ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: July 6, 2021 NEW BUSINESS

SUBJECT: PINNACLE VIEW, LLC, OWNERS FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 4,469-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2277 MORNING VISTA DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 37, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4217 MAJ). (GM)

FROM: Development Services Department

SUMMARY

This is a request for approval of a one-story single-family residence of 4,469-square feet on a 25,179-square foot lot within the Desert Palisades Specific Plan (DPSP). The Desert Palisades Specific Plan was adopted by the City Council on January 5, 2011 (Case 5.1154 SP). This project is required to be evaluated for consistency against the following guidelines and standards:

- Section 93.13.00 of the Zoning Code (Hillside Development).
- Section 94.04 of the Zoning Code (Architectural Review).
- Section III "Development Standards" (page 58), Section V "Architecture & Site Design Guidelines" (page 70), and Section VI "Landscaping Guidelines of the DPSP (page 96).
- Section 92.21.1.05 of the Zoning Code (Design Guidelines for the ESA-SP zone) including mandatory standards in Part "D" and findings outlined in Part "I".

RECOMMENDATION:

Approval, subject to the attached conditions.

PRIOR ACTIONS:

TABLE 1: RELATED ACTIONS BY PLANNING, BUILDING, FIRE, ETC.	
January 5, 2011	The City Council approved the Desert Palisades Specific Plan and certified the Final Environmental Impact Report (EIR) for the project.

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January 7, 2015	The City Council approved an addendum to the previously-certified EIR to extend the time frame in which grading activities could occur from December 31st to January 31st.

BACKGROUND AND SETTING

Desert Palisades is the first specific plan approved in the ESA-SP Zone which comprises most of the Chino Cone alluvial fan area located in the northwest part of the City. The proposed single-family residence is on lot 37, which is an interior lot along Morning Vista Drive in the center of the development.

AERIAL VIEW OF DESERT PALISADES SHOWING LOCATION OF LOT 37 (2277 Morning Vista Drive)

PROJECT DESCRIPTION:

Site Plan:
The proposed home will be located on a large lot that slopes downward roughly twenty (20') feet from north (the street) to south with the frontage along Morning Vista Drive relatively flat. There is a large arroyo that runs along the southern property line and drains under Vista Palazada and flows off the development. Like most lots in Desert Palisades, the site is covered with many

large rocks and boulders and has not been previously developed or graded. The adjacent parcel to the west sits at a higher elevation and the lot to the east sits at a lower elevation.

The orientation of the structure is positioned to take advantage of unobstructed view corridors with San Jacinto to the west, and painted mountains to the north, and the valley floor to the east. To minimize the site grading, the project architect used the site's natural slope to form a level building pad which sits several feet below the street curb with the main structure including a two (2) car garage, great room/kitchen and bedroom wing extending south allowing for the house to sit above the arroyo in the rear.

The proposed structure will be one-level and consist of three (3) bedrooms and a two (2) car garage. The great room/kitchen will open onto a large deck and patio with pool. The active outdoor areas are oriented toward the south with an infinity pool and deck area overlooking the arroyo with views of the valley below. The placement of the structure on top of the natural terrain will help minimize the disturbance of grades and maintain the existing site drainage and preserve natural topography.

Mass and Scale:
The proposed house will have a maximum height of thirteen (13') feet as measured from the established pad. The house consists of a horizontal plane that extends the length of the structure ending with a large overhang at the rear of the house providing shade and protection from the sun. Once inside the house expansive views are capitalized on and framed from all spaces using full height windows and sliders to engage and appreciate the adjacent native desertscape. The front façade will consist of a large heavy textured stucco wall with a large triangle opening framing the interior of the house allowing light and vistas from the occupants. The massing of the dwelling is a single continuous horizontal low plane which is Modern inspired. The 4,469-square foot house is one-story for each portion of the structure. The DPSP sets limits on the overall height relative to the native terrain allowing for a maximum height of eighteen (18) feet within a "pillow" area. The building conforms to the eighteen (18') foot pillow concept and the proposed structure meets this guideline.

Building Design and Detailing:
The home is contemporary in its architectural style with building materials to include smooth and heavy textured stucco for the main body of the house, board and batten, sand finished concrete, free form concrete walls, natural stone and pavers throughout. The aluminum window and door frames will be in a bronze color; and garage door with an aluminum frame. The architect states that "the timeless palette is well suited for the desert climate, character and natural surroundings, and will continue to set a very high standard for future development in Desert Palisades."

Landscaping and Buffers:
The landscape concept is one of keeping the site as natural as possible with minimal disturbance to the on-site boulders and arroyos. The intent of the plant materials proposed is to look and feel like the desert setting of the Chino Cone by strategically grouping native plant species throughout the site. Specific plants proposed include Acaia, Ironwood, Texas Ebony, and Mexican Ebony trees; shrubs such as Brittle Bush and Lantana; succulents such as agave, aloe, black sawblade; and cactus including multiple types of barrel cactus. The driveway will utilize

natural stone pavers and exposed aggregate concrete in tan - grey colors. The infinity pool will be surrounded by a combination of sand finish concrete and cobblestone concrete.

ANALYSIS:

Due to the environmental sensitivity of the Chino Cone alluvial fan on which the project is located, the zoning code and the Desert Palisades Specific Plan require that proposed projects receive greater consideration than would normally be given to hillside development. Development projects within the Desert Palisades Specific Plan are evaluated against the following:

- Section 93.13.00 of the Zoning Code (Hillside Development).
- Section 94.04 of the Zoning Code (Architectural Review)
- Section III "Development Standards", Section V "Architecture & Site Design Guidelines", and Section VI "Landscaping Guidelines of the DPSP.
- Section 92.21.1.05 of the Zoning Code (Design Guidelines for the ESA-SP zone)

PSZC Section 93.13.00 (B,4*) (*Hillside Development)*: "In approving final plans, the Planning Commission may require conditions which, in their opinion, are necessary to protect the public health, safety and general welfare, and may include the following*:

(a) In addition to the guidelines of 94.04, the architectural review process shall consider the following:"

TABLE 2: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF ZONING CODE SECTION 93.13.00 (B,4) (HILLSIDE DEVELOPMENT).

	Item	Conforms?	Describe :
1	How does the project address rock or soil exposure?	Yes	Proposed dwelling sits on top of the native terrain; preserving an arroyo that runs along the south property line. The construction of the house on the rocky site will limit disturbance as much as possible and the remaining parcel will stay in its naturalized appearance.
2	What is the size of building pad and is it minimized in size to minimize site impacts?	Yes	The footprint is minimal, keeping the area of the site disturbance minimum. Conforms to DPSP standards for non-mass grading.
3	Are there any design considerations such as supporting structure, colors & building arrangement that is noteworthy?	Yes	As evaluated in Table 5.
4	How are parking areas screened?	Yes	The 2-car garage door will be set back more than twenty-five (25') feet from the street and entered from a motor court and not visible from the street.

			The driveway will be minimal in width and constructed of decorative pavers.
5	How do the landscape plans integrate with the natural site conditions?	NA	See Table 6.
6	How has continuity with Surrounding Development been achieved?	NA	Proposed house is similar in design to others currently under construction in DP.
7	How has sensitivity to existing view corridors been achieved?	Yes	Views are preserved and directed, building and landscape sited to not block views from adjacent parcels.

Conclusion: The project is consistent with the architectural guidelines of Zoning Code Section 93.13.00. ("Hillside Development").

TABLE 3: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE GUIDELINES OF ZONING CODE SECTION 94.04.00 (ARCHITECTURAL REVIEW).

#	Guideline:	Conform	Describe:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed SFR and associated site landscaping provide a functional and attractive dwelling for the occupants.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	NA	At this time, there are no existing adjacent developments in the near vicinity of the of the subject project; however, the project conforms to the development, architectural, and landscape standards of the Desert Palisades Specific Plan.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Building materials suitable for harsh desert climate and conforming to the architectural guidelines of the DPSP are proposed.
4	Describe the site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The home is appropriately sited on the lot with the outdoor living areas oriented along the south side of the home, taking advantage of views and solar angles, while respecting and minimizing disturbance of natural water flow and topography of the site.
5	Is the proposed project harmonious in its 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?	NA	As noted above, there are no immediately adjacent developments against which to evaluate this factor.

6	Does the project conform to the maximum height, area, setbacks and overall mass? Describe this for parts of any structure (buildings, walls, screens, towers or signs) and describe how the project is effective in concealment of all mechanical equipment	Yes	Further evaluated in Table 4 below.
7	Describe how the building design, materials and colors are sympathetic with desert surroundings	Yes	As outlined in the DPSP design guidelines.
8	Describe any harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously.	Yes	As outlined in the DPSP design guidelines.
9	Describe how there is consistency of composition and treatment in the materials of the proposed structures.	Yes	Consistent materials on all parts of the proposed home.
10	Describe conceptually the landscape design. Mention any relevant location and type of planting, with regard for desert climate conditions, preservation of specimen and/or landmark trees upon a site, and confirm that proper irrigation is proposed to insure maintenance of all plant materials	Yes	Further review provided in Table 6 below.

Conclusion: The project is consistent with the guidelines of Zoning Code Section 94.04.(architectural review).

Pursuant to Section III of the DPSP, page 58, with the adoption of the Desert Palisades Specific Plan, the following development standards shall become the zoning standards that govern land use in Planning Area 4 of the ESA-SP zone. These standards are meant to augment the provisions set forth in Zoning Code Section 92.21.1.00 (the ESA-SP zone).

Furthermore, as noted in Article III, page 64 of the DPSP, "*all development shall be designed to comply with the architecture and landscaping guidelines of Section V and VI of the DPSP. For any design standards not addressed in Section V and VI of the DPSP, the design standards of Zoning Code Section 92.21.1.05 ("Design Guidelines for the ESA-SP zone) shall apply".* The evaluation of the project against DPSP Section V and VI is provided in Table 5 and 6, below.

TABLE 4: ANALYSIS OF THE PROJECT AGAINST THE DEVELOPMENT STANDARDS OF THE DESERT PALISADES SPECIFIC PLAN; (SECTION III OF THE DPSP).

