



## **ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM**

DATE: NOVEMBER 7, 2022 NEW BUSINESS

SUBJECT: A REQUEST BY RICHARD MEANEY (OWNER), FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 6,531-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE PARCEL LOCATED ON LOT 21, 2424 MORNING VISTA (APN: 504-390-021), ZONE ESA-SP, SECTION 4 (CASE 3.4339 MAJ). (AR)

FROM: Department of Planning Services

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### PROJECT DESCRIPTION:

This is a request for approval of a Major Architectural (MAJ) application for the construction of a new 6,531-square-foot single-family residence on a 25,378-square-foot lot within the Desert Palisades Specific Plan area. The proposed maximum building height is 17.5 feet, single-story. 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) of the Desert Palisades Specific Plan
- 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".

### ISSUES:

- 1) Pool area lacks shading and solar control.

### RECOMMENDATION:

That the Architectural Review Committee approve the Major Architectural Application subject to the attached conditions.

**BACKGROUND INFORMATION:**

<i>Related Relevant City Actions</i>	
01/05/2011	The City Council approved the Desert Palisades Specific Plan and certified the Final Environmental Impact Report (EIR) for the project.
01/07/2015	The City Council approved an addendum to the previously certified EIR to extend the time frame in which grading activities could occur from December 31 <sup>st</sup> to January 31 <sup>st</sup> .

<i>Neighborhood Meeting/Neighborhood Notice</i>	
09/28/22	Notice mailed by staff to adjacent property owners notifying that the subject application had been filed with the Department of Planning Services, in accordance with 93.13.00 of the Zoning Code.
10/26/22	Notice mailed by staff to adjacent property owners notifying that the subject project would be reviewed by the Architectural Review Committee on November 7, 2022.
10/27/22	The surrounding neighborhood organizations within one (1) mile of the site were sent notice that the proposed project would be reviewed by the Architectural Review Committee on November 7, 2022.

**STAFF ANALYSIS:**

<i>Site Area</i>	
Net Acres	25,378-square feet

<i>General Plan and Zoning Designations</i>		
<i>General Plan Designation</i>	<i>Permitted Density (Max)</i>	<i>Compliance</i>
SPA	1 DU/40 Acres	Y
<i>Zoning Designation</i>		
ESA-SP Planning Area 4 (Desert Palisades Specific Plan)		

PSZC Section 94.04.00(E)(13) requires that the proposed application be consistent with any adopted Specific Plan or Planned Development District Design Standards:

<i>Applicable Specific Plan Area or Design Standards</i>	<i>Compliance</i>
Desert Palisades Specific Plan	Y

Development Standards:

Pursuant to PSZC Section 92.01.03, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	25 Feet	>25 Feet	Y
• Side	10 Feet	>10 Feet	Y

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
•Rear	15 Feet	>15 Feet	Y
Max. Lot Coverage	35%	26%	Y
Max. Building Height	18 Feet	17.5 Feet	Y
Parking	2 spaces (covered)	2 spaces in garage	Y
Wall / Fence Height	N/A	N/A	N/A

Hillside Review Criteria:

PSZC Section 93.13.00(B)(4) requires that architectural review of hillside development shall consider the following criteria:

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
1.	<p><i>Rock and soil exposure;</i></p> <p>The proposed project site is currently undeveloped. The construction of the house will limit disturbance to the site as much as possible. There will be no disturbance of the “no-build” easement, which will stay in its naturalized appearance. Additionally, there are no protective streams running through the parcel.</p>	Y
2.	<p><i>Size of building pad;</i></p> <p>The size of the proposed building pad is 6,531 square feet and has very limited site disturbance. The proposed building pad will be consistent in size to other dwellings within Desert Palisades. The project conforms to DPSP standards for non-mass grading.</p>	Y
3.	<p><i>Design considerations, such as supporting stilts, colors and building arrangement;</i></p> <p>The proposed home is contemporary/modern in its aesthetic and the proposed colors and materials are harmonious with each other. The lot has a curved street frontage and will be setback twenty-five (25) feet from the front property line. Supporting stilts are not proposed.</p>	Y
4.	<p><i>Screening of parking areas;</i></p> <p>The 2-car garage door will be accessed from a fourteen (14') foot wide driveway leading from Mountain Vista. The garage door will be angled so that it is facing Mountain Vista; however, due to the irregular shape and curvature of the lot, it is not possible to completely screen it from the main street.</p>	P

