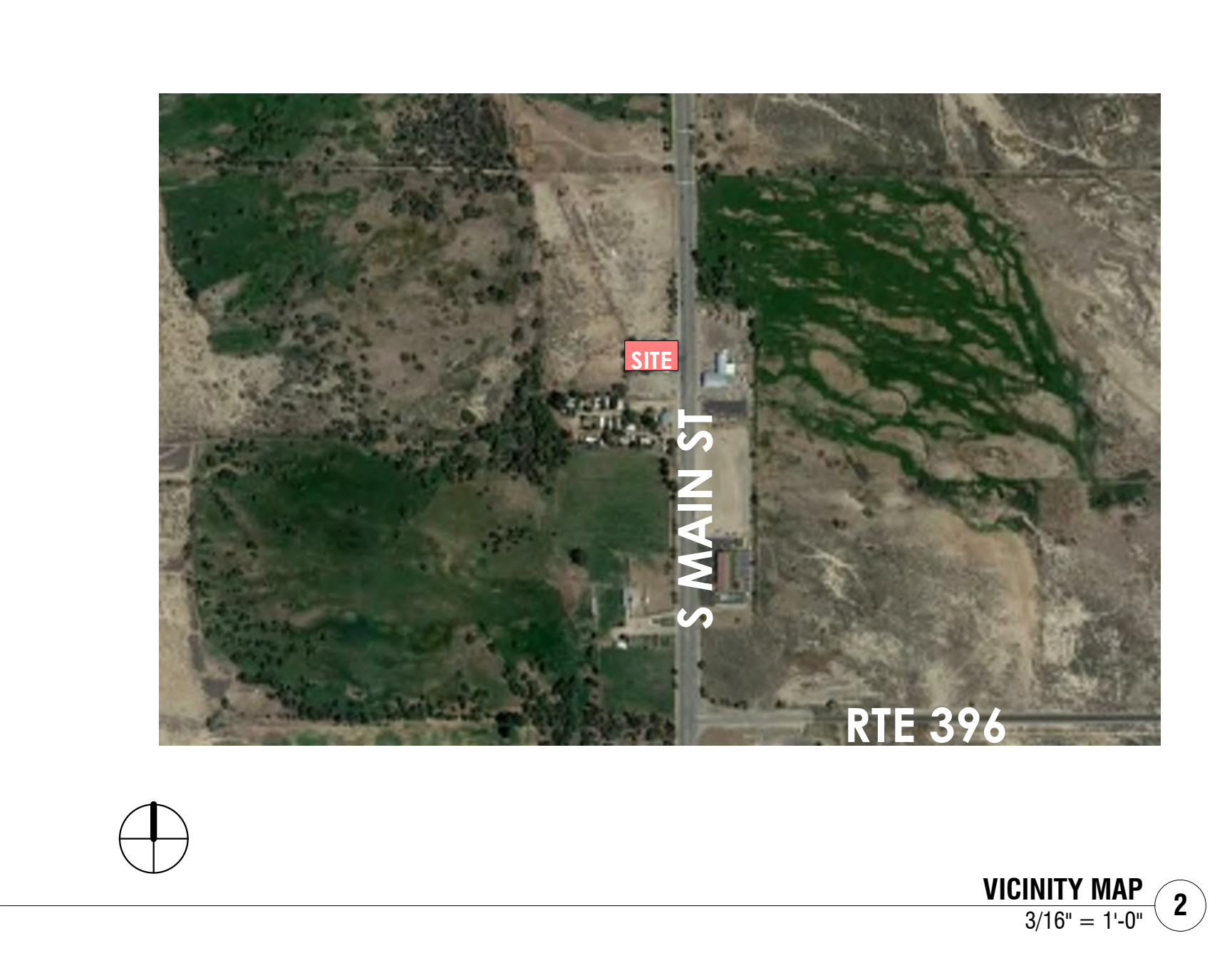
ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE HUNDRED SQUARE FEET OF USABLE FLOOR AREA.

