



Design Review Board



DRB24-00499

Ajo Al's Mexican Restaurant

Tulili Tuiteleapaga-Howard, Planner I

August 13, 2024



Request

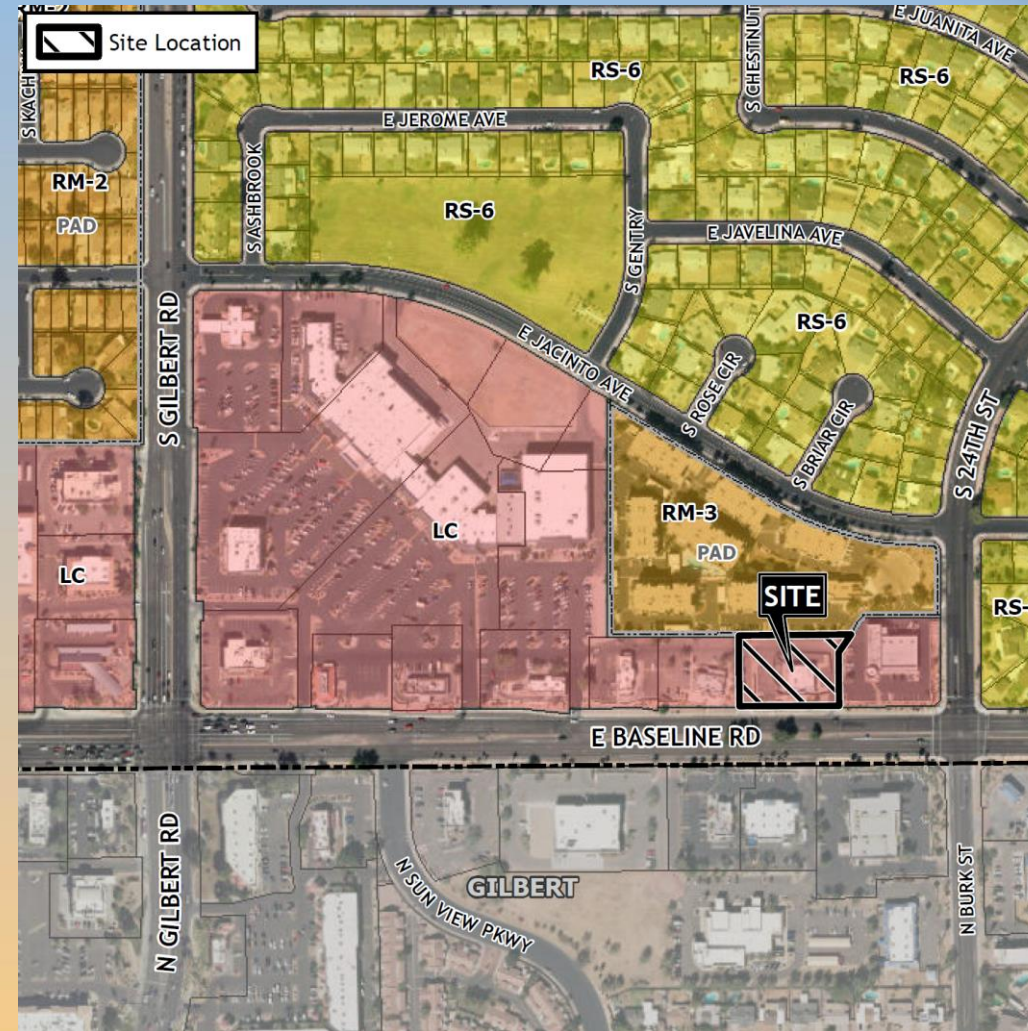
- Design Review
- Restaurant with outdoor seating