	Category/Standard	Conforms	Describe
1	Density: 2du/ac	Yes	As outlined in the DPSP.
2	Allowable Building Coverage The maximum allowable gross building coverage per residential lot shall be 6,000 square feet. If lots are merged, the floor area can be increased up to 12,000 square feet maximum. Building coverage shall include all enclosed and covered structures, including all habitable space, garages and carports, solid roofed patios, porte cocheres and other solid roofed accessory buildings and structures. Eaves, open, uncovered patios, driveways, walkways, water and landscaping features shall not be included in the calculation. Partially open roof structures as permitted in PSZC Section 93.06.00 shall be included in the calculation.	Yes	Lot Area: 25,179 SF Building Coverage: 4,469 SF (17% lot coverage-conforms)
3	Minimum Floor Area 1,500 square feet not including garage/carport	Yes	Proposed home is 4,469 SF.
4	Building Height-Main Living Structure One Story/18 feet (25 ft. maximum with split level structures) The maximum height of building, measured from the approved finished grade immediately adjacent to the lowest point of the structure to the highest point of the structure shall not exceed twenty-five (25) feet.	Yes	The maximum height of the building measured from the approved finished grade to the highest point is 13'. The home does not exceed the "pillow" height limit of 18'.
5	Building Height-Accessory Structures (garages, second units, cabanas, shade structures, etc.) One story/12 feet measured from the approved finished grade immediately	NA	There are no detached accessory structures proposed.

	adjacent to the lowest point of the structure.		
6	Lot Area, minimum: 14,000 square feet	Yes	Lot 37 is 25,179 SF.
7	Lot Width, minimum average – 100 feet	Yes	Average is 152' feet.
8	Lot Frontage, minimum on curve or hammerhead (25 feet)	Yes	Conforms.
9	Lot Depth, minimum 110 feet)	Yes	190 feet - Conforms.
Building Setbacks			
10	Front and side front yards – 25 feet	Yes	25' setback.
11	Side yard – 10 feet Setbacks measured from buffer easement where present	Yes	10' setback
12	Rear yard – main structures – 15 feet	Yes	15' setback.
13	Pool and garden pavilions (up to 150 s.f.) 10 feet (front, side, or rear) (Open on at least 3 sides)	Yes	15' setback from rear property line to infinity pool edge.
Special Setback			
14	Driveway width (14 feet maximum at street)	Yes	14' feet at PL at Morning Vista Drive, widening for the approach to garage.
15	Describe any architectural projections and mechanical equipment in the setbacks?	Yes	Mechanical equipment is ground mounted placed along the side of the building behind a stone mound and block wall providing screening and will not be visible from the street.
16	If there are architectural projections – describe them, they must not exceed 4 feet max into required setbacks (Architectural projections includes eaves, bay windows, fireplaces)	Yes	All architectural projections are within the boundaries of all setbacks.
17	Rooftop mounted mechanical equipment including HVAC units (prohibited) (exception: solar equipment)	Yes	No roof mounted equipment (other than solar panels) is proposed.
18	Describe how mechanical equipment including HVAC units will be screened from view Appropriate methods for equipment screening are found in Section V of the Specific Plan	Yes	As stated above, mechanical equipment will be ground mounted located along the side of the building screened by a natural stone and block wall.
19	Solar Equipment- Solar panels may be roof mounted if incorporated into the design of the residence Solar	Yes	Solar panels are low-profile and are well integrated with the architecture of the proposed home.

	installations proposed after the completion of a structure shall be subject to design review by the HOA and City in accordance with PSZC Section 93.03.00(c)(3) and applicable state regulations		
Walls, Fences, and Landscaping			
20	No fencing or walls shall be allowed on property line or between lots except to enclose swimming pools. (Chain Link is prohibited)	Yes	None proposed.
21	Maximum height of walls and fence – 5 feet Where a swimming pool wall or fence is built on top of a retaining wall and must exceed an overall height of 5 feet, the wall shall be stepped back	Yes	Pool equipment to be screened be located at the rear of the property at a lower elevation and screened by natural stone and block walls not to exceed 5 feet.
22	All retaining walls exposed more than 3 feet in height shall be appropriately screened Appropriate methods for screening are found in Section V of the Specific Plan	Yes	There are no retaining walls greater than 3' feet tall proposed.
23	Landscaping – Describe how all landscaping within the Planning Area is designed to comply with the Landscaping Guidelines outlined in Section VI	Yes	See analysis in Table 6.
24	Landscaping and Irrigation - ET (Evapotranspiration) or other "smart" irrigation controllers will be required in homeowners custom irrigation design.	NA	Not reviewed at this time; Landscape technical specs are required to be evaluated at the time of Plan Check Submittal.
25	Access from the public way - Standards applicable to single-family residential development as set forth in Section 93.05.00	Yes	Driveway access to private streets which access public streets.
26	Off-Street Parking - Standards applicable to single-family residential development as set forth in Section 93.06.00 except as modified by Chapter 92.21.1.05 Design Standards of the PSZO	Yes	Two covered parking spaces in the garage.
27	Motor Homes and commercial vehicles may not be kept on any single-family dwelling property except for loading and	NA	No RV parking is proposed.

	unloading for a maximum period of 24 hours in any two week period		
28	Antennae - Standards applicable to single-family residential development as set forth in Section 93.20.00 Antennae are further controlled by the Design Guidelines in Section V	NA	None proposed.
29	Lighting - Recessed Fixtures -65 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.
30	Other building mounted fixtures 40-watt maximum Source of light to be screened from off-site views	Yes	Exterior LED and in conformance with California Energy Code.
31	Other building mounted fixtures 40-watt maximum - Landscape lighting – 25 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.
32	Pole Lighting prohibited	NA	None proposed.
33	Spot, flood or barn lights prohibited	NA	None proposed.
34	Spot or flood lights illuminating the hillside or other areas off site is prohibited.	NA	None proposed.
35	Permitted Projections - Permitted projections into setbacks shall follow Section 93.01.00 F of the PSZO	NA	None proposed.
36	Roofs - The maximum roof pitch is 3:1	Yes	Flat roof proposed.
37	Trash Enclosures - A screened area for trash and recycling containers shall be provided as required by Section 93.07.02B of the PSZO	Yes	Utility area for trash receptacles will be placed outside the garage against the house and screened from view.

Conclusion: The project is consistent with the development standards of Part III of the Desert Palisades Specific Plan.

TABLE 5: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF SECTION V OF THE DPSP.			
	Item / Standard	Conforms	Describe:
1	Maintain Views of Mountains & Valley Floor; Describe how through bldg.. orientation, minimal outdoor lighting, walls and tree placement that neighboring sight lines and views are not obstructed,	Yes	The home is sited to take advantage of the views in all directions.
2	Preservation of the Natural Landscape; Bldgs should blend into the site, minimize site disturbance, edge landscaping to be native & drought tolerant, privacy through arrangement of native boulders, maintain natural drainage channels where feasible.	Yes	The site has a naturalized landscape and the intent of the proposed landscape plan is to re-naturalize areas disturbed during construction as much as possible.
3	Building Design; Desert Modern vernacular, innovative structures, rich in interest, timelessness, mass, texture & color derived from local desert setting. Describe the architectural style of the building and how it conforms to the Desert Modern vernacular.	Yes	The proposed home is contemporary/modern in its aesthetic and proposed colors and materials harmonious with the site.
4	Driveways & Parking; maximum 14 feet width, minimize visual impact of parking from street. Permeable surfaces (decomposed granite (parking areas only, not drives), pervious concrete, gravel pavers (grass pavers without the grass), colored, sand finished or exposed aggregate concrete, colored precast pavers, recycled concrete are encouraged to minimize concentrated stormwater runoff. No asphalt. Color palette to blend with natural surroundings. Parking screened as much as possible, individual gates, where used, integrated with landscape.	Yes	The driveway is roughly 14' feet in width at Morning Vista Drive , widening to a motor court which leads into a two-car garage. Decorative pavers in grey colors are proposed for the driveway and motor court.
5	Garages & Carports; orient garage doors away from street and open to an auto court (where applicable). Maximum height 12 feet and is to be used as a single story space. May be free-standing, but	Yes	The garage door is oriented at a 90 degree angle to Morning Vista Drive and will not be visible from the street. The driveway slopes downward with the house sitting several feet below the street grade.

	encouraged to be integrated with main structure, covered parking for more than 2 cars to be broken up into multiple masses and visually separated openings.		
6	Patios & Terraces As natural extensions of the interior space, sheltered from sun & wind, paving to be colored, sand finished or exposed aggregate concrete or precast pavers or native stone, permeable materials encouraged, paved areas greater than 150 sq.ft. must have permeable joints.	Yes	There is a main house level terrace and deck, wide roof overhang at the pool providing outdoor living spaces. An indoor/outdoor living concept utilizing wide sliding glass doors connecting inside spaces with the outside pool terrace. The pool deck is to be constructed of exposed aggregate and sand finished concrete. The project will be conditioned to provide drainage joints and permeable paving.
7	Fences, Planters, & Retaining Walls. Fences: generally discouraged, low architectural walls, planters or arrangement of native rock is encouraged for privacy and to direct views. No perimeter site fencing/walls. Fences/walls integrated into site and architecture, max. ht. 5 feet at pools and water features where desired/required, retaining walls greater than 3 ft in height must be screened with landscaping, boulders, etc. maximum length of retaining wall segments: 25 ft. Materials: open, textured, or colored precast concrete units, stone, concrete, weathered steel No chain link. Brick, wood, shiny/corrugated metal, or pruned formal hedges discourage.	Yes	The proposed home has no perimeter wall or fence proposed.
8	Exterior structures & furnishings. Accessory structures should appear as extensions to the main structure. Art furniture, arbors, greenhouses, etc should be located in the outdoor space immediately adjacent to the home. Exception for entry features, gates, etc. Play structures must blend with environment, Tennis courts must have minimal site impact and not be illuminated. Fencing at courts not to exceed 6 feet. Satellite dishes & antennae to be integrated into the structure and visually	NA	No outdoor sculpture, play structures, greenhouses, accessory structures, or tennis courts are proposed.

	screened as possible. Flag poles not to exceed height of main dwelling.		
9	Spas, Water Features, Pools. Pool decks to be consistent with other terraces on site, interconnect pools with the dwelling via landscape, terraces, breezeways, canopies, colonnades, and/or pergolas. Plastic liner pools are not permitted. Encourage solar or heat exchange for pool heating rather than gas or electric heaters. Locate and screen pool equipment to minimize visual and noise impacts.	Yes	The pool/spa and courtyard are positioned within the rear yard as an extension of the main home living area. The infinity pool is of conventional concrete/gunnite construction. Pool filters, pumps, heaters, and controls are located in the rear yard screened from view by a rock/boulder wall.
10	Exterior Lighting Use sparingly, describe how light pollution control is achieved, how light spillage onto adjacent sites is avoided. Low intensity light sources, landscape accent lighting to be properly shielded and baffled.	Yes	Exterior lighting is shielded and proposed in low-levels of brightness.
11	Architectural Guidelines use time-tested inorganic materials that withstand the extreme desert climate.	Yes	Materials proposed (steel, glass, concrete, stucco, and metal panels) are durable and appropriate for a harsh desert climate.
12	Building Location/Foundation Systems & Terrain; No mass grading. Minimal disturbance of natural features, minimize chemical rock-splitting or rock removal. Work around and integrate large boulders and natural arroyos; site specific foundation systems. Modular building systems are encouraged. Reflect the timeless qualities of local desert architecture.	Yes	The house will be placed on an established pad which occurs naturally on the lot. No mass grading is proposed with the preservation of the natural terrain. On-site boulders and large rocks to remain in their naturalized state.
13	Building Mass, Height, Scale & Form; Describe how the design integrates interior & outdoor living spaces with the natural topography. Describe how the design creates opportunities for natural breezes, daylight, etc. Connect detached garages with trellises or breezeways or loggias where possible. 1 story maximum, but stepped pads may have multiple levels. Adjacent grate not to exceed 18 feet from the top of the roof and the maximum overall height from lowest floor elevation to highest roof element shall not exceed 25	Yes	The building proposed is a one-level home consisting of three bedrooms with a great room, kitchen, and dining room that opens up to an outdoor living area and pool. The single-story structures is laid out in an "L" pattern with the three bedrooms and den on the west end and the kitchen and garage to the north with the great room connecting the garage. Large retractable glass doors open on both sides of the great room allowing access to the pool deck providing indoor/outdoor living.