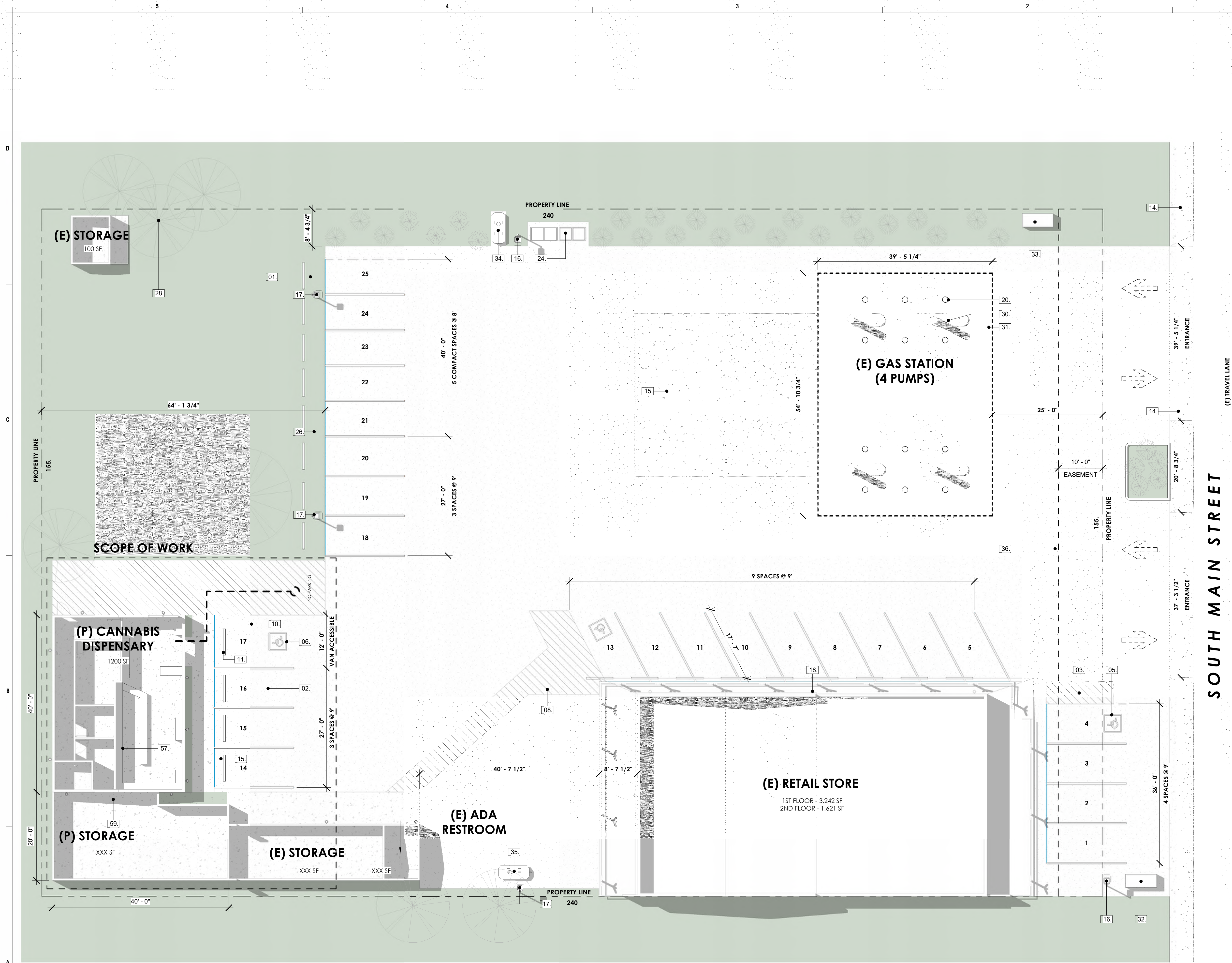
USE	UNIT COUNT	SF	PARKING FACTOR	SPACES REQ.
RETAIL	7059 SF		1 PER 300	24

TOTAL PARKING PROVIDED:
 25

ADA VAN SPACES
 3

VICINITY MAP





KEYNOTES

- 01. (E) PARKING STALLS (TYP.)
- 02. (P) PARKING STALLS (TYP.)
- 03. (E) ACCESSIBLE PARKING & STRIPED AREA
- 05. (E) ACCESSIBLE PARKING SIGN
- 06. (P) ACCESSIBLE PARKING SIGN
- 08. (E) ACCESSIBLE PATH OF TRAVEL (TYP.)
- 10. (P) VAN ACCESSIBLE PARKING, STRIPED AREA, AND SIGN
- 11. (P) WHEEL STOP (TYP.)
- 14. (E) SIDEWALK, CURB, & GUTTER (TYP.)
- 15. (E) CONCRETE PAD
- 16. (E) SITE LIGHTING
- 17. (P) SITE LIGHTING
- 18. (E) BUILDING LIGHT (TYP.)
- 20. (E) GAS PUMP LIGHTING
- 24. (E) TRASH & RECYCLE BINS
- 26. (E) LANDSCAPE AREA (TYP.)
- 28. (E) TREE (TYP.)
- 30. (E) GAS PUMP (TYP.)
- 31. (E) OVERHEAD CANOPY
- 32. (E) BUILDING SIGN
- 33. (E) CHEVRON SIGN
- 34. (E) PROPANE TANK
- 35. (E) PROPANE TANK
- 36. (E) 10' CONTEL EASEMENT SKYLIGHTS
- 59. (E) A/C UNIT