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
5.	<p>Landscaping plans;</p> <p>The proposed landscape plan includes Sonoran Palo Verde, Desert Ironwood trees, a variety of Agave plants, Desert Spoon, Brittlebush, Creosote Bush, Barrell Cactus, and Beaked Yucca interspersed between existing boulders. The new plant materials will be scattered throughout the site to retain the site’s organic appearance, and plant groupings will be applied to accentuate open areas. Landscape is not proposed within the no-build area.</p>	Y
6.	<p><i>Continuity with surrounding development;</i></p> <p>Proposed house is similar in design to others currently built and under construction within the Desert Palisades community.</p>	Y
7.	<p><i>Sensitivity to existing view corridors.</i></p> <p>The parcels adjacent to the subject property are currently undeveloped. The proposed building and landscape will not obstruct views from future adjacent dwellings.</p>	Y

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

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The home is appropriately sited on the lot with the outdoor living areas oriented to the west of the parcel taking advantage of views and solar angles. The architectural treatment is consistent on all sides.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>There are no accessory structures proposed.</p>	N/A
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The project proposes very simplistic façade elements and fenestration treatment to showcase the details and contrast of building materials and colors. The project will feature floor to ceiling windows on all sides and primarily on the north elevation.</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>The proposed building materials consist of Accoya Wood siding, and concrete for retaining walls. The proposed material all suitable for harsh desert climate and conforming to the architectural guidelines of the DPSP are proposed.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>The proposed materials and colors proposed include Accoya Wood, Colorado Barnwood Trinidad Vertical Tongue and Groove siding, cast in place formboard concrete wall (brown), black aluminum windows and doors, frameless glass guardrail, and concrete roof. The deck will be constructed using a Mojave thermal spruce decking, and the driveway will be paved with flagstone. All materials are durable and appropriate for a harsh desert climate.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p>The project features sufficient overhangs on all sides of the residence, including the outdoor deck area. The pool itself does not seem to benefit from any shading device and will be exposed to direct sun.</p>	P
7.	<p><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p>The site is proposed to be left largely in a naturalized form, with limited disturbance to the existing terrain. The “no-build” easement on the east property line will be maintained. The proposed plant palette consists of native plants and the plant materials that are included in the Lush and Efficient landscape gardening book, and there is no turf application proposed for this project. Any new plants will meet the planting requirements for the DPSP for plant type and species and confirm to Chapter 8.60 of the PSMC.</p>	Y
8.	<p><i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i></p> <p>Where new landscape material is proposed, the landscape plan submitted includes Sonoran Palo Verde, Desert Ironwood trees, a variety of Agave plants, Desert Spoon, Brittlebush, Creosote Bush, Barrell Cactus, and Yucca interspersed between boulders. These plant materials are consistent with the design guidelines.</p>	Y
9.	<p><i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i></p> <p>There are no public sidewalks or pathways present on Lot 64.</p>	N/A

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
10.	<p><i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i></p> <p>The project proposes a variety of landscape light fixtures, which include but are not limited to, nine (9) LED tree flood lights, twenty-one (21) accent LED lights, five (5) path lights and 1 transformer controller. The ARC may recommend that the number of lights be reduced to prevent glare at the hillside.</p>	Y
11.	<p><i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i></p> <p>No signage proposed.</p>	N/A
12.	<p><i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i></p> <p>The mechanical equipment will be placed on grade at the west side of the property adjacent to the garage. It will be adequately screened by a block wall and will not be visible from the public right-of-way.</p>	Y
13.	<p><i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i></p> <p>The proposed project is subject to the guidelines and regulations of the General Plan, zoning code, and Desert Palisades Specific Plan. The proposed design is consistent with the applicable design standards and regulations with minor adjustment. As conditioned, the proposed project meets this finding.</p>	Y

Furthermore; DPSP Sections V (“Architecture and Site Design”) and VI (“Landscaping Guidelines”); and Design Standards of PSZC Section 92.21.1.05 (“Findings Required for Approval”) were evaluated and the proposed project is consistent with these regulations.

**ENVIRONMENTAL ANALYSIS:**

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and has been determined to be categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines (Class 3, New Single-Family Residence).

**CONCLUSION:**

The proposed project generally conforms to the development standards, design

guidelines and landscape design guidelines of the DPSP of the PSZC hillside ordinance and architectural review requirements. 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. Full integration of the proposed dwelling into the natural characteristics of the site has been achieved including the driveway and garage, which has been screen to the fullest extent possible due to the irregular shape of the project site. The proposed dwelling is consistent with the design guidelines of the DPSP with respect to low roof lines, terraced building elements, and thoughtful solutions to integrate the home into the site. As demonstrated in this memo, the Project conforms to the Architectural Guidelines of PSZC Sections 93.13.00 (“hillside development”) and 94.04.00 (“architectural review”); the Architecture, Landscaping and Design Guidelines of Desert Palisades Specific Plan Sections V (“Architecture and Site Design”) and VI (“Landscaping Guidelines”); and Design Standards of PSZC Section 92.21.1.05 (“Findings Required for Approval”). Therefore, Staff recommends approval.