	feet. Use simple rectilinear/box geometry or curvilinear "organic" massing composed of larger planes. Generally built form should be articulated into 2 or 3 volumes and unified with horizontal roof planes. Lesser forms may play off larger volumes. "Ground" the building into the landscape. Describe the spatial sequence of arrival and proportion between larger and smaller spaces within the dwelling. Explain how the Bldg. envelope conforms to the "18 foot "pillow" that undulates over the native terrain in terms of conformance with maximum height. Integrate solar control, recessed glazing, etc. Architectural projections 4 inches per foot of setback, with front yard projections not to exceed 4 feet. Soften and articulate long, expansive facades with offsets, projections, surface changes and changes in materials.		Multiple wide roof overhangs, and eaves, provide solar control and interest for the building architecture. The building conforms to the 18' foot "pillow" concept with a total height from finished grade of 11' to roof plate with 13' max. The house employs both horizontal and vertical articulation, changes in material, offsets in walls, and achieves consistency with this standard.
14	Structural Expression. Describe the structural system and how it conforms to a clear, simple structural arrangement as encouraged, with exposed or expressed structure (steel, concrete, wood, stone, masonry, etc.) to enhance the architectural appearance.	Yes	The style of the home does not lend itself to exposed expression of the structural system. The use of smooth and rough stucco, glass and cast in place concrete will enhance the buildings architectural appearance.
15	Roofs & Building Height. Horizontal, low sloped roofs preferred to avoid blocking views. Large roof overhangs encouraged for solar control on glazing, outdoor terraces and patios. Non-flammable, non-reflective materials in subdued earth tones. No white or off white roofs. Avoid wood shakes, roman tile, sloping exposed foam, shiny metal, "Alumawood" type metal simulated wood products. Broad sheltering eaves encouraged. A-frame and Mansard roofs are not permitted. Roof planes may be stepped; max. slope 3:1. Overhangs minimum of 3 feet with minimal fascia depth; Minimize downspouts, gutters, & flashing & use natural or "patina" finish and a means to prevent accumulation of debris and combustible	Yes	The roof is a single flat surface. Pursuant to City policy, the roof will be conditioned to be in a natural color of tan, sand, beige, or light gray, drawing from the natural color palette of the area. Downspouts are not shown.

	material. Roof stacks, crickets, & related elements to be painted to match adjacent roof color. Conceal roof vents & design to minimize intrusion of flame/fire. Describe how the design conforms to these characteristics.		
16	Exterior Doors/Windows._Take advantage of views, minimize reflectivity and employ solar control via wide roof overhangs and orienting windows to minimize direct solar heat gain. Large windows with edges at or near the floor and ceiling to enhance the visual connection with the outdoors. Avoid arch-top, circular, triangular, octagonal or trapezoidal windows which may suggest historic architectural styles not associated with the "desert modern" typology. Avoid snap-in mullions and mirrored, reflective or heavily tinted glass. Place operable windows to facilitate natural cross ventilation in the home.	Yes	Windows are oriented toward views, with the north and south building elevations are comprised of retractable glass walls while the elevation facing the main street will be screened by a cast in place concrete monolith wall. The outdoor living areas are placed to the south with a wide overhang so that the buildings shelter these areas from the prevailing westerly winds. Floor-to-ceiling sliding glass doors and windows proposed are sheltered from sun and wind by either facing east or by deep cantilevered overhangs. Some windows are shown as fixed glass. Operable sliders are present in the great room promoting natural cross-ventilation.
17	Exterior Walls. Describe how natural-appearing, indigenous materials, colors, textures and forms help the building blend into its surroundings. Materials such as natural stone, smooth-faced, sand-blasted, board-formed and/or bush hammered architectural concrete contribute to this aesthetic. Smooth trowel and sand finish stucco, architectural smooth faced, sand blasted, split-faced or ground faced concrete block, Architectural cement fiber boards, copper or neutral toned metals and / or weathered steel. Non-combustible materials. Avoid the use of brick, veneer masonry, cultured stone, shiny metal, log construction, textured or decorative-patterned stucco, "Alumawood-type" metal with faux wood-grain.	Yes	The home is contemporary in its architectural style with building materials to include smooth and rough stucco, cast in place concrete, steel, aluminum window and door frames in a bronze color; and exposed aggregate and sand finished concrete for pool/spa decking.

	Walls should be simple employing at least two or three exterior wall materials. Avoid wood except where protected from the sun		
18	Decks and Patios. Encourage connection between indoor and outdoor spaces, using natural materials. Describe how consideration has been given to climatic influences such as sun, shade, wind, heat, rain, etc. Employ trellises or canopies for shade. Materials include sand, gravel, stone, exposed aggregate or architectural concrete. Ground-oriented terraces are encouraged to integrate the structure with the site.	Yes	Terraces and patios are generally integrated at grade. Most terrace areas are provided with wide roof overhang to provide shade.
19	Chimney, Skylights & Roof Projections. Roof elements should be designed expressing horizontal planes. Chimneys should be "mass elements" anchored to the ground. Approved exterior wall materials are suitable for chimneys as well as concrete, concrete block, natural stone, masonry units, neutral-finished metal or steel plate. Wood is not acceptable. Minimize skylights to preserve the dark night sky. Clerestory windows are encouraged. If used, skylights should be low profile, clear glazed, non-reflective. "Light tubes" are acceptable, but "bubble" or "dome" skylights are discouraged. Shield views of skylights from adjacent parcels to the extent possible.	NA	One chimney, and multiple skylights are proposed.
20	Accessory Structures. Should be consistent with the style and architectural characteristics of the main structure. May not exceed 12 feet in height. Pool & Garden pavilions (up to 150 sf and open on at least 3 sides) are to be located with a minimum setback of 10 feet to the front, side and rear property lines. Describe how accessory structures, if any are proposed, comply with this standard.	NA	No accessary structure proposed.
21	Details. Minimalist and essential in use. Simple forms that reflect the characteristics of the selected materials and reinforce the overall design aesthetic.	Yes	The exterior materials of the home are complementary of one another and suitable for the Desert Palisades development.

	Decoration & ornamentation used sparingly and where human scale and interaction is focused (ex.: custom door handles, etc.) Consider window & door hardware, metal-over-exposed beam and rafter tails, structural connections, brackets, exposed truss connections, trellises, exterior cladding patterns, saw cuts in concrete slabs in a manner consistent with modern desert architecture.		
22	Colors & Materials. Colors should integrate with the natural color palette of the environment. Smaller inward items such as indoor/outdoor planes can reflect the more vibrant desert colors such as those found on rocks, lichen, and blooming cacti and other desert plant blooms.	Yes	The home is contemporary in its architectural style with building materials to include smooth and rough stucco, cast in place concrete, steel, aluminum window and door frames in a bronze color; and exposed aggregate and sand finished concrete for pool/spa decking
23	Sustainability Factors. Environmentally safe materials are encouraged, water efficient plumbing fixtures, high-efficiency mechanical systems, heavily insulated exterior building envelope, high-performance glass systems, thermally broken window and door frames, low-wattage (LED) electrical fixtures, programmable temperature control, and where practical integration of greywater recycled water for landscape irrigation. Make use of trees and other plant material to shield the building from direct sun. Construction waste stream diversion strategies should be employed for recyclable materials Integration of natural elements (trees, etc) to provide solar control to reduce cooling loads,	Yes	The project proposes a photovoltaic solar system on the roof. Glass and building envelope systems will meet Title 24 energy efficiency requirements. LED fixtures are proposed.

Conclusion: The project is generally consistent with the Architectural guidelines of Section V of the DPSP.

TABLE 6: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE LANDSCAPING GUIDELINES OF SECTION VI OF THE DPSP.

Item / Standard	Conforms?	Describe
Common areas & Individual Residences. Provide groups and types of plants to recreate the natural desert setting of the Chino Cone. Screen unsightly elements with plantings. Use Plant types native to the area or acceptable species as outlined in the DPSP, drought and wind tolerant. Integrate rainwater retention. "Smart" irrigation controllers and timers. Protect in place all native plant materials during construction.	Yes	The site is proposed in a naturalized form, with limited disturbance to the existing terrain. A natural arroyo is located on the south edge of the property and will be preserved with minimal introduction of new plantings. Any new plants will meet the planting requirements for the DPSP for plant type and species.
Landscape Concept – Individual Residences; leave as much of the native site intact as possible, augment with native drought tolerant plants indigenous to the Chino Cone area. Turf limited to recreation areas and screened from public view. Help blend the residence into the site. Avoid repetitive or straight-line plantings that could form a visible "landscape scar" from off-site. Limit more lush plant types to courtyards and areas screened from public view.	Yes	The applicant has proposed minimal disturbance of the site. Where new landscape material is proposed, the landscape plan submitted includes the planting of Palo Brea, Ironwood, Texas Ebony, and Mexican Ebony trees; shrubs such as Brittle Bush and Lantana; succulents such as agave, aloe, black sawblade; and cactus including multiple types of barrel cactus.
Existing on-site plants – Sonoran Creosote Bush Scrub Community. Refer to DPSP's Biological Survey (Cornett, 2006) (Creosote bush, burrobush, encilia, indigo bush.	Yes	Those parts of the site undisturbed by construction activity will remain with their naturally occurring plant materials.
Permitted on-site native plant palette. Describe how the project conforms to the allowable Native Plant Palette in Exhibit 24 of the DPSP)	Yes	Plants proposed are, Desert Palo Brea, Ironwood, Texas Ebony, and Mexican Ebony trees; shrubs such as Brittle Bush and Lantana; succulents such as agave, aloe, black sawblade; and cactus including multiple types of barrel cactus areas.
Methods for establishing plant material Perimeter site areas may be temporarily watered (120 days) with overhead rotor spray system to promote dormant native plant seeds reach germination.	Yes	As allowed by per DPSP.
Use of enhanced non-native plants. Non-public areas.	NA	None proposed.
Water Zones & Xeriscaping proper soil preparation, efficient irrigation, with plants that seek different water needs on separate irrigation zones.	NA	Will be reviewed upon submittal of the landscape plan check for conformance with the City's water efficient landscape ordinance.

Weather-based "Smart" irrigation Controllers. Use is encouraged.	NA	Will be a condition of approval by the Planning Commission.

Any application for development project within the ESA-SP zone may only be approved if, in addition to the findings contained in Section 94.04.00 of the Palm Springs Zoning Code, the following findings are made:

TABLE 7: ANALYSIS OF THE PROPOSED PROJECT AGAINST PSZC SECTION 92.21.1.05 (I): (FINDINGS REQUIRED FOR APPROVAL - ESA-SP DESIGN STANDARDS)

	Item	Conform	Staff Evaluation
1	The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.	Yes	The proposed dwelling demonstrates an integrated solution to the challenges inherent with construction in an environmentally sensitive area. The project is comprehensive in its coordination of materials, landscape, color, massing and an overall design sensitive to the unique characteristics of the site.
2	The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.	Yes	The project proposes good integration of the structure, terraces, and other elements into the natural features of the site with minimal disturbance to terrain and vegetation. Where disturbance is unavoidable, appropriate site restoration techniques are proposed.
3	The project is properly located to protect sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.	Yes	The proposed dwelling will sit atop an established pad that sits several feet below the street level of Morning Vista Drive with the natural arroyos to the south not being disturbed.
4	The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.	Yes	Full integration of the proposed dwelling into the natural characteristics of the site has been achieved to the greatest extent possible.
5	The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.	Yes	Plant materials are consistent with the approved plant palette for Desert Palisades.