SITE PLAN LEGEND

- PLANTING AREA
- PAVING
- CONCRETE PAD
- ACCESSIBLE PATH OF TRAVEL

- (E)** EXISTING
- (P)** PROPOSED
- (TYP.)** TYPICAL
- (P.A.)** PLANTING AREA

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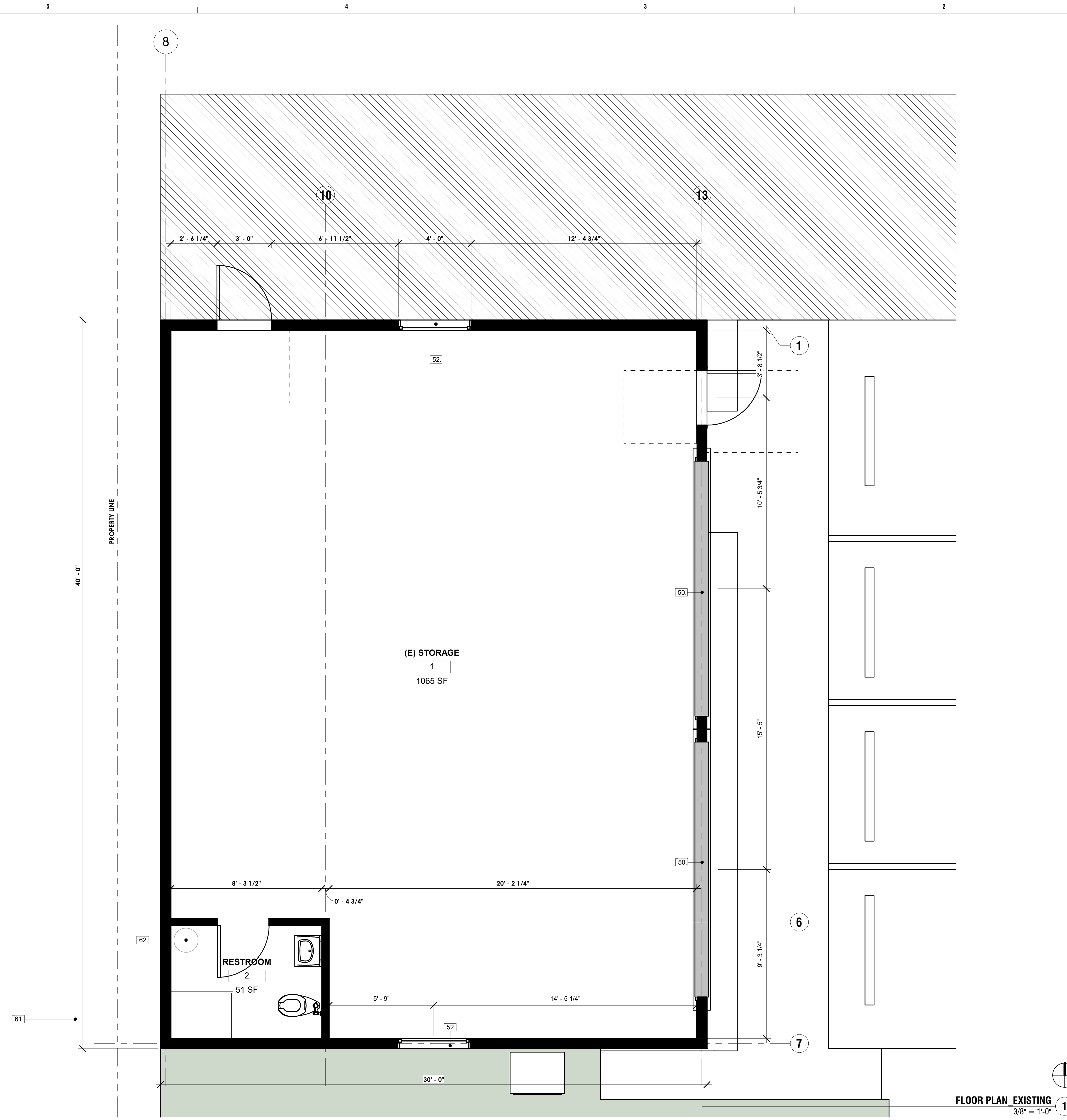
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1	CONDITIONAL USE PERMIT	4/3/20

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SITE PLAN

A100

SITE PLAN
3/32" = 1'-0"