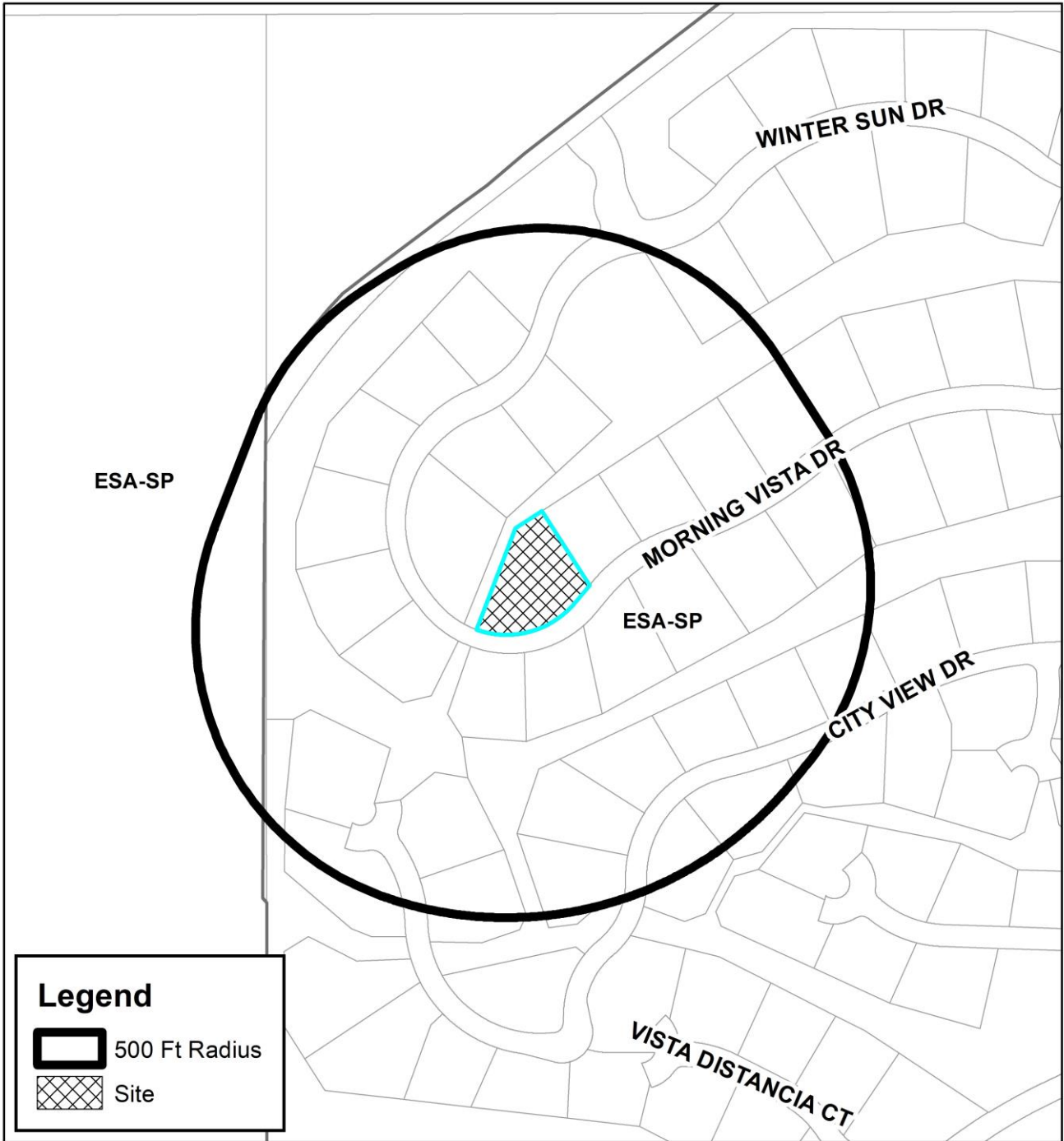
PREPARED BY:	Alex Rubalcava, Assistant Planner
REVIEWED BY:	Edward Robertson, Principal Planner
REVIEWED BY:	Christopher Hadwin, Planning Director