Location

- North of Baseline Road
- East of Gilbert Road





Site Photos

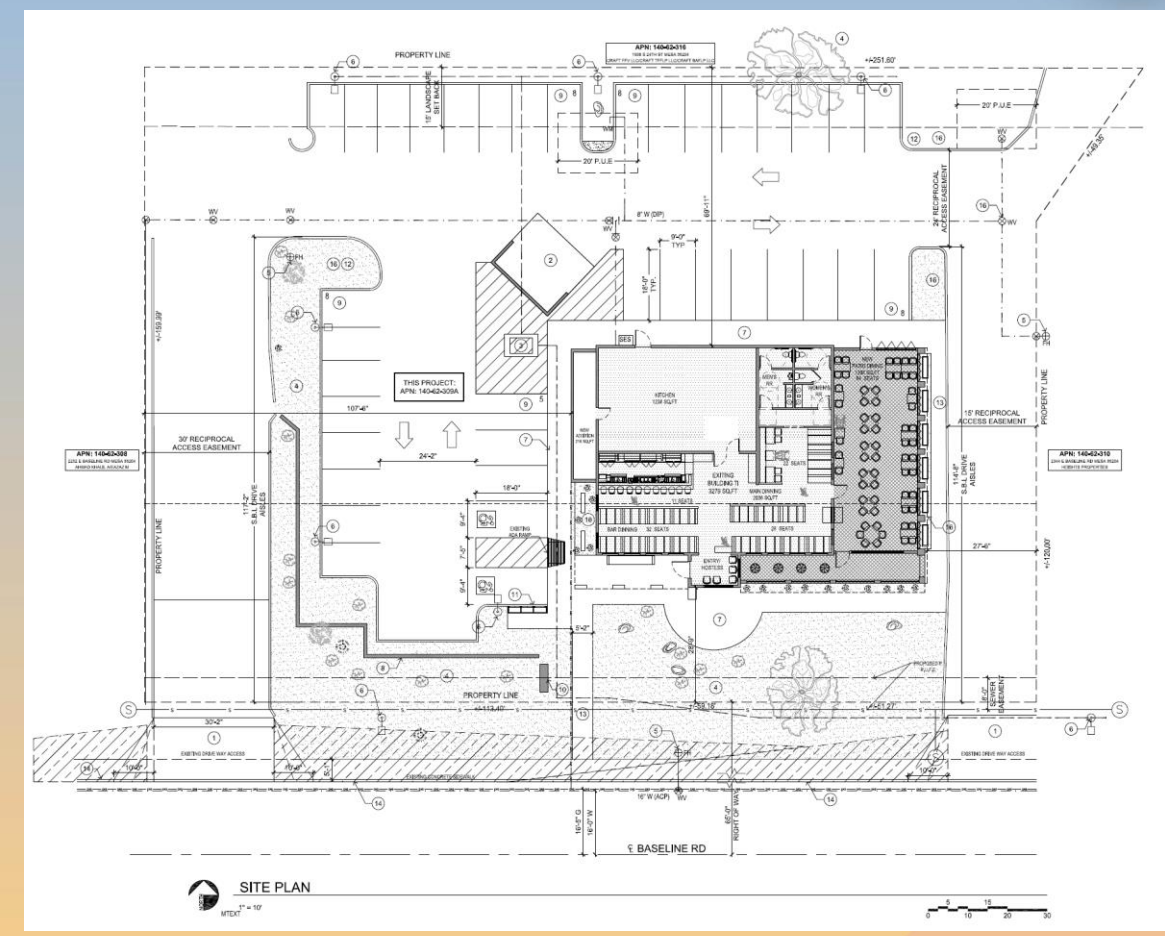


Looking north at the site from Baseline Road



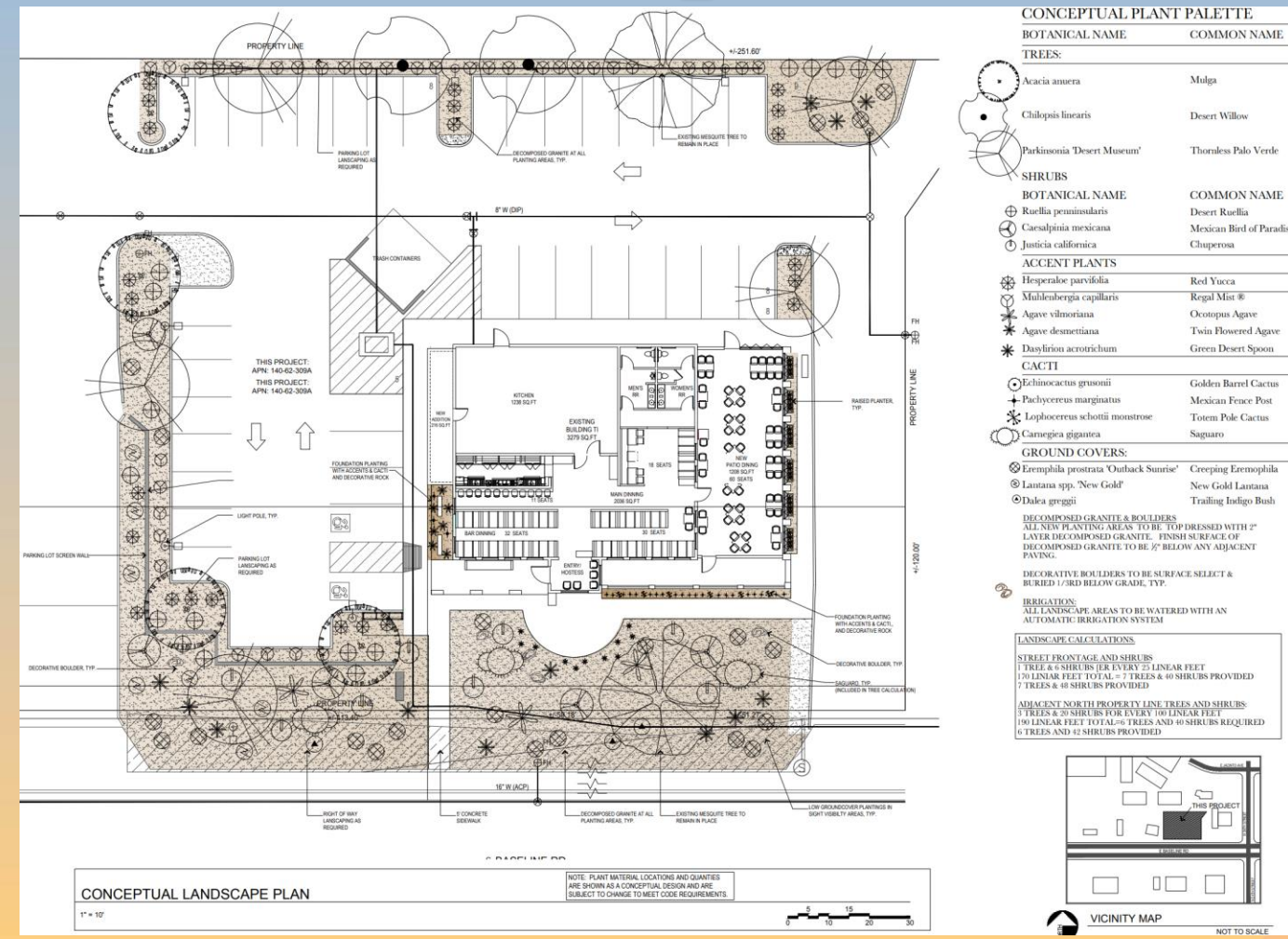
Site Plan

- 3,279 sq. ft. building with
- 1,208 sq. ft. outdoor patio
- 37 proposed parking spaces





Landscape Plan



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME
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TREES:

Acacia amara	Mulga
Chilopsis linearis	Desert Willow
Parkinsonia 'Desert Museum'	Thornless Palo Verde

SHRUBS

BOTANICAL NAME	COMMON NAME
Ruellia penninsularis	Desert Rueellia
Casahuate mexicana	Mexican Bird of Paradise
Justicia californica	Chuparosa

ACCENT PLANTS

Hesperaloe parviflora	Red Yucca
Muhlenbergia capillaris	Regal Mist ®
Agave vilmoriana	Ocotopus Agave
Agave desmettiana	Twin Flowered Agave
Dasylirion acrotrichum	Green Desert Spoon

CACTI

Echinocactus grusonii	Golden Barrel Cactus
Pachycereus marginatus	Mexican Fence Post
Lophocereus schottii monstrore	Totem Pole Cactus
Carnegiea gigantea	Saguaro

GROUND COVERS:

Eremophila prostrata 'Outback Sunrise'	Creeping Eremophila
Lantana spp. 'New Gold'	New Gold Lantana
Dalea greggii	Trailing Indigo Bush

DECOMPOSED GRANITE & BOULDERS
 ALL NEW PLANTING AREAS TO BE TOP DRESSED WITH 2" LAYER DECOMPOSED GRANITE. FINISH SURFACE OF DECOMPOSED GRANITE TO BE 1/2" BELOW ANY ADJACENT PAVING.

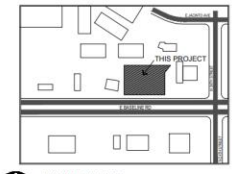