FLOOR PLAN NOTES

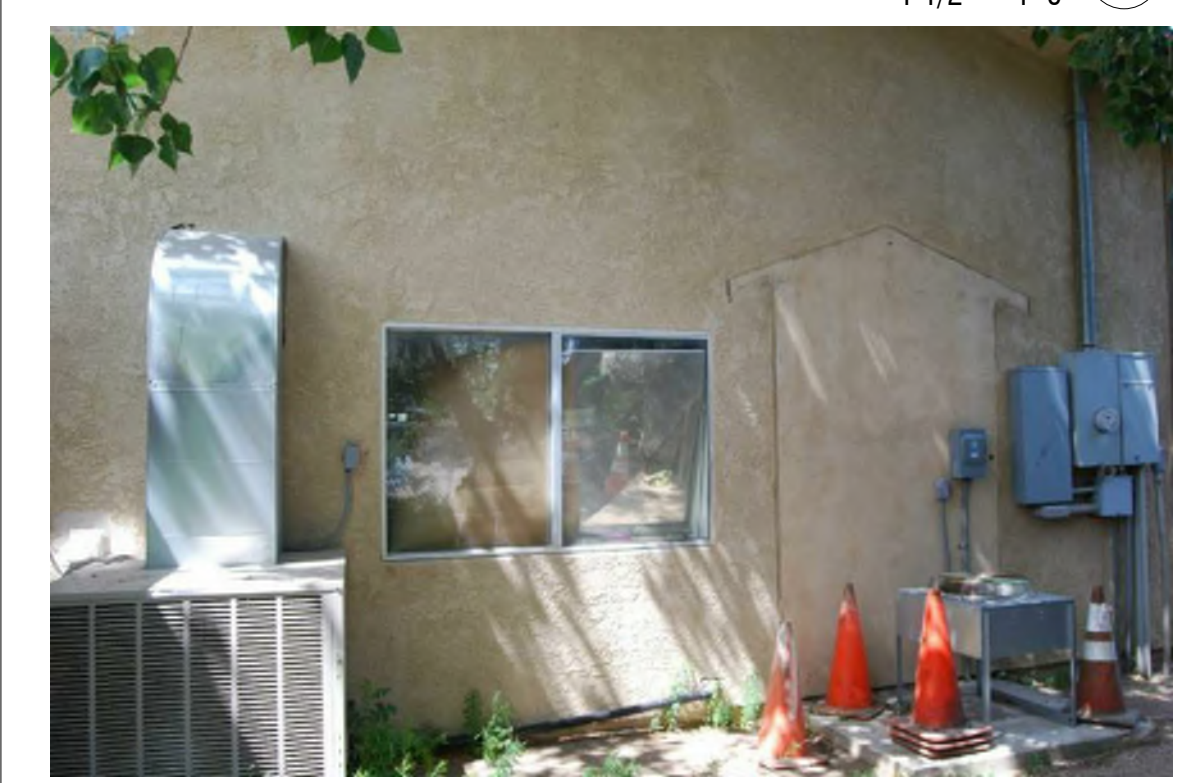
- 50. DELIVERY ACCESS
- 52. (E) OVERHEAD DOORS
- 61. (E) SHOWER
- 62. (E) HOT WATER TANK