6	The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.	Yes	The grading, cut and fill has been minimized to the extent possible. The project conforms to the maximum height limits of the DPSP.
7	The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.	NA	The project is well within the maximum allowable site coverage of 6,000 square feet.
8	The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.	Yes	The proposed dwelling is consistent with the design guidelines of the DPSP with respect to low roof lines, terreced building pads, minimal cut and fill and thoughtful solutions to integrate the home into the site.
9	The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.	NA	The home will be visible from adjacent parcels, however its low profile should preserve views and vistas from adjacent lots.
10	The project will not have a negative fiscal impact on the city or its citizens.	NA	

The project is consistent with the findings of PSZC Section 92.21.1.05; the design guidelines of the ESA-SP zone.

CONCLUSION:

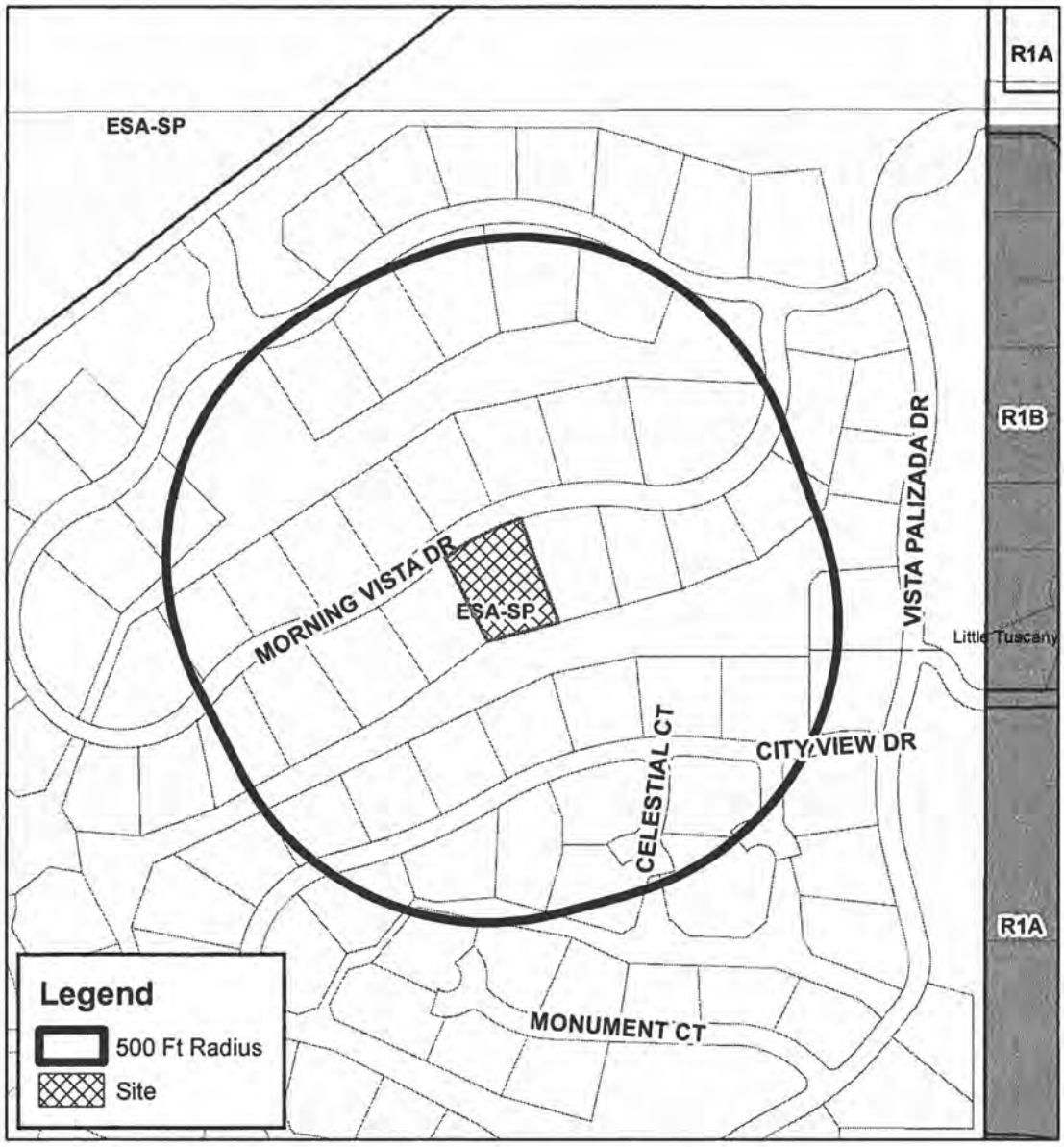
The proposed single-family dwelling in this application is consistent with and in conformance with the many guidelines for development in this very sensitive part of the City. Therefore, staff recommends approval by the Architectural Advisory Committee, subject to the attached conditions of approval.

PREPARED BY:	Glenn Mlaker, AICP, Associate Planner
REVIEWED BY:	David A. Newell, AICP, Assistant Director of Planning

Attachments:

1. Vicinity Map
2. Justification Letter
3. Conditions of Approval
4. Site Photographs
5. Exhibit Package

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS
Case # 3.4217 MAJ
2277 Morning Vista Drive – Lot 37

A R &D

DATE: 2.9.2021
PROJECT: DP37 Residence
PROJECT NUMBER: 20015
PROJECT ADDRESS: 2277 Morning Vista Drive
Palm Springs, CA 92262
APN NUMBER: 504-390-037

Justification Letter

The property was an approved parcel as part of Planning Area 4 of the ESA-SP zone identified by Section 92.21.1 of the City's Zoning Ordinance. The property is found within the Chino Cone area of the City of Palm Springs. The existing lot itself is sloped with natural native terrain and has remained vacant since the subdivision of the tract and is currently the only vacant lot on this street. The street that the lot is on slopes up from East to West. The subject parcels neighbor to the North and West side, sits at a higher elevation, and the neighbor to the East and South side, sits at a lower elevation.

This vacant lot is located at the heart of the Desert Palisades Community along Morning Vista Drive. Photos were taken from Project North from the Northern front of the lot, and facing South standing across Morning Vista Drive. The building complies with all property setbacks and typical height restrictions set forth in the in the Architectural Guidelines sections of Planning Area 4, ESA-SP zone.

The current design as proposed for this single-family residence keeps with the character and design intent of the proposed adjacent buildings. We ask that planning staff recommend this project for approval to the director and/or planning commission based upon the above listed reasons. Please let us know if you have any questions or concerns with the project as submitted.

Building Height & Setbacks:

The building complies with all property setbacks and typical height restrictions set forth in the in the Architectural Guidelines sections of Planning Area 4, ESA-SP zone. The current design as proposed for this single-family residence keeps with the character and design intent of the proposed adjacent buildings. We ask that planning staff recommend this project for approval to

A R &D

the director and/or planning commission based upon the above listed reasons. Please let us know if you have any questions or concerns with the project as submitted.

Regards,

Sean Lockyer, AIA AIBC
Studio AR&D Architects, Inc. | President

STUDIO AR&D ARCHITECTS

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palm springs, california 92262

760.322.3339

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CONDITIONS OF APPROVAL

Case 3.4217 MAJ
Proposed Single Family Residence on a hillside lot
Located at 2277 Morning Vista Dr, Desert Palisades,
ESA-SP Zone, Planning Area 4.

July 6, 2021

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

ADM 1. Project Description. This approval is for the project described per Case (3.4217 MAJ).

ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (February 10, 2021), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.

ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.

ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.

ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.4217 MAJ. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter

and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner’s sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 7. Time Limit on Approval. Approval of the Major Architectural Approval shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.

ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of $50 shall be submitted by the applicant in the form of a money order or a cashier’s check payable to the Riverside County Clerk within two business days of the Commission’s final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall

not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)

ENV 5. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

ENV 6. Protect Soil during Acid-washing of concrete. Ensure all appropriate measures are used in handling the acid-etching of the concrete so as not to contaminate the adjacent soil.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Architectural Review Committee changes:

PLN 2. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting

on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

PLN 3. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

PLN 4. Provide smart controllers on irrigation system.

PLN 5. Roof surfaces shall be tan, beige, grey, sand or other color that blends with the natural color in the area, no white or off-white roofs.

PLN 6. Drainage at Concrete Terraces. Provide drainage at the joints in the impervious concrete terraces. (Per Section III, DPSP).

PLN 7. Drainage. The project shall be conditioned to conform to the Guiding Principles for Drainage pursuant PSZC Section 92.21.1.05.

PLN 8. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

PLN 9. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.

PLN 10. Boulder Relocation. Place boulders and rocks that are relocated as a result of the project's construction in a naturalized manner with boulders "settled" into the soil, not piled up.

PLN 11. Solar Policy. All new single-family residential and multi-family residential construction as a condition of approval for a discretionary application shall provide a solar photovoltaic system equivalent to two (2) watts times the total square footage of the residential dwelling unit.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING CONDITIONS

GENERAL

ENG 1. The applicant shall comply with all required Standard Conditions and Mitigation Measures identified in the Final Environmental Impact Report for the Desert Palisades development, as applicable to the individual lots, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable Standard Conditions and Mitigation Measures.

ENG 2. Development of the site is subject to all applicable provisions of Chapter 92.21.1.05 “Design Standards” of the Palm Springs Zoning Code, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable provisions of the Code.

ENG 3. The Property is located in the Environmentally Sensitive Area – Specific Plan ("ESA-SP") zone. Pursuant to Section 92.21.1.05(J) of the Palm Springs Zoning Code, prior to the issuance of any permit for grading or construction of any improvement on any property within the ESA-SP zone, the property owner shall enter into an agreement with the City ensuring that should the improvement not be completed as permitted, that the land will be re-naturalized. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. Security Bond and agreement preparation fee in effect at the time that the agreement is submitted shall be paid by the applicant prior to issuance of any grading or building permits.

SANITARY SEWER

ENG 4. All sanitary facilities shall be connected to the private sewer system. New laterals shall not be connected at manholes.

ENG 5. Applicant shall pay a sewer assessment fee of $3,628.77 in accordance with the terms of the Racquet Club Road Sewer Construction Refund Agreement between the City of Palm Springs and the Pirozzi Family Trust Established November 30, 1992, Sewer Agreement No. 6253. The fee shall be paid to the City of Palm Springs prior to issuance of a building permit.

GRADING

ENG 6. Mass grading of the site shall be prohibited.

ENG 7. Rock crushing operations shall be limited to off-site locations only, as analyzed within the EIR for Desert Palisades. On-site rock crushing for individual home sites is not permissible under the Desert Palisades Specific Plan.