DECORATIVE BOULDERS TO BE SURFACE SELECT & BURIED 1/3RD BELOW GRADE, TYP.

IRRIGATION:
 ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM

LANDSCAPE CALCULATIONS

STREET FRONTAGE AND SHRUBS
 1 TREE & 4 SHRUBS PER EVERY 25' LINEAR FEET
 170' LINEAR FEET TOTAL = 7 TREES & 40 SHRUBS PROVIDED
 7 TREES & 40 SHRUBS PROVIDED

ADJACENT NORTH PROPERTY LINE TREES AND SHRUBS
 1 TREE & 20 SHRUBS FOR EVERY 100' LINEAR FEET
 150' LINEAR FEET TOTAL = 1 TREES AND 40 SHRUBS REQUIRED
 6 TREES AND 42 SHRUBS PROVIDED





Elevations

SOUTH ELEVATION

EAST ELEVATION

Kakwaia stone biscuit-craft-chiseled-rectangle

Ferrara Dark Grey Manufactured Stone Handmade Brick Veneer

Light Grey -Stucco

Dark Grey -Stucco

Terra Cotta - Breeze Block

Corten Rusted Steel

NORTH ELEVATION

WEST ELEVATION



Rendering



View looking northwest from Baseline Road



Material Board



Kakwa stone biscuit-craft-chiseled-rectangle



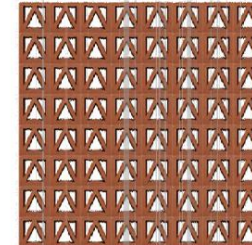
Ferrara Dark Grey Manufactured Stone Handmade Brick Veneer



Light Grey -Stucco



Dark Grey -Stucco



Terra Cotta - Breeze Block



Corten Rusted Steel



Alternative Compliance

- ✓ Publicly visible facades may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two elements that subdivide the wall into human-scale proportions
- ✓ Materials and Colors. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



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