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EXISTING CONDITIONS



EXISTING ELEVATION - WEST
 1 1/2" = 1'-0" 2



EXISTING ELEVATION - SOUTH
 1 1/2" = 1'-0" 3



EXISTING ELEVATION - NORTH
 1 1/2" = 1'-0" 4

FLOOR PLAN - EXISTING
 3/8" = 1'-0" 1

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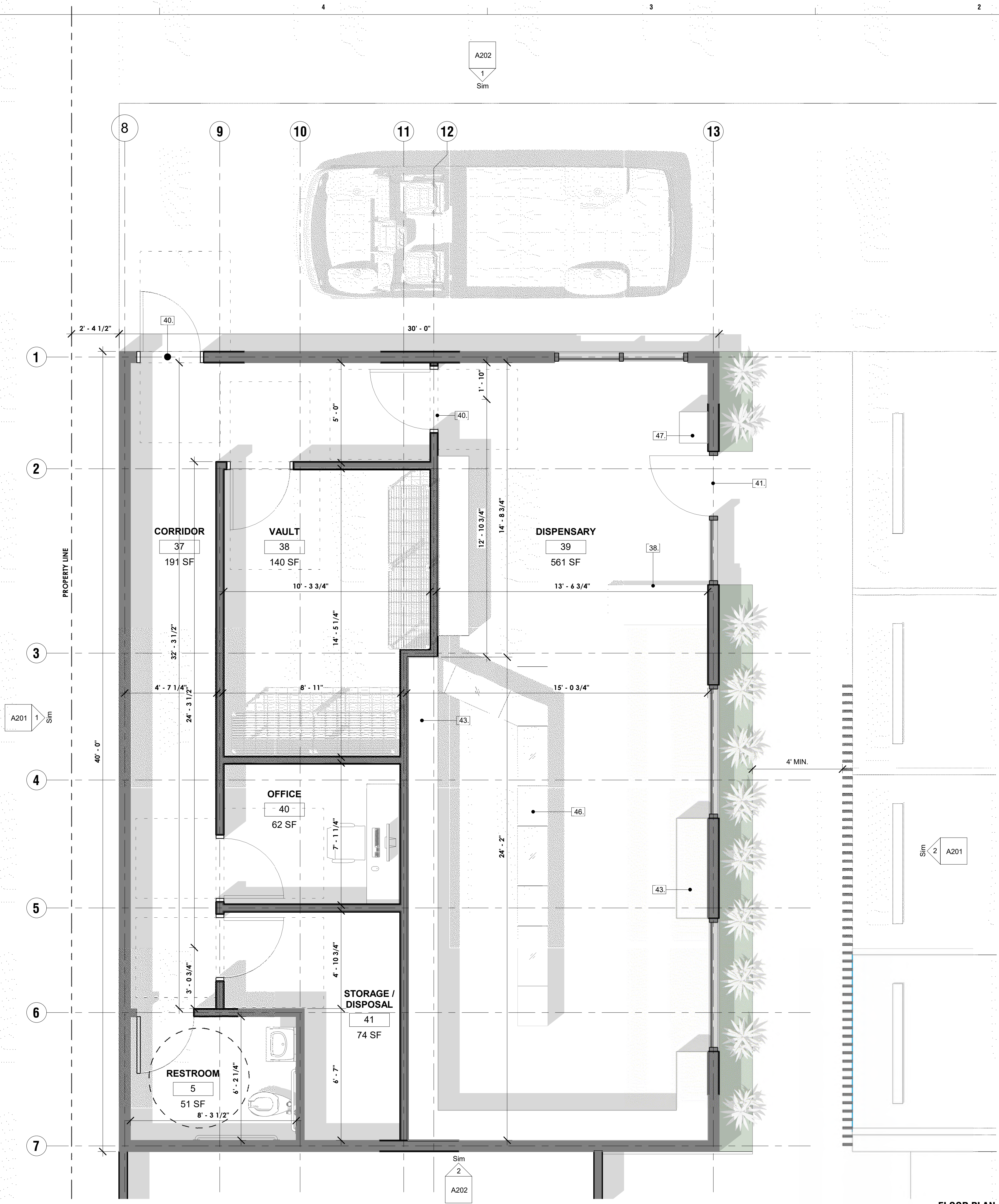
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EXISTING FLOOR PLAN