ATTACHMENTS:

- A. Vicinity Map
- B. Draft Resolution
- C. Conditions of Approval
- D. Justification Letter
- E. Exhibit Package



# Department of Planning Services Vicinity Map



**CITY OF PALM SPRINGS**  
2424 Morning Vista Drive





RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A 6,531-SQUARE FOOT SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2424 MORNING VISTA, LOT 21, ZONE ESA-SP PLANNING AREA, DESERT PALISADES SPECIFIC PLAN (CASE 3.4339 MAJ).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. Richard Meaney (“Applicant”) filed an application with the City, pursuant to the Palm Springs Zoning Code (PSZC) Sections 94.04.00 (E) (architectural review), and 93.13.00 (hillside development), of the Palm Springs Zoning Code, for construction of a 6,531-square foot single-family residence located at 2424 Morning Vista (“the Project”).

B. On April 8, 2021, the City Council adopted Ordinance No. 2042, amending Section 94.04.00 of the PSZC to reassign review of Major Architectural Review (MAJ) applications from the City’s Planning Commission to the City’s Architectural Review Committee.

B. On October 27, 2022, City staff notified the owners of properties immediately adjacent to the Project site of the scheduling of an Architectural Review Committee meeting to consider the subject application, pursuant to PSZC 93.13.00 (B,1,c).

C. On November 7, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: The proposed single-family residence is considered a project pursuant to the California Environmental Quality Act (CEQA). The Architectural Review Committee has evaluated the Project pursuant to CEQA and determined it to be Categorically Exempt from further analysis under CEQA Guidelines Section 15303(a) (Class 3, New Construction or Conversion of Small Structures).

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Sections 93.13.00 (“hillside development”), 94.04.00 (“architectural review”); the Architecture, Landscaping and Design Guidelines of Desert Palisades Specific Plan Sections V (“Architecture and Site Design”) and VI (“Landscaping Guidelines”); and Design Standards of PSZC 92.12.1.05 (“Findings Required for Approval”).

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4339 MAJ, for the construction of a 6,531-squae foot house on a hillside lot located at 2424 Morning Vista, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 7th day of November, 2022.

AYES:

NOES:

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Christopher Hadwin  
Department of Planning Services Director

## EXHIBIT A

Case 3.4339 MAJ  
Proposed Single Family Residence on a hillside lot  
Located at 2424 Morning Vista, Desert Palisades,  
ESA-SP Zone

November 7, 2022

### 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 (3.4339 MAJ).
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (November 7, 2022), 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 3.4339 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**

### **Conditions imposed by Architectural Review Committee (ARC)**

- PLN 1. Solar Panels. Solar panels to be placed on the roof in a manner that the equipment will not be visible from adjoining properties or the public street.

- 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. Drainage. The project shall be conditioned to conform to the Guiding Principles for Drainage pursuant PSZC Section 92.21.1.05.
- PLN 5. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 6. 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 7. 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.

## **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 \$7,287.76 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

## 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 (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing filetype) and PDF (Adobe Acrobat document filetype) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 30. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. 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**

- 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 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix “T” Development Requirements. This building will require fire sprinklers.
- 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

**END OF CONDITIONS**

**Major Architectural Application  
Justification Letter  
2424 Morning Vista – Lot 21**

Project Description

This project consists of an approximately 5,000 square foot home with a pool, spa and large outdoor space that will consist of decking and hardscape and natural landscaping.

We are submitting this project as it is located on a hillside.

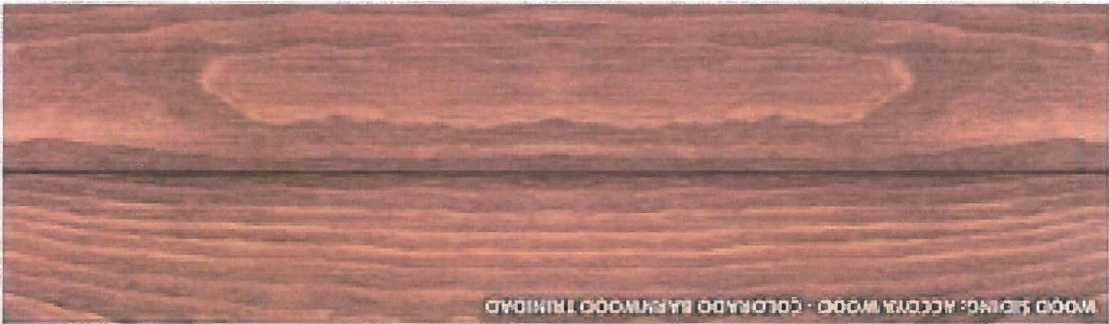
Completed drawings are attached.