ENG 8. Rough grading of the lot requires architectural approval, in accordance with the development standards for Planning Area 4 of the ESA-SP Zone, as defined by the Desert Palisades Specific Plan (Case 5.1154). Submit a Grading Plan prepared by a California registered Civil engineer to the City Engineer for review and approval. The Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

ENG 9. The applicant's contractors shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant's contractor shall provide the Engineering Division with current and valid Certificates of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at http://www.AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of plans, which shall be approved by the City Engineer prior to issuance of any permits.

ENG 10. In accordance with Standard Condition (SC) 3.5-1 of the Final Environmental Impact Report, approved Native American cultural resource monitors and archaeological monitors shall be present during all ground disturbing activities. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to coordinate scheduling of monitors prior to construction. No permits shall be issued for ground disturbance activities until evidence is provided to the City Engineer demonstrating that monitoring by approved Native American cultural resource monitors has been coordinated by the applicant.

ENG 11. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 12. Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

ENG 13. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

ENG 14. Prior to issuance of any permit for ground disturbance activities, the applicant shall provide verification to the City that applicable fees have been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).

ENG 15. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars ($2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.

ENG 16. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the plans for the project. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of any plans.

ENG 17. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Services Department for review and approval.

ENG 18. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved plans shall be certified by a California registered geotechnical or civil engineer, certifying that all construction was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No final approval will be issued until the required certification is provided to the City Engineer.

WATER QUALITY MANAGEMENT PLAN

ENG 19. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to adjacent properties is prohibited. Construction of operational BMP's shall be incorporated into required plans.

ENG 20. Prior to issuance of any permit, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a

standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any permit.

ENG 21. Prior to any final City approvals, the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

ENG 22. In accordance with Chapter 92.21.1.05 "Design Standards" of the Palm Springs Zoning Code, development of the site shall preserve existing drainage patterns, natural streams and local watershed boundaries.

ENG 23. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property, as described in the Preliminary Hydrology Report for TTM35540, prepared by MSA Consulting, Inc., dated July 1, 2009 (or as may be amended). Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.

ENG 24. This project will be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating stormwater runoff, will be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the

project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer.

ENG 25. The project is subject to flood control and drainage implementation fees. The drainage fee at the present time is $6,511.00 per acre per Resolution No. 15189.

GENERAL

ENG 26. Any utility trenches or other excavations of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, replacing, or repairing any existing off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Frontier, etc.). Multiple excavations, trenches, and other street cuts within existing structural sections of off-site streets required by the proposed development may require complete removal and replacement of the streets structural section of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 27. All proposed utility lines shall be installed underground.

ENG 28. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 29. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

ENG 30. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of final approvals. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 31. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

TRAFFIC

ENG 32. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 33. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire & building codes. Detailed plans are still required for review.

FID 1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.

FID 2. Fire Department Conditions were based on the 2020 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "T" Development Requirements. and latest adopted NFPA Standards. Three (3) complete sets of plans for fire sprinkler systems must be submitted prior to a building permit being released.

FID 3. **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

FID 4. **Plans and Permits (CFC 105.1):**
Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set. Plans shall be submitted to:

City of Palm Springs
Building and Safety Department

3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

FID 5. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.

FID 6. **Required access (CFC 504.1):** Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.

FID 7. **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2016 Editions, as modified by local ordinance.

FID 8. **Residential Smoke Alarms Required:** Shall be interconnected so that operation of any smoke alarm or fire sprinkler flow switch causes all smoke alarms within the dwelling & guest house to sound and activate the exterior horn/strobe.

FID 9. **Fire Hydrant Requirements** (CFC 507): Provide a fire hydrant not more than 600 feet from home. If this exists, disregard and show location on plans.

FID 10. **Key Box Required to be Installed** (CFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

Key Box Contents (CFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

END OF CONDITIONS

LOT 37 RESIDENCE AT DESERT PALISADES
LOCATED AT
2277 MORNING VISTA DRIVE,
PALM SPRINGS, CA 92262

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www.studio-ard.com

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760.322.3339

ASSESSOR'S PARCEL NO.:
504-390-037

PROJECT ADDRESS:
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262

PROJECT DESCRIPTION:
A NEW, SINGLE FAMILY RESIDENCE PROJECT WHICH ALSO INCLUDES LANDSCAPE, HARDSCAPE, BLOCK WALLS, ETC.(AS SHOWN IN THESE PLANS) FOR THE PROJECT LOCATED ON PROPERTY: 504-390-037

BUILDING DATA:

ZONE:	R-1-C
TYPE OF CONSTRUCTION:	V-B
SPRINKLERED:	YES
NO. OF STORIES:	1
OCCUPANCY GROUP:	R-3/U
ARCHITECTURE & LANDSCAPE REVIEW REQUIRMENTS?:	LANDSCAPE

SQUARE FOOTAGE: PROPOSED

MAIN HOUSE (CONDITIONED SPACE):	3,764 S.F.
GARAGE (UNCONDITIONED SPACE):	705 S.F.
TOTAL CONDITIONED SPACE	**3,764 S.F.**
TOTAL STRUCTURE AREA (INCL. GARAGE)	**4,469 S.F.**

TOTAL LOT AREA:	25,179 S.F
EXISTING LOT COVERAGE	0%
PROPOSED LOT COVERAGE	17.75%

LANDSCAPE ZONE DATA

USDA ZONE:	10-A
SUNSET MAGAZINE ZONE:	13

REFERENCE CODES:

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
ALL LOCAL CODES AND ORDINANCES

DRAWING INDEX

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ARCHITECTURE:

The architecture of the buildings was designed with first taking in to account the optimal views for the site and each rooms location on the overall site. East and Southeastern views seem optimal given the structure's position on the site with views towards the Downtown Palm Springs. Views to the West are also taken advantage of with the scenic mountain views captured in the background. The result is an elegant, yet subdued presence that is perched on the terrain as if it grew from the landscape.

Upon entering the residence, you are guided by a steel retaining wall that leads you along the North end of the property. As the steel wall disipates into the site, the entry path then guides you as you twist and turn down between two monolithic concrete walls which mimic the local terrain, as it leads you into the entry.

Once you enter in the foyer, the real experience begins as you are flanked by two walls, which then funnel you to engage both the living and dining spaces. Once inside, the views throughout the East and South and West are capitalized on and framed from all spaces through the use of full height windows and sliders to engage and appreciate the adjacent native desertscape.

These viewed experiences are heightened as you look through a full window wall to a raised pool that is centered on the entry sequence. The use of high ceilings in the great room also directs the views upward to capture as much mountains as possible.

Engaging the exterior spaces from each room was a primary driver for the floor plans. It was important for the designs to maximize the feel of the interior spaces and to extend the outdoors. To achieve this, pass-through rooms that are open on both sides of the individual spaces were created to optimize the connection from the interior to the exterior.

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PROJECT ARCHITECTURE

20015 - DESERT PALISADES LOT 37

2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262

PROJECT JUSTIFICATION:

The property was an approved parcel as part of Planning Area 4 of the ESA-SP zone identified by Section 92.21.1 of the City's Zoning Ordinance. The property is found within the Chino Cone area of the City of Palm Springs. The existing lot itself is sloped with natural native terrain and has remained vacant since the subdivision of the tract and is currently the only vacant lot on this street. The street that the lot is on slopes up from East to West. The subject parcels neighbor to the North and West side, sits at a higher elevation, and the neighbor to the East and South side, sits at a lower elevation.

This vacant lot is located at the heart of the Desert Palisades Community along Morning Vista Drive. Photos were taken from Project North from the Northern front of the lot, and facing South standing across Morning Vistsa Drive.

The building complies with all property setbacks and typical height restrictions set forth in the in the Architectural Guidelines sections of Planning Area 4, ESA-SP zone.

The current design as proposed for this single-family residence keeps with the character and design intent of the proposed adjacent buildings. We ask that planning staff recommend this project for approval to the director and/or planning commission based upon the above listed reasons. Please let us know if you have any questions or concerns with the project as submitted.

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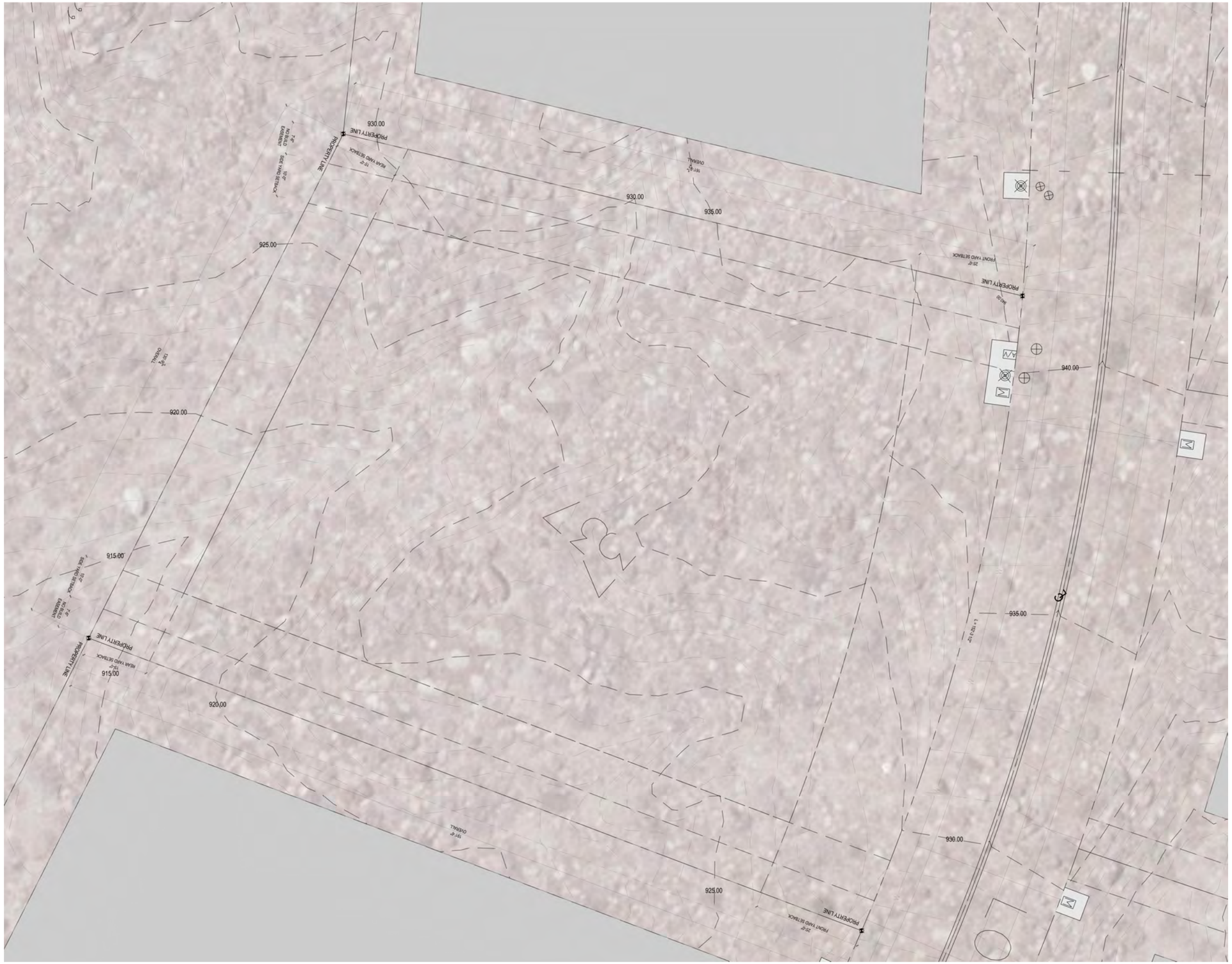