A101



KEYNOTES

- 38. SECURITY DESK
- 40. CONTROLLED ACCESS
- 41. DISPENSARY ENTRANCE
- 43. DISPLAY CASE
- 46. POINT OF SALE
- 47. ATM

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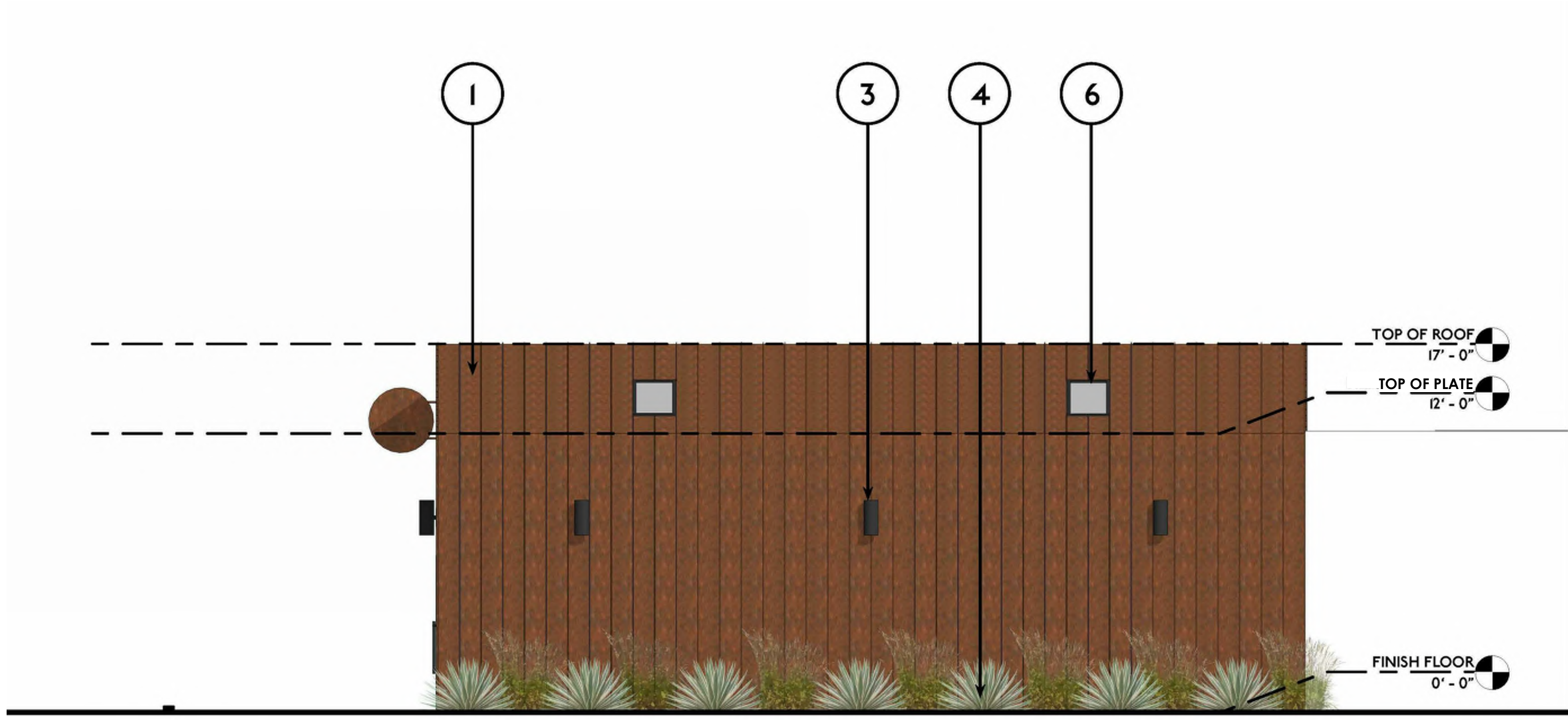
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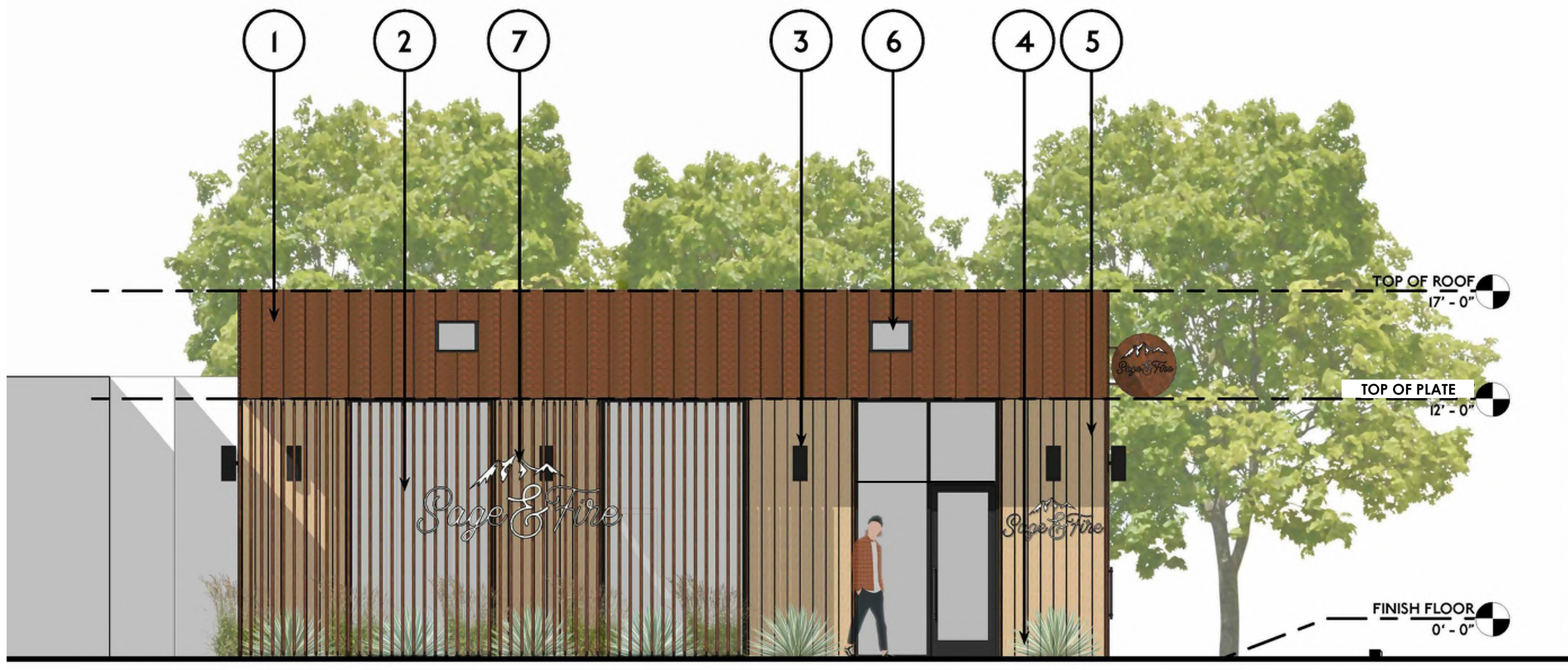
PROPOSED FLOOR PLAN