Thank you,



Rich Meaney





WOOD FLOORING: ACCOYA WOOD - COLORADO BARNWOOD TRINIDAD



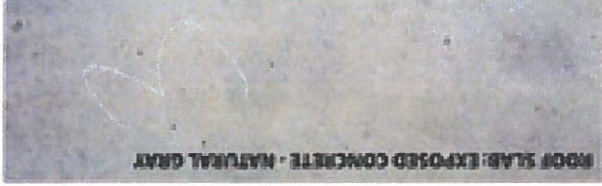
POOL FINISH: MICRO PEBBLE - FRENCH GRAY



RETAINING WALLS: FORM BOARD CONCRETE - NATURAL GRAY



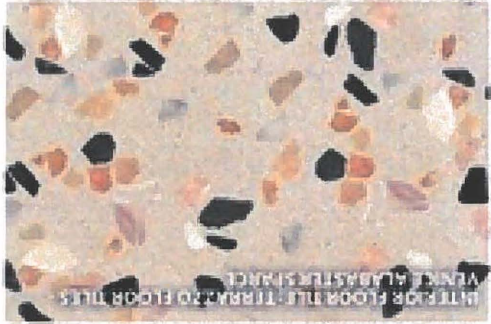
RECESSED FRAMELESS GLASS RAILINGS



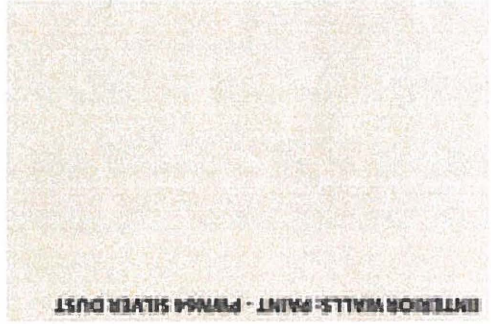
ROOF SLAB: EXPOSED CONCRETE - NATURAL GRAY



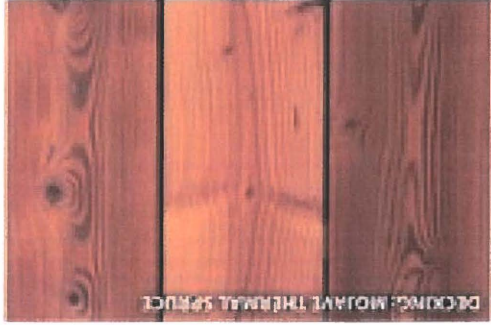
LANDSCAPE



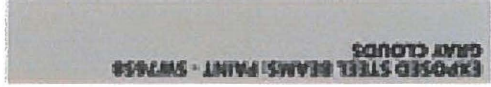
INTERIOR FLOOR TILE: TERRAZZO FLOOR TILES  
VENETIAN PLASTER FINISH



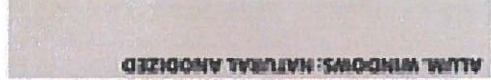
INTERIOR WALLS: PAINT - PINNAC SILVER DUST