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0' 5' 10' 20' 40'

1 SITE PLAN EXISTING

SITE PLAN EXISTING

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2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262

LEGEND

1 SAND FINISH CONCRETE
MFGR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER

2 CONCRETE HARDSCAPE COLOR
MFGR: DAVIS COLOR
COLOR: MESQUITE 677

GROUNDCOVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER

3 POOL PLASTER
MFGR: PLASTERSCAPES
COLOR: STORMY SEAS

4 SMOOTH TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY

5 HEAVY TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005

6 GLAZING
MFGR: GUARDIAN GLASS
MODEL: SNX 62/27
COLOR: GREY

7 WINDOWS AND SLIDERS
MFGR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED

8 BOARD AND BATTEN
MFGR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER 1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFGR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBD

9 HEAVY TEXTURE STUCCO COLOR
MFGR: FARROW & BALL
COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PAEAN BLACK

10 ROOF MEMBRANE
MFGR: DURO-LAST
MODEL: 50 MIL-SINGLE PLY
COLOR: LIGHT TAN

11 EAVE BREAK METAL
MFGR: BERRIDGE
MODEL: 20 GAUGE - KYNAR 500/ HYLAR 5000
COLOR: MATTE BLACK

12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH

13 NATURAL STONE PAVERS
MFGR: ECO OUTDOOR USA
MODEL: LUCA FILETTI

14 EXPOSED AGGREGATE CONCRETE
MFGR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL

15 MASONRY BLOCK WALLS:
6"X6"X16" SLUMP STONE WITH HEAVY SACK FINISH
MFGR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR

16 NATURALSTONE SLAB
STONE: CALACATTA JADE
MFGR: STONELAND USA
FINISH: HONED

17 POLISHED CONCRETE FLOORS

18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK

19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA

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0' 5' 10' 20' 40'

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0' 5' 10' 20' 40'

1 LANDSCAPE PLANTING PLAN

LANDSCAPE PLANTING PLAN
20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262

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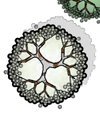
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT. SIZE	HEIGHT	QTY
	Acacia willardiana / Acacia Palo Blanco	24"box		7
	Beaucarnea recurvata / Pony Tail Palm	24"box		18
	Cercidium praecox / Palo Brea	48"box		2
	Eucalyptus melliodora / Moon Lagoon	24"box		1
	Olea europaea / Olive Multi-Trunk Mature specimen from BigOliveTrees.com Medium Size Note: Mature olives must be kept trimmed to be no more than 2`-0" above the roofiilne.	Transplanted		2
	Olneya tesota / Desert Ironwood	48"box		2
	Pithecellobium flexicaule / Texas Ebony	36"box		2
	Pithecellobium mexicana / Mexican Ebony	48"box		2

SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Encelia farinosa / Brittle Bush	5 gal			29
	Pachypodium lamerei / Madagascar Palm	5 gal			30
	Plumeria obtusa / White Plumeria	36" Box			3

CACTI	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Cylindropuntia arbuscula / Arizona Pencil Cholla	5 gal		2` To 3` Height	13
	Ferocactus cylindraceus / Red Barrel Cactus	12"-14" DIA.		2` To 3` Height	36
	Ferocactus glaucescens / Blue Barrel Cactus	6"-8" DIA.			5
	Ferocactus glaucescens / Blue Barrel Cactus Bare Root: Approved Alternate: Golden Barrel Cactus, Echinocactus Grusonii	9"-12" DIA.			3
	Ferocactus grusonii / Golden Barrel Cactus	12"-14" DIA.			12
	Ferocactus grusonii / Golden Barrel Cactus	6"-8" DIA.			14
	Ferocactus grusonii / Golden Barrel Cactus	8"-10" DIA.			13
	Lophocereus schottii monstrosus / Totem Pole Cactus	3`-5` Tall			22
	Opuntia basilaris / Beavertail Pricklypear	5 gal			14
	Opuntia ficus-indica / Indian Fig Cactus Specimen. Hand-selected by Architect	5`-6` Tall			1
	Opuntia violacea `Santa Rita` / Purple Prickley Pear	5 gal			16
	Pachycereus marginatus / Mex. Fence Post Cactus	5 gal		3` To 5` Height	49
	Pilosocereus Pachycladus / Blue Columnar Cactus Approved Alternate: Totem Pole Cactus, Lophocereus Schottii Monstrose	5 gal		2` to 5` Height	21

GRASSES	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	5 gal	Spacing @ 24" o.c.		111

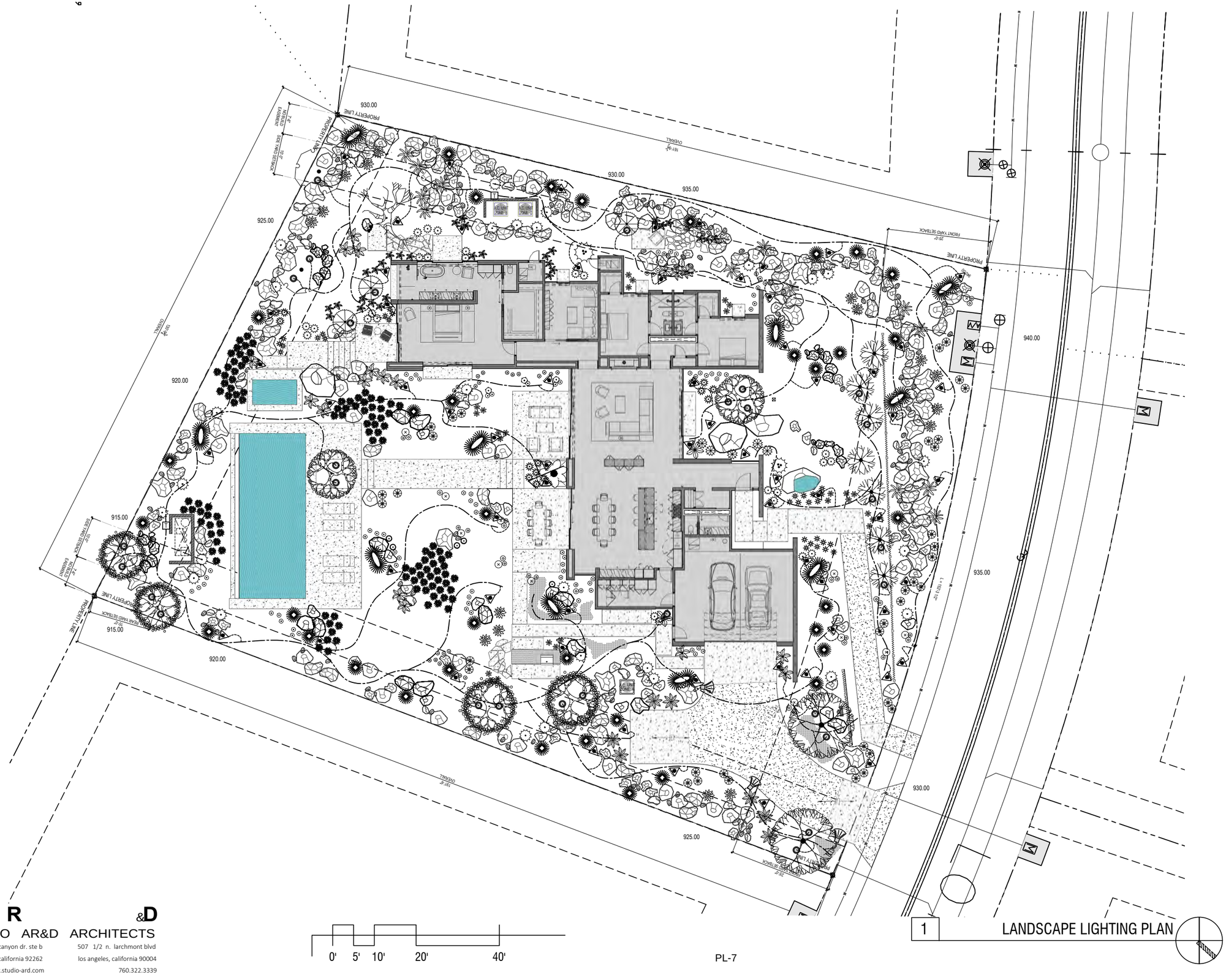
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Agave americana / Century Plant	15 gal			7
	Agave geminiflora / Twin Flowered Agave	2 gal			5
	Agave parryi / Parry`s Agave	9"-12" DIA.			26
	Agave `Sharkskin` / Sharkskin Agave	5 gal			25
	Aloe barberae / Tree "Hercules" Aloe	5 gal			5
	Aloe barberae / Tree "Hercules" Aloe - Multitrunk Double Headed	5`-6` Tall			1
	Aloe barberae / Tree "Hercules" Aloe Single Head - Large Specimen	5`-6` Tall			2
	Dyckia x `Black Gold` / Black Sawblade	2 gal			29

YUCCA	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Yucca elata / Soaptree Yucca Bare Root, Single Head	15 gal		3` To 5` Height	16
	Yucca rigida / Mexican Blue Yucca	Bare Root		3` To 5` Height	4
	Yucca rostrata / Beaked Yucca	15 gal			16
	Yucca rostrata / Beaked Yucca Double Headed	15 gal		5` to 6` Height	10

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Dichondra argentea `Silver Falls` / Silver Falls Dichondra	flat	6" o.c.	161 sf

PL-6

1 LANDSCAPE PLANTING SCHEDULE



1 LANDSCAPE LIGHTING PLAN

0' 5' 10' 20' 40'

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LANDSCAPE LIGHTING PLAN

20015 - DESERT PALISADES LOT 37

2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262

LIGHTING LEGEND: LOW VOLTAGE LANDSCAPE LIGHTING

	SYMBOL	FIXTURE TYPE	MANUFACTURER	MODEL NUMBER	LAMP	REMARKS	TOTAL QUANTITY
@ GRADE		GROUND MTD: SPOT, UP-LIGHTING	VOLT	THE TOP DOG - 180 SERIES VAL-180-4-BBZ FINISH: BRONZE	LED MR-16 4.5 W	W/ 10" LONG HAMMER STAKE WITH CUTOUT FOR WIRE EXIT	(65)
@ GRADE		WELL MTD: WELL (UP) LIGHTING	VOLT	SALTY DOG IN-GRADE LIGHT BDL-VWL-703-G-BBZ FINISH: BRONZE	LED MR16 CLEAR FLAT GLASS 4.5 W	INSTALL WITH DEBRIS COVER ITEM NO. 9-500PVC-PLASTIC COVER	(29)
@ GRADE		DRIVEWAY LIGHTING	SPJ LIGHTING	FOREVER BRIGHT SPJ13-13AIO FINISH: MBR (MATTE BRONZE)	OPTIC: FLOOD 2700 K 135 LUMENS 2W	SURFACE MOUNTED	(3)
		TOTAL LIGHTS					(97)
	T	NEW TRANSFORMER/ CONTROLLER	VOLT	1200 WATT 12V-22V MULTI-TAP TRANSFORMER #VTR-1200P VERIFY NECESSARY WATTAGE PER LIGHTING REQUIREMENTS	N/A	TIMER SUPPLIED BY OWNER: ATOMIC CLOCK BY INTERMATIC (SELF ADJUSTING FOR DAYLIGHT SAVINGS TIME, AND WITH BATTERY BACKUP)	(2)

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1 LANDSCAPE LIGHTING SCHEDULE

NOTE: NATIVE GROUND COVER UNLESS OTHERWISE SPECIFIED

GROUND COVER SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	3/8" Crushed Gravel: "Chamois Beige" 3" Thick layer on weed barrier.	Tons		1,916 sf

1 GROUND COVER PLAN

0' 5' 10' 20' 40'

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GROUND COVER PLAN

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COLOR: STORMY SEAS

4 SMOOTH TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY

5 HEAVY TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005

6 GLAZING
MFGR: GUARDIAN GLASS
MODEL: SNX 62/27
COLOR: GREY

7 WINDOWS AND SLIDERS
MFGR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED

8 BOARD AND BATTEN
MFGR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER 1/2" BLACK PAINTED PLYWOOD
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12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH

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MFGR: ECO OUTDOOR USA
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MFGR: STONELAND USA
FINISH: HONED

17 POLISHED CONCRETE FLOORS

18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK

19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA

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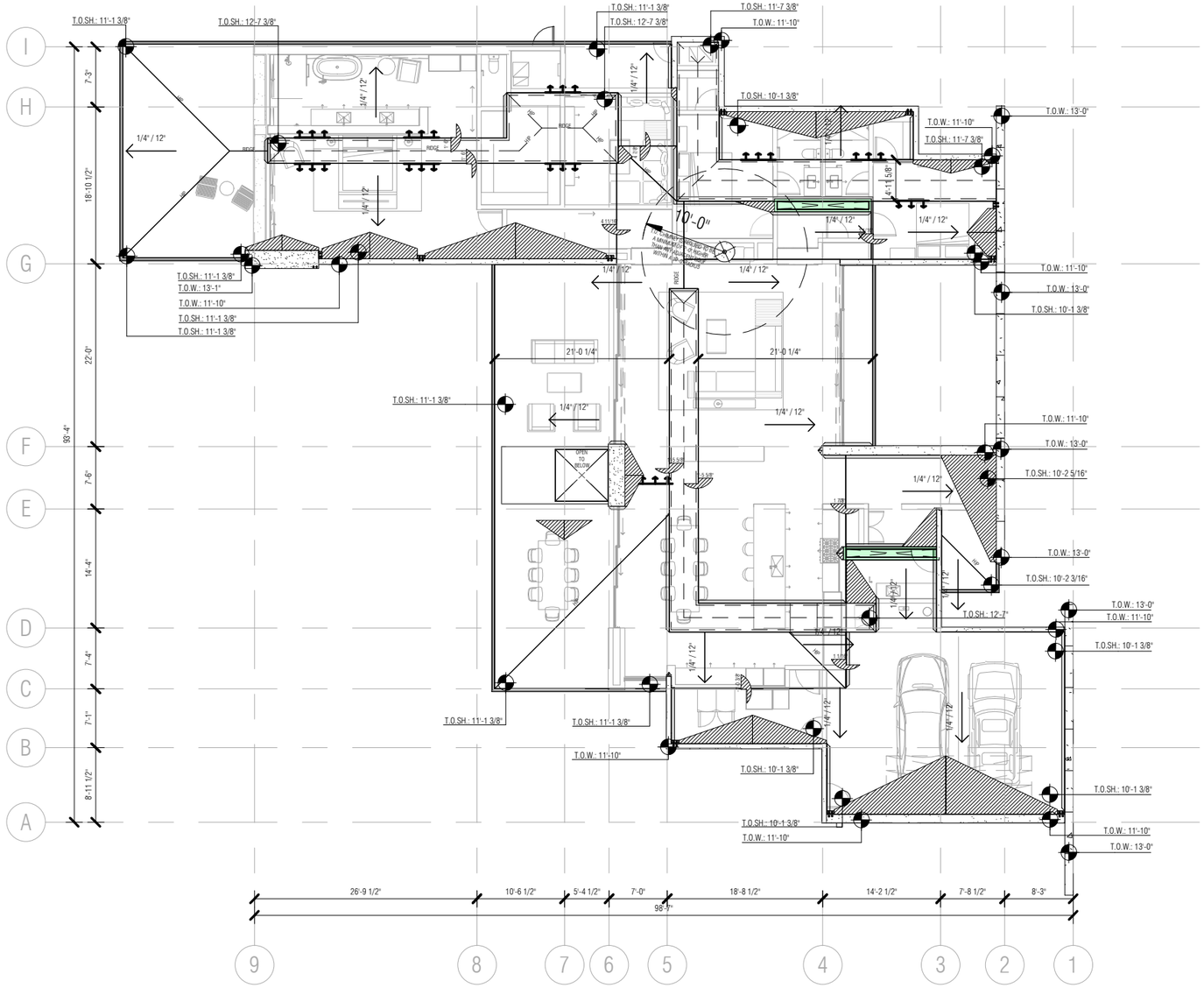
1 FLOOR PLAN- PROPOSED

FLOOR PLAN PROPOSED

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



LEGEND

1 SAND FINISH CONCRETE
MFGR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER

2 CONCRETE HARDSCAPE COLOR
MFGR: DAVIS COLOR
COLOR: MESQUITE 677

GROUNDCOVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER

3 POOL PLASTER
MFGR: PLASTERSCAPES
COLOR: STORMY SEAS

4 SMOOTH TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY

5 HEAVY TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005

6 GLAZING
MFGR: GUARDIAN GLASS
MODEL: SNX 62/27
COLOR: GREY

7 WINDOWS AND SLIDERS
MFGR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED

8 BOARD AND BATTEN
MFGR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER 1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFGR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBD

9 HEAVY TEXTURE STUCCO COLOR
MFGR: FARROW & BALL
COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PAEAN BLACK

10 ROOF MEMBRANE
MFGR: DURO-LAST
MODEL: 50 MIL-SINGLE PLY
COLOR: LIGHT TAN

11 EAVE BREAK METAL
MFGR: BERRIDGE
MODEL: 20 GAUGE - KYNAR 500/ HYLAR 5000
COLOR: MATTE BLACK

12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH

13 NATURAL STONE PAVERS
MFGR: ECO OUTDOOR USA
MODEL: LUCA FILETTI

14 EXPOSED AGGREGATE CONCRETE
MFGR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL

15 MASONRY BLOCK WALLS:
6"X6"X16" SLUMP STONE WITH HEAVY SACK FINISH
MFGR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR

16 NATURALSTONE SLAB
STONE: CALACATTA JADE
MFGR: STONELAND USA
FINISH: HONED

17 POLISHED CONCRETE FLOORS

18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK

19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA

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1 ROOF PLAN - PROPOSED

ROOF PLAN - PROPOSED

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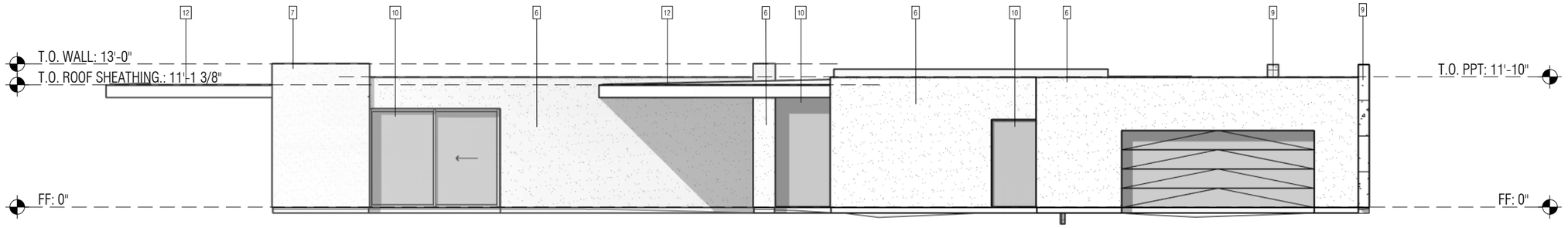
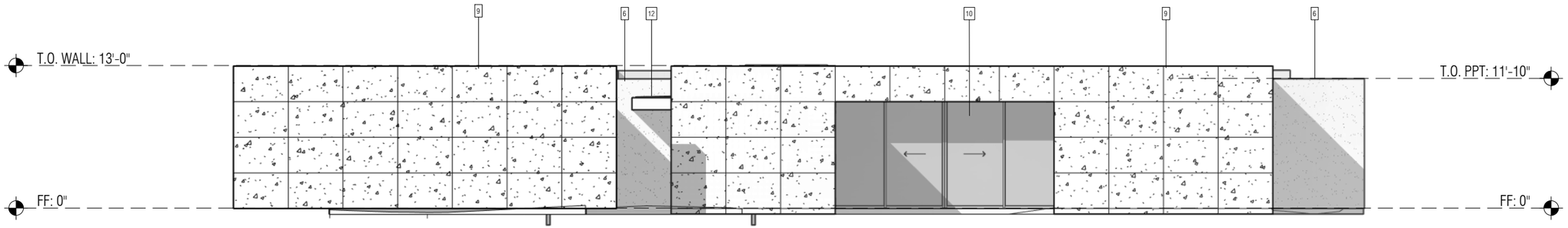
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



2 EAST ELEVATION PROPOSED



1 NORTH ELEVATION PROPOSED

LEGEND

1 SAND FINISH CONCRETE
MFGR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER

2 CONCRETE HARDSCAPE COLOR
MFGR: DAVIS COLOR
COLOR: MESQUITE 677

GROUNDCOVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER

3 POOL PLASTER
MFGR: PLASTERSCAPES
COLOR: STORMY SEAS

4 SMOOTH TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY

5 HEAVY TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005

6 GLAZING
MFGR: GUARDIAN GLASS
MODEL: SNX 62/27
COLOR: GREY

7 WINDOWS AND SLIDERS
MFGR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED

8 BOARD AND BATTEN
MFGR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER 1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFGR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBD

9 HEAVY TEXTURE STUCCO COLOR
MFGR: FARROW & BALL
COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PAEAN BLACK

10 ROOF MEMBRANE
MFGR: DURO-LAST
MODEL: 50 MIL-SINGLE PLY
COLOR: LIGHT TAN

11 EAVE BREAK METAL
MFGR: BERRIDGE
MODEL: 20 GAUGE - KYNAR 500/ HYLAR 5000
COLOR: MATTE BLACK

12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH

13 NATURAL STONE PAVERS
MFGR: ECO OUTDOOR USA
MODEL: LUCA FILETTI

14 EXPOSED AGGREGATE CONCRETE
MFGR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL

15 MASONRY BLOCK WALLS:
6"X6"X16" SLUMP STONE WITH HEAVY SACK FINISH
MFGR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR

16 NATURALSTONE SLAB
STONE: CALACATTA JADE
MFGR: STONELAND USA
FINISH: HONED

17 POLISHED CONCRETE FLOORS

18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK

19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA

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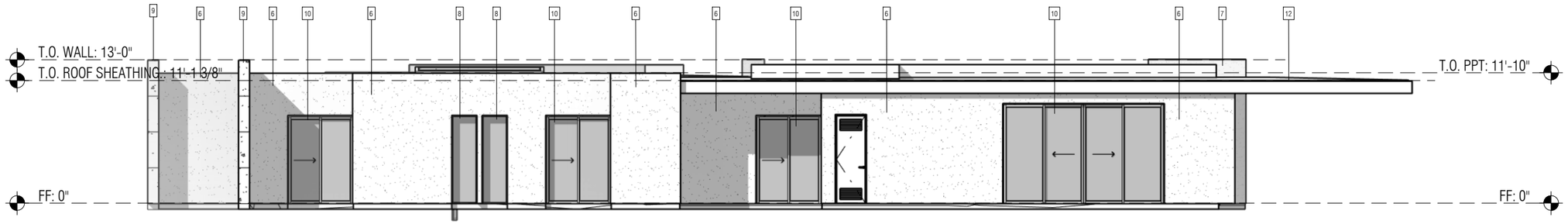
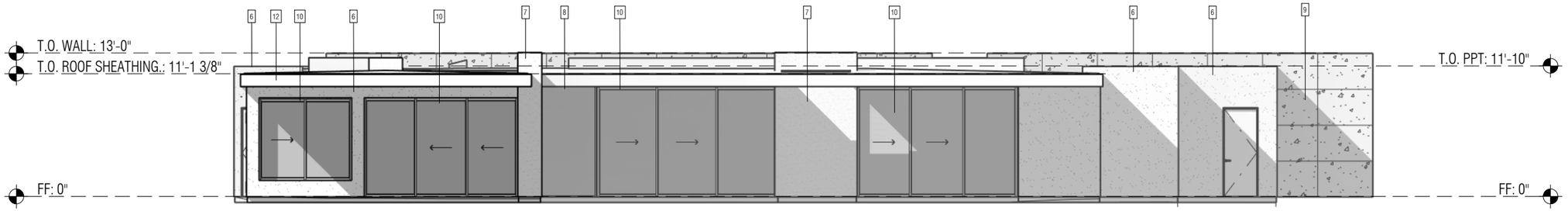
ELEVATIONS - PROPOSED

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



2 WEST ELEVATION PROPOSED



1 SOUTH ELEVATION PROPOSED

LEGEND

1 SAND FINISH CONCRETE
MFGR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER

2 CONCRETE HARDSCAPE COLOR
MFGR: DAVIS COLOR
COLOR: MESQUITE 677

GROUNDCOVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER

3 POOL PLASTER
MFGR: PLASTERSCAPES
COLOR: STORMY SEAS

4 SMOOTH TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY

5 HEAVY TEXTURE STUCCO
MFGR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005

6 GLAZING
MFGR: GUARDIAN GLASS
MODEL: SNX 62/27
COLOR: GREY

7 WINDOWS AND SLIDERS
MFGR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED

8 BOARD AND BATTEN
MFGR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER 1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFGR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBD

9 HEAVY TEXTURE STUCCO COLOR
MFGR: FARROW & BALL
COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PAEAN BLACK

10 ROOF MEMBRANE
MFGR: DURO-LAST
MODEL: 50 MIL-SINGLE PLY
COLOR: LIGHT TAN

11 EAVE BREAK METAL
MFGR: BERRIDGE
MODEL: 20 GAUGE - KYNAR 500/ HYLAR 5000
COLOR: MATTE BLACK

12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH

13 NATURAL STONE PAVERS
MFGR: ECO OUTDOOR USA
MODEL: LUCA FILETTI

14 EXPOSED AGGREGATE CONCRETE
MFGR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL

15 MASONRY BLOCK WALLS:
6"X6"X16" SLUMP STONE WITH HEAVY SACK FINISH
MFGR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR

16 NATURALSTONE SLAB
STONE: CALACATTA JADE
MFGR: STONELAND USA
FINISH: HONED

17 POLISHED CONCRETE FLOORS

18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK

19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA

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ELEVATIONS - PROPOSED

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262

NORTH ELEVATION PROPOSED

EAST ELEVATION PROPOSED

WEST ELEVATION PROPOSED

SOUTH ELEVATION PROPOSED
COLORED BUILDING ELEVATIONS

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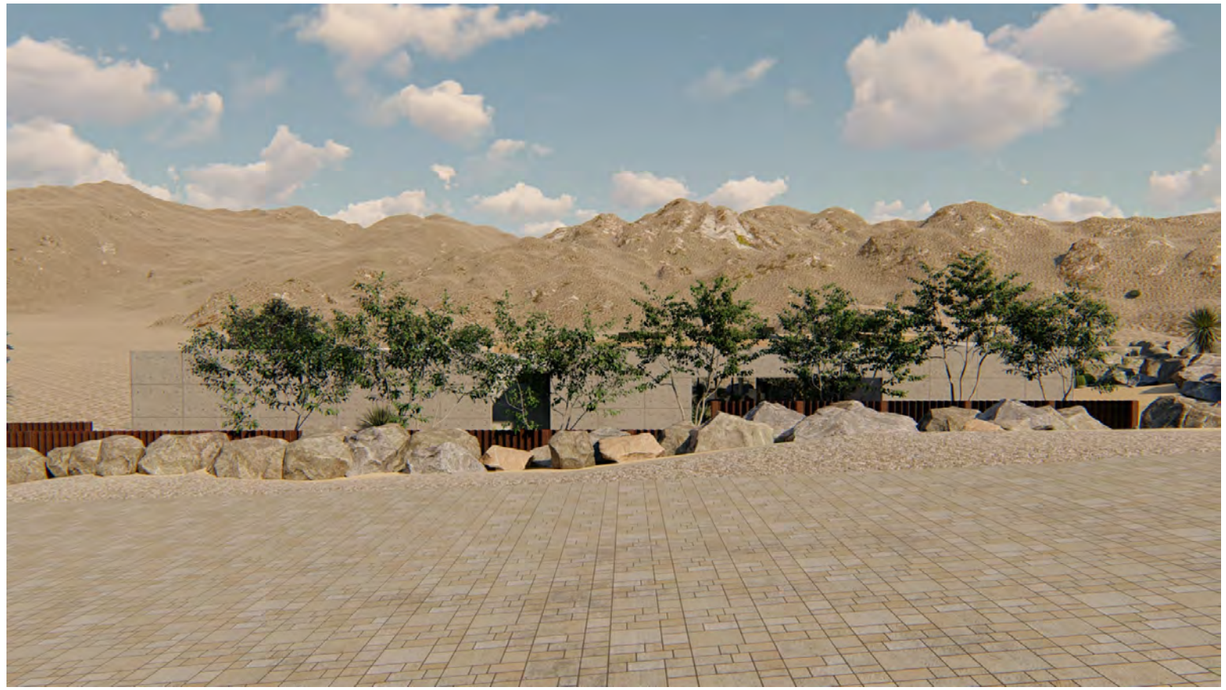
VIEW STANDING ACROSS MORNING VISTA DRIVE LOOKING SOUTH



VIEW STANDING ACROSS MORNING VISTA DRIVE LOOKING SOUTH EAST

VIEW STANDING ON MORNING VISTA DRIVE LOOKING EAST

VIEW TOWARDS THE FRONT ENTRY LOOKING SOUTH

PERSPECTIVE RENDERINGS

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2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262

DIRECT VIEW LOOKING SOUTH EAST AT FRONT ENTRY

VIEW FROM FRONT ENTRY LOOKING SOUTH

VIEW STANDING ON ENTRY DRIVEWAY LOOKING SOUTH

VIEW OF THE PROPOSED PROPERTY LOOKING WEST

PERSPECTIVE RENDERINGS

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VIEW OF THE PROPOSED PROPERTY LOOKING NORTH EAST

VIEW OF THE PROPOSED PROPERTY LOOKING NORTH

VIEW OF THE LIVING AREA FROM THE POOL LOOKING NORTH WEST

VIEW OF THE PROPOSED EXTERIOR LOOKING NORTH

PERSPECTIVE RENDERINGS

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VIEW STANDING OUTSIDE LIVING LOOKING EAST ACROSS PATIO

VIEW OF THE MOUNTAINS OVER THE POOL LOOKING SOUTH EAST

VIEW OF THE COVERED PATIO LOOKING WEST

VIEW OF THE COVERED PATIO ON THE OUTSIDE OF THE LIVING AREA FACING SOUTH WEST

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PERSPECTIVE RENDERINGS

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DESERT PALISADES
LOTS 37 & 97
2277 MORNING VISTA DRIVE &
2275 VISTA DISTANCIA COURT
PALM SPRINGS, CA, 92262

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LEGEND

1. **NATURAL STONE PAVERS**
   MFGR: ECO OUTDOOR USA
   MODEL: LUCA FLETTI
2. **EXPOSED AGGREGATE CONCRETE**
   MFGR: DAYTON SUPERIOR
   FINISH: HAND SEEDED GRAVEL
3. **SAND FINISH CONCRETE**
   MFGR: DAYTON SUPERIOR
   PRODUCT: TOP CAST NO. 03
   FINISH: SAND FINISH USING SURFACE RETARDER
4. **GROUNDCOVER**
   PRODUCT: 3/8" CRUSHED GRAVEL
   COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
5. **CONCRETE HARDSCAPE COLOR**
   MFGR: DAVIS COLORS
   PRODUCT: COBBLESTONE 860
6. **SMOOTH TEXTURE STUCCO**
   MFGR: PAREXUSA
   MODEL: LA HABRA
   PRODUCT: SBMF
   COLOR: SILVER GREY
7. **HEAVY TEXTURE STUCCO**
   MFGR: PAREXUSA
   MODEL: LA HABRA
   PRODUCT: 16/20 DASH BASE 2005
   COLOR: TUXEDO
8. **GLAZING**
   MFGR: GUARDIAN GLASS
   MODEL: SNX 62/27
9. **CAST-IN-PLACE CONCRETE WALLS**
   FORMWORK: PANELS W/ CONE-SHAPED FORMA TIES
   COLOR: STANDARD GREY
   FINISH: SMOOTH
10. **WINDOWS AND SLIDERS**
    MFGR: FLEETWOOD USA
    COLOR: DARK BRONZE ANODIZED
11. **ROOF MEMBRANE**
    MFGR: DURO-LAST
    MODEL: 50 MIL SINGLE PLY
    COLOR: LIGHT TAN
12. **EAVE BREAK METAL**
    MFGR: BERRIDGE
    MODEL: 20 GAUGE - KYNAR 500/ HYLAR 5000
    COLOR: MATTE BLACK
13. **STEEL RETENTION/ GARDEN WALLS**
    6"X6" STEEL POSTS W/ 3/8" THICK VETICAL STEEL PLATE
    ON FOOTINGS FOR RETAINING BOULDERS AND EARTH
    FINISH: NATURAL RUST PATINA

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MATERIAL BOARD

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