A102

FLOOR PLAN PROPOSED OPTION 3
 3/8" = 1'-0" 1



ELEVATION EAST
1/8" = 1'-0" ①



ELEVATION WEST
1/8" = 1'-0" ②

KEYNOTES

- 1. CORTEN STEEL SIDING
- 2. CORTEN STEEL SCREEN W/ LOGO
- 3. EXTERIOR WALL SCONCES
- 4. (N) PLANTING
- 5. WOOD SIDING
- 6. SKYLIGHTS

MATERIAL LEGEND

-  CORTEN STEEL
-  WOOD SIDING
-  BLACK ALUMINUM

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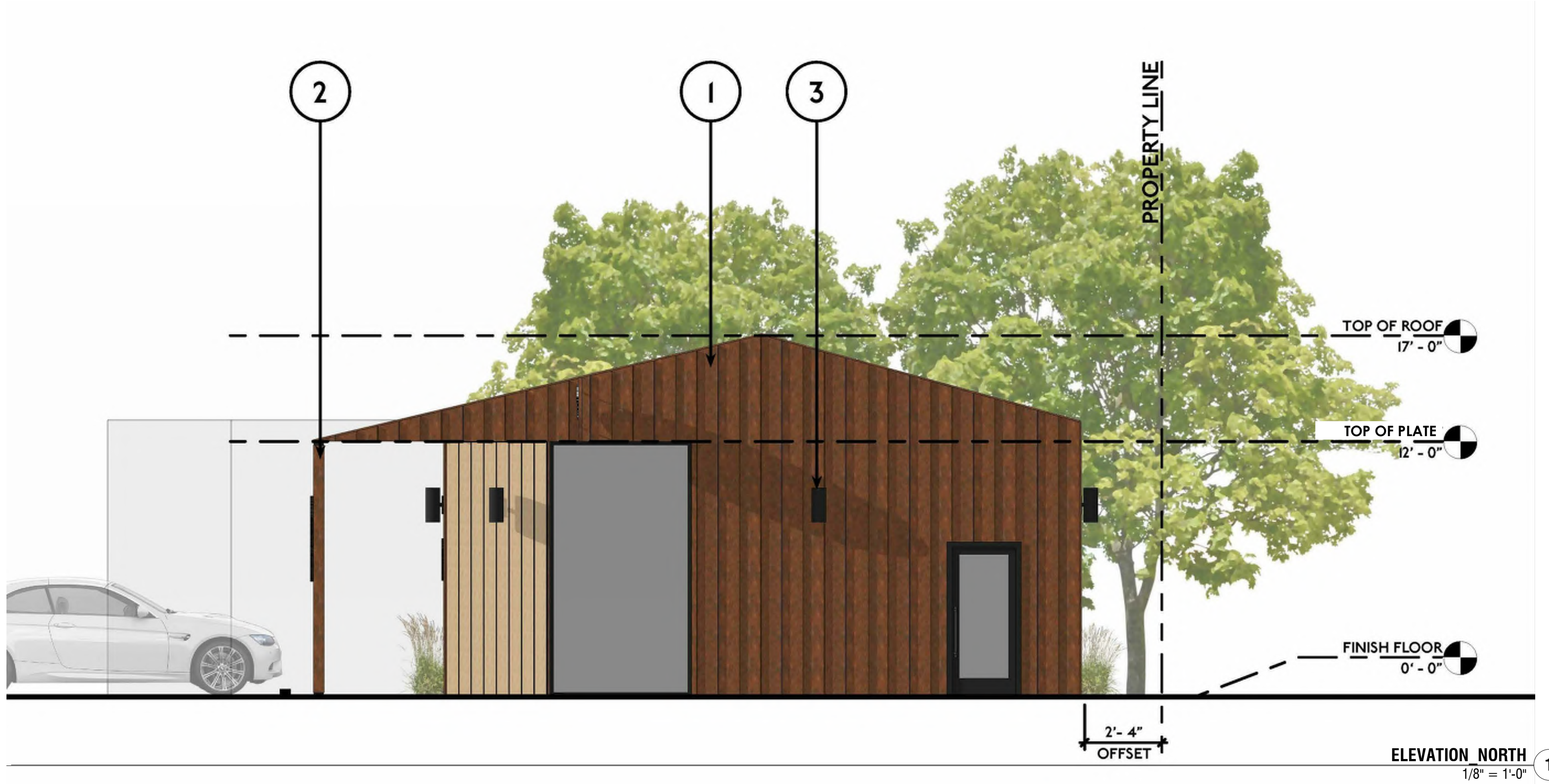