DECKING: MOJAVE THERMAL SPRUCE



EXPOSED STEEL BEAMS: PAINT - SWISS  
GRAY CLOUDS




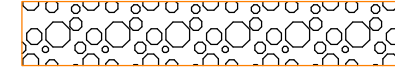


ALUM. WINDOWS: NATURAL ANODIZED

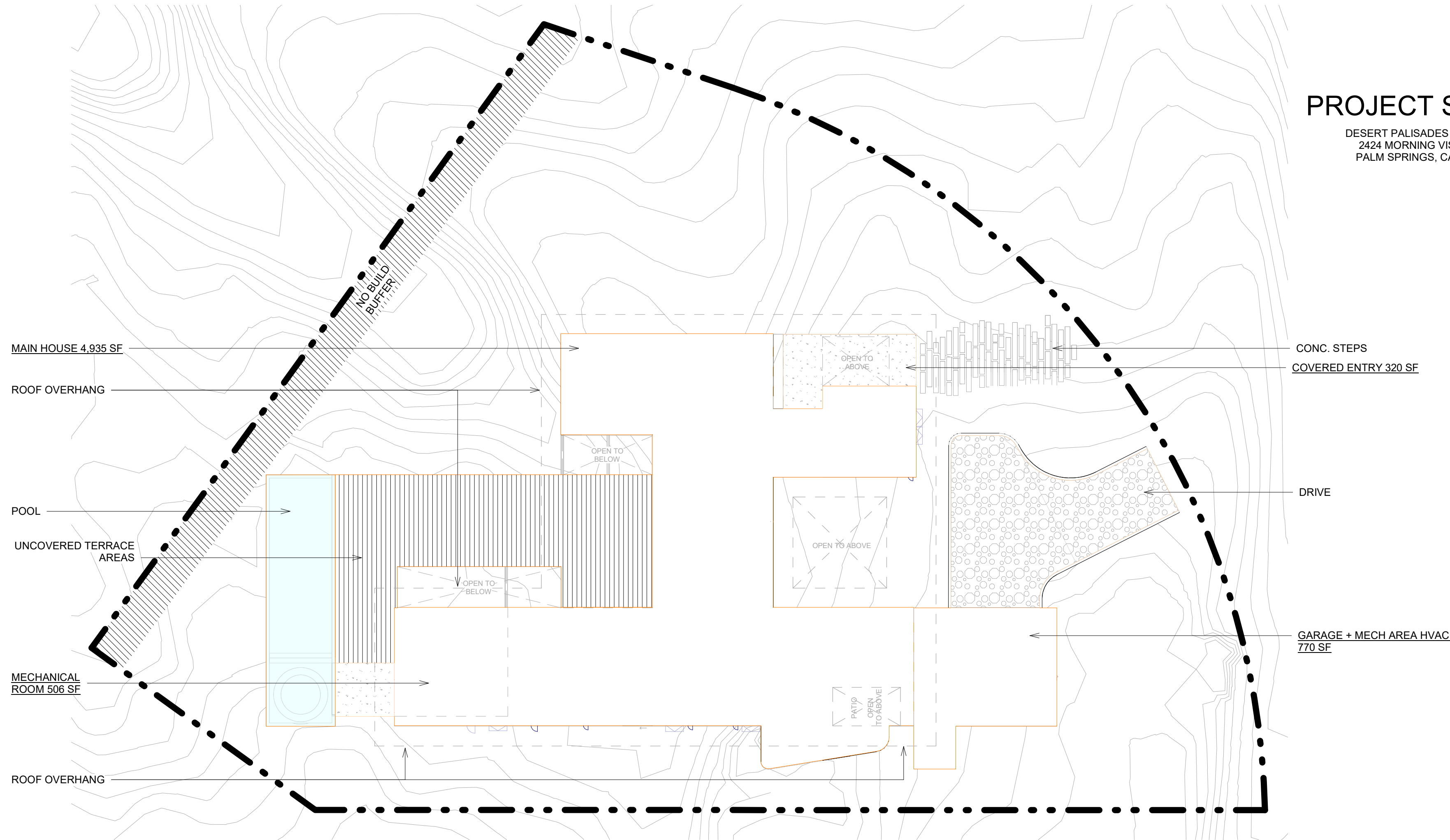
**LOT COVAREGE**

TOTAL LOT COVERAGE (HOUSE + GARAGE + MECH ROOM)	6,531 SF
TOTAL AREA	25,378 SF
BUILDABLE AREA FOR ZONING R-1-C	35% OF 25,378 = 8,882 SF
PROPOSED LOT COVERAGE	6,744 / 25,378 = 26%
MAX BUILDING COVERAGE*	6,531 < 8,882 SF
MIN. FLORR AREA PER DPSP	6,531 > 1,500 SF

\* PALM SPRINGS MUNICIOAL CODE | ZONING CODE | CHAPTER 91.00 INTRODUCTION AND DEFINITION: "Building coverage" means the relationship between the ground floor area of the building or buildings and the net area of the site. Swimming pools or any portion of a structure which

**KEY AREA**

-  PROPERTY LINE
-  DRIVEWAY PAVERS
-  TERRACE (CONCRETE, TILE OR DECK)
-  ENCLOSED SPACE



LOT COVERAGE DIAGRAM | 1  
1/16" = 1'-0"

**PROJECT SITE**

DESERT PALISADES LOT 64  
2424 MORNING VISTA DR  
PALM SPRINGS, CA 92262



LOCATION MAP | 1  
1/16" = 1'-0"

**DRY RIVER HOUSE**  
LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY, CALIFORNIA

Contenido:  
AREA  
Notas Generales:  
Escala:  
Indicada

Director de proyecto: Jorge E. Garcia  
No. de Proyecto: 1676  
Director de Obra: Jorge E. Garcia  
No. de Proyecto: 1676

Sellos:

Clave Plano:

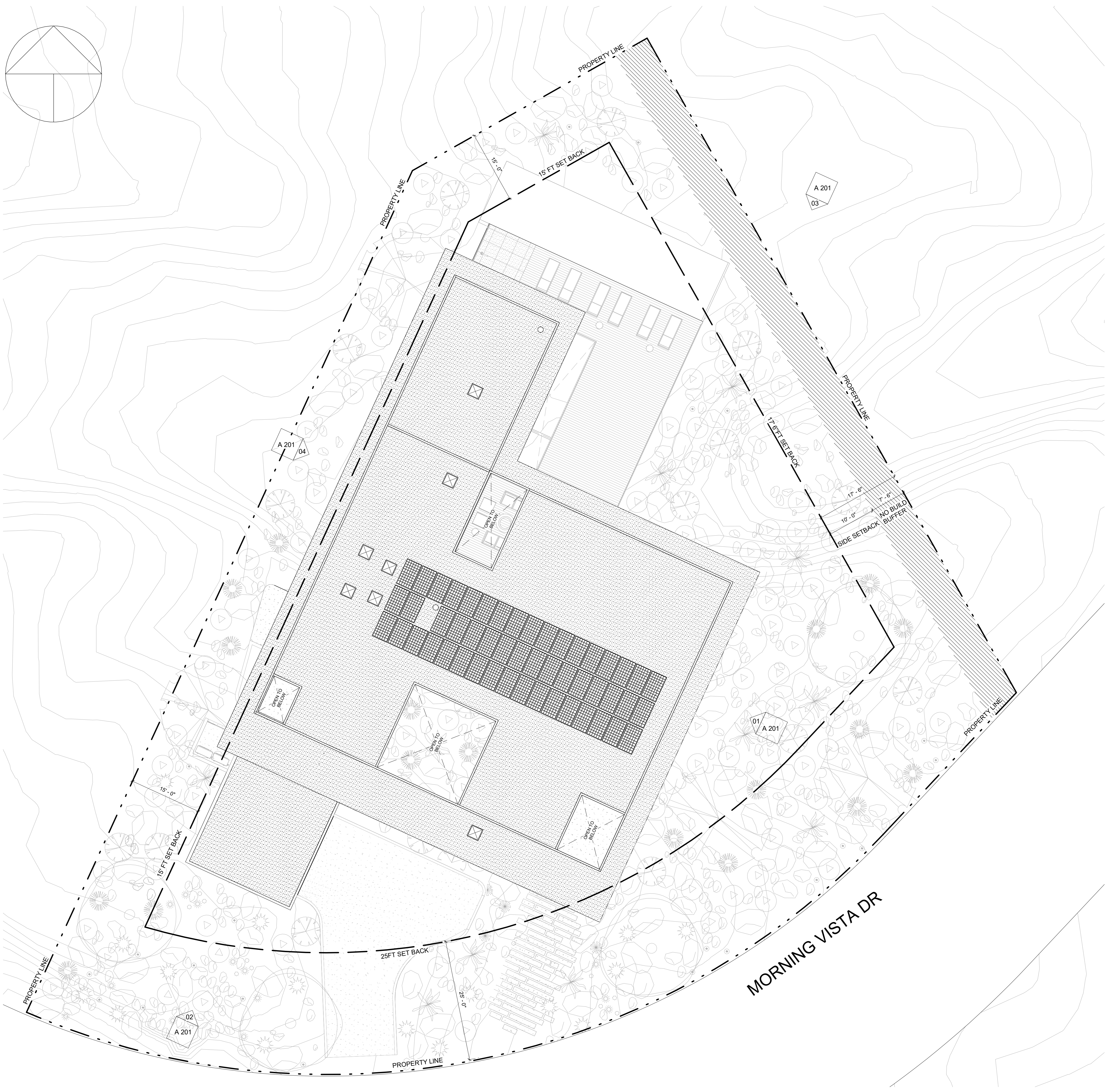
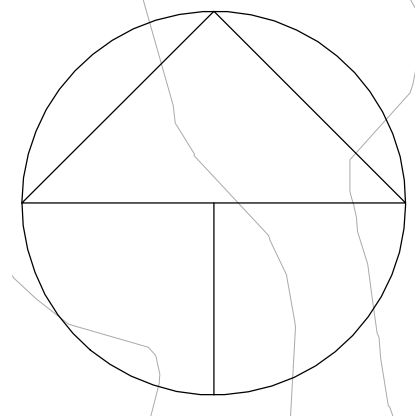
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Fecha de Impresión:  
Revisión 1:  
Revisión 2:  
Revisión 3:

Issue Date

graciastudio

PREFAB GS S. de R.L. de C.V.  
Carretera de la Industria 1836 - 2da. Etapa  
Carretera de la Industria 1836 - 2da. Etapa  
8151 Progresso Ave. Suite 200, San Diego, CA 92154  
Tel. US: 619 795 7864  
Tel. MX: 664 686 1500  
www.graciastudio.com



SITE PLAN | 1  
1" = 10'-0"

**DRY RIVER HOUSE**  
LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY,  
CALIFORNIA

Contenido:  
SITE PLAN  
Notas Generales:  
Escala:  
Indicada

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No. de Proyecto: 1676  
Director de Obra: Jorge E. Garcia  
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Sellos:

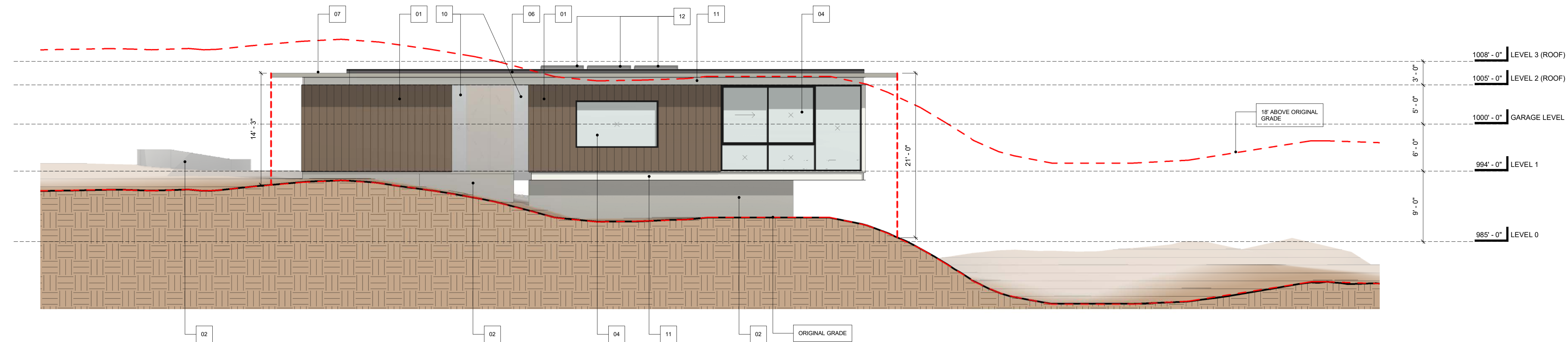
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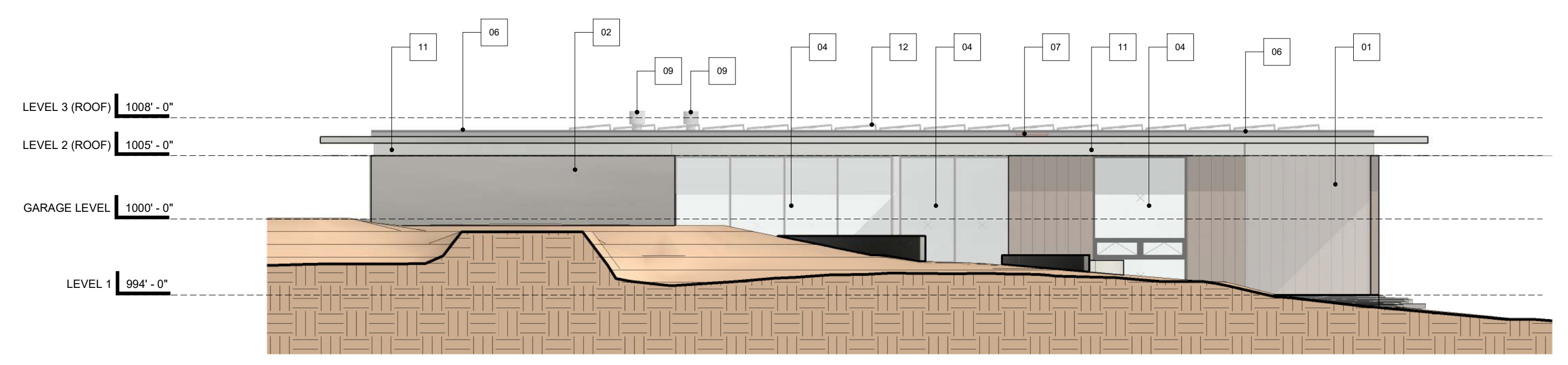
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