



ARCHITECTURAL ADVISORY COMMITTEE STAFF REPORT

DATE: July 20, 2015

SUBJECT: THE CANYONS HOA FOR A MINOR ARCHITECTURAL APPLICATION TO REMOVE EXISTING LOW-GROWTH PLANTS AND INSTALL NEW DESERT PLANTS ALONG THE BELARDO ROAD FRONTAGE AT 315 BIG CANYON DRIVE, ZONE R-2 (PD-272 OVERLAY) (CASE 5.0898 MAA). (DN)

FROM: Department of Planning Services

SUMMARY

The Architectural Advisory Committee will review a proposal to modify landscape areas at The Canyons homeowner's association. The project consists of removal of existing landscape along Belardo Road and the installation of new trees, plants, inorganic material and potted plants on low columns.

RECOMMENDATION:

Provide consultation to Department of Planning Services.

BACKGROUND AND SETTING:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
2003	City issued permits to construct homes in project

<i>Most Recent Ownership</i>	
	The Canyons Homeowners Association

<i>Field Check</i>	
July 2015	Staff visited site to observe existing conditions

<i>Notification</i>	
	Notification is not required

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	~10 acres



Subject Site: The Canyons HOA – 315 Big Canyon Drive

**ANALYSIS:**

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designations</b>	<b>Existing Land Use</b>
Subject Property	LDR (Low Density Residential)	R-1-A (Single Family Residential), R-2 (Limited Multiple-family Residential) and PD-273 (Planned Development 273)	Single-Family Residential
North	HDR (High Density Residential)	R-3 (Multiple-family Residential and Hotel)	Vacant
South	HDR and OS-W (Open Space – Water)	R-3 and W (Watercourse)	Vacant and Wash
East	MU (Mixed Use / Multi-Use)	PD-77 and R-3	Commercial Office and Vacant
West	ER (Estate Residential)	R-1-A	Vacant

**PROJECT DESCRIPTION:**

The applicant is seeking approval to modify landscape areas along the complex street frontage (Belardo Road). An existing retention basin at the northerly end of the frontage is not part of the proposed modification and will remain in its current condition. According to the applicant, the affected areas that are part of the modification total approximately 25,276-square feet in area.

The proposed design will incorporate the existing large boulders and most trees located throughout the frontage and at the site entry. An additional nine palm trees will be planted at the vehicular entry and replace some existing Palo Verde trees. Three new 30-inch high columns with potted plants will be constructed in the landscape beyond the entry gate.

In response to staff's request, the landscape designer based the proposed planting layout according to the technical assistance guidelines. The plant and tree materials include the following:

LEGEND				
	COMMON NAME	BOTANICAL NAME	SIZE	QTY
FLOWER, ANNUAL				
1	ANNUALS, PLANTER MIXED	ANNUALS	FLATS	3
FLOWER, PERENNIAL				
2	BULBINE, MINI TANGERINE	BULBINE FRUTESCENS	5 GAL.	14
3	DESERT RUELIA	RUELIA PENINSULARIS	5 GAL.	15
4	MEXICAN GRASS TREE	DASYLIRION LONGISSIMUM	5 GAL.	6
5	ROSE OF SHARON, BLUE SATIN	HIBISCUS SYRIACUS 'BLUE SATIN'	5 GAL.	5
SHRUB, CACTI				
6	AGAVE, SMOOTH	AGAVE DESMETTIANA	5 GAL.	7
7	MACDOUGAL'S CENTURY PLANT	FURCRAEA MACDOUGALI	15 GAL.	17
8	BIG BEND YUCCA	YUCCA ROSTRATA	24 GAL.	9
9	CACTUS, BARREL	ECHINOCACTUS GRUSONI	12"	5
10	CACTUS, MEXICAN FENCEPOST	PACHYCEPHEUS MARGINATUS	5'	22
11	CACTUS, PERUVIAN OLD MAN	ESPOSTOA LANATA	5 GAL.	13
12	CENTURY PLANT, PARRY'S	AGAVE PARRYI	5 GAL.	21
13	CENTURY PLANT	AGAVE AMERICANA	5 GAL.	6
14	GOLDEN BARREL CACTUS	ECHINOCACTUS GRUSONI	10"	27
15	MALIBU CROWN OF THORNS	EUPHORBIA MILLI X SPLENDENS	5 GAL.	14
16	MEDICINE PLANT	ALOE VERA	5 GAL.	9
17	PALM, MADAGASCAR	PACHYPODIUM LAMEREI	24 GAL.	5
18	PALM, MADAGASCAR	PACHYPODIUM LAMEREI	15 GAL.	1
SHRUB, DECIDUOUS				
19	YELLOW BELLS	TECOMA STAN	5 GAL.	14
SHRUB, EVERGREEN BROADLEAF				
20	TECOMA "ORANGE JUBILEE"	TECOMARIA X HYBRID	5 GAL.	10
21	YELLOW DOTS	WEDELIA TRILOBATA	5 GAL.	36
22	CORAL PLANTS	RUSSELLIA EQUISSETIFORMIS	5 GAL.	23
23	BOUGAINVILLEA "ROSENKA"	BOUGAINVILLEA "ROSENKA"	5 GAL.	7
TREE, EVERGREEN				
24	WASHINGTON PALM	WASHINGTONIA FILIFERA	10'	9

*D. Planning Commission Architectural Advisory Committee Review Guidelines.*


*The Planning Commission Architectural Advisory Committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:*

**ARCHITECTURAL GUIDELINES:**

<b>Item</b>	<b>Guideline:</b>	<b>Conforms?</b>	<b>Staff Evaluation:</b>
1	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The revision of the landscape plan to develop a lush desert design to desert landscaping similar to existing.
2	Is the proposed development of good composition, materials, textures, and colors?	Yes	Proposed revised landscape plan includes an increase in number of plants and variety in plant sizes.
3	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	Desert landscaping is present on site and will be further enhanced with the proposed project.
7	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;	Yes	Installation of desert plants, trees and shrubs with proper irrigation will enhance site appearance.

**CONCLUSION:**

The proposed plan proposes a mix of landscape materials appropriate for the desert environment. Staff believes the proposed modifications are consistent with lush appearance where appropriate.

  
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 David A. Newell  
 Associate Planner

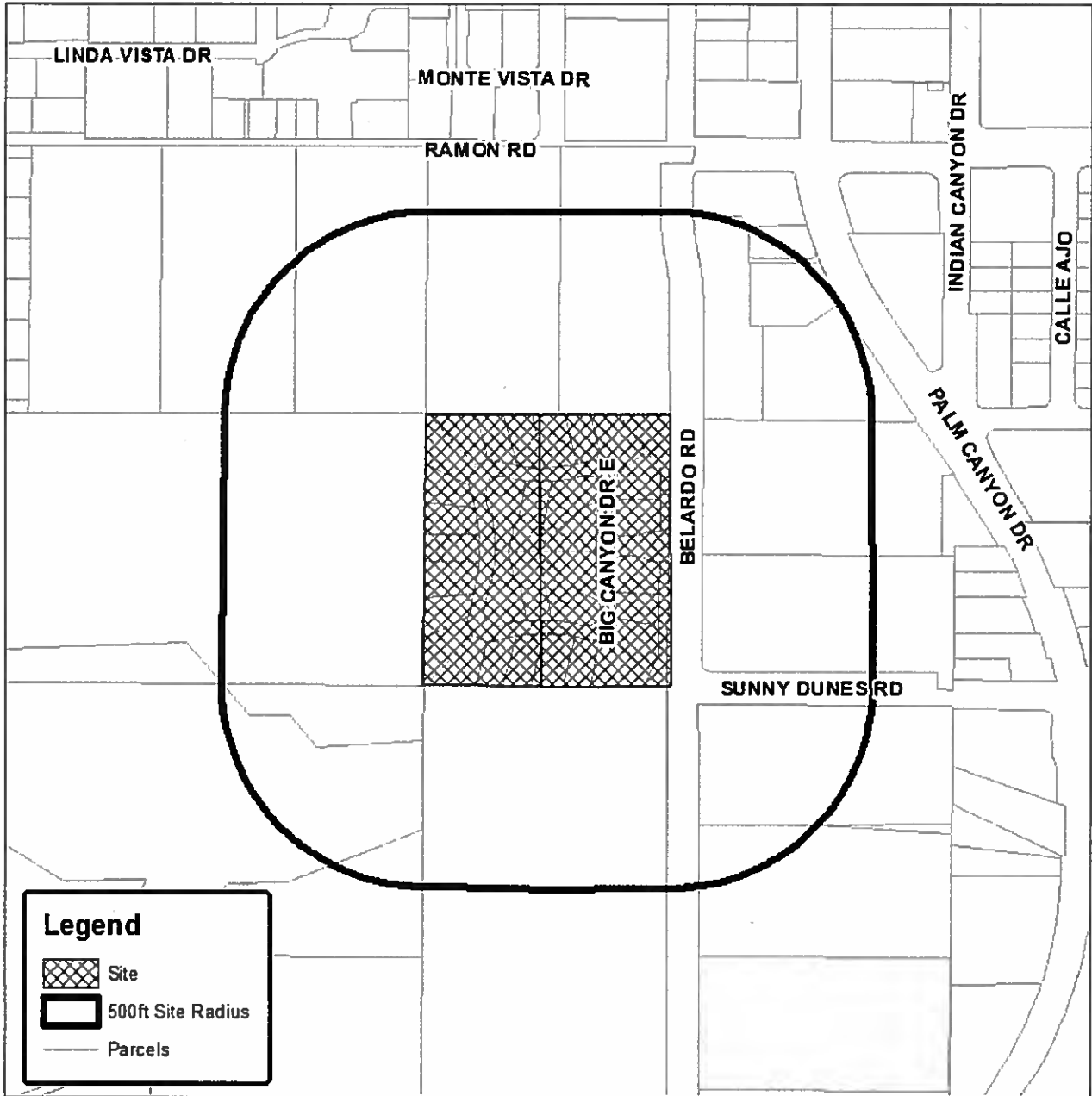
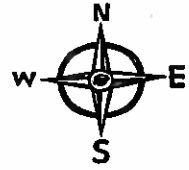
  
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 Flinn Fagg, AICP  
 Director of Planning Services

**Attachments:**

1. Vicinity Map
2. Existing Site Photographs
3. Landscape Plan



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS



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DEPARTMENT

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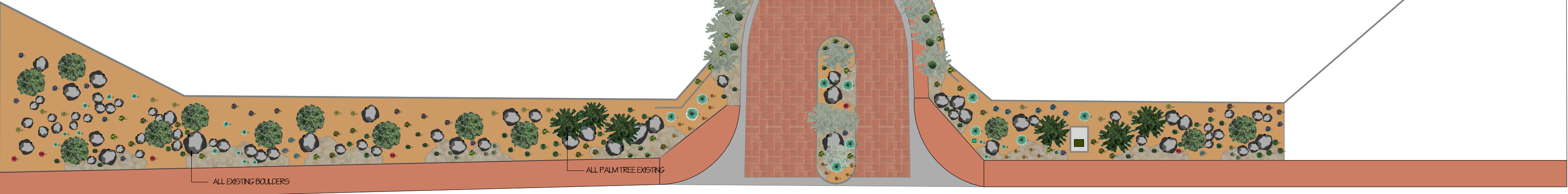
PLANNING SERVICES  
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File 5 . 0898

## LEGEND

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- CLEAN AND REPAIR GROUNDS APPROXIMATELY 25,276 SQUARE FEET FOR LANDSCAPE INSTALLATION.
- REMOVE SOME SICK TREE AND HAUL AWAY.
- BUILD 3 COLUMNS AT LANDSCAPE AREA FACING ENTRY, 30" HIGH 18" WIDE FINISH WITH NATURAL STACKED STONE AND QUARZITE CAP. TO INCLUDE BOWL POTS WITH IRRIGATION.
- INSTALL DRIP IRRIGATION TO NEW PLANTS, WILL USE EXISTING IRRIGATION SYSTEM AND VALVES.
- SUPPLY AND INSTALL DECOMPOSED GRANITE "BRINSTONE" FOR GROUND COVER.
- SUPPLY AND INSTALL CRUSHED ROCK "LA CRESTA 2" TO 6" OR "SIERRA COBBLE 4" TO 6".
- ALL EXISTING BOLDERS AND ALL TREES, PALM TREES OUTSIDE GATE TO REMAIN.



**THE CANYONS**  
 315 BIG CANYON DRIVE SOUTH  
 PALM SPRINGS, CA 92264  
 MARYELLEN HILL ASSOCIATES  
 CINDY ANDERSON  
 760-275-2943

SANDS TO GREENS LANDSCAPE INC.  
 P. O. BOX 2913  
 INDIQ, CA 92202



OFFICE: 760-347-5022  
 LICENSE AND BONDED  
 LICENSE: NO. C 27-891251

**DESIGN BY: JUAN ALVARADO**  
**DRAWN BY: ANN IÑIGUEZ**  
**DATE: MAY 26, 2015 REVISED**  
**SCALE: 1/32" = 1'**