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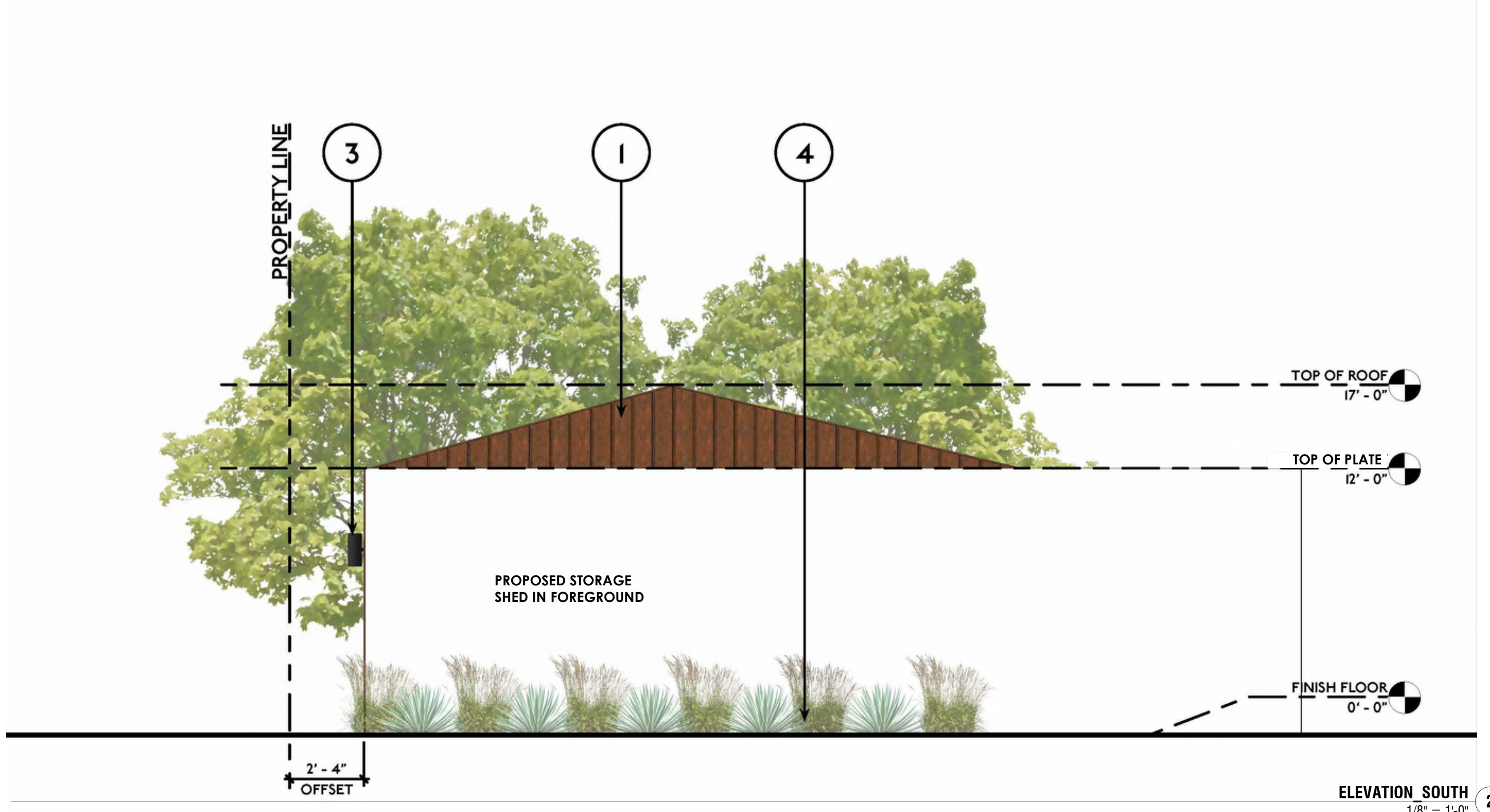
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EXTERIOR
ELEVATIONS

A201



ELEVATION NORTH
1/8" = 1'-0" 1



ELEVATION SOUTH
1/8" = 1'-0" 2

KEYNOTES

1. CORTEN STEEL SIDING
2. CORTEN STEEL SCREEN W/ LOGO
3. EXTERIOR WALL SCONCES
4. (N) PLANTING

MATERIAL LEGEND

-  **CORTEN STEEL**
-  **WOOD SIDING**
-  **BLACK ALUMINUM**

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EXTERIOR ELEVATIONS

A202

5

4

3

2

1

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VIEW LOOKING AT THE FRONT ELEVATION
 1" = 10'-0" 1



VIEW LOOKING SOUTHWEST
 1" = 10'-0" 2



VIEW LOOKING AT ENTRANCE
 1" = 10'-0" 3



OVERALL VIEW
 1" = 10'-0" 4

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 HELEO + PROJECT # 2006

EXTERIOR PERSPECTIVES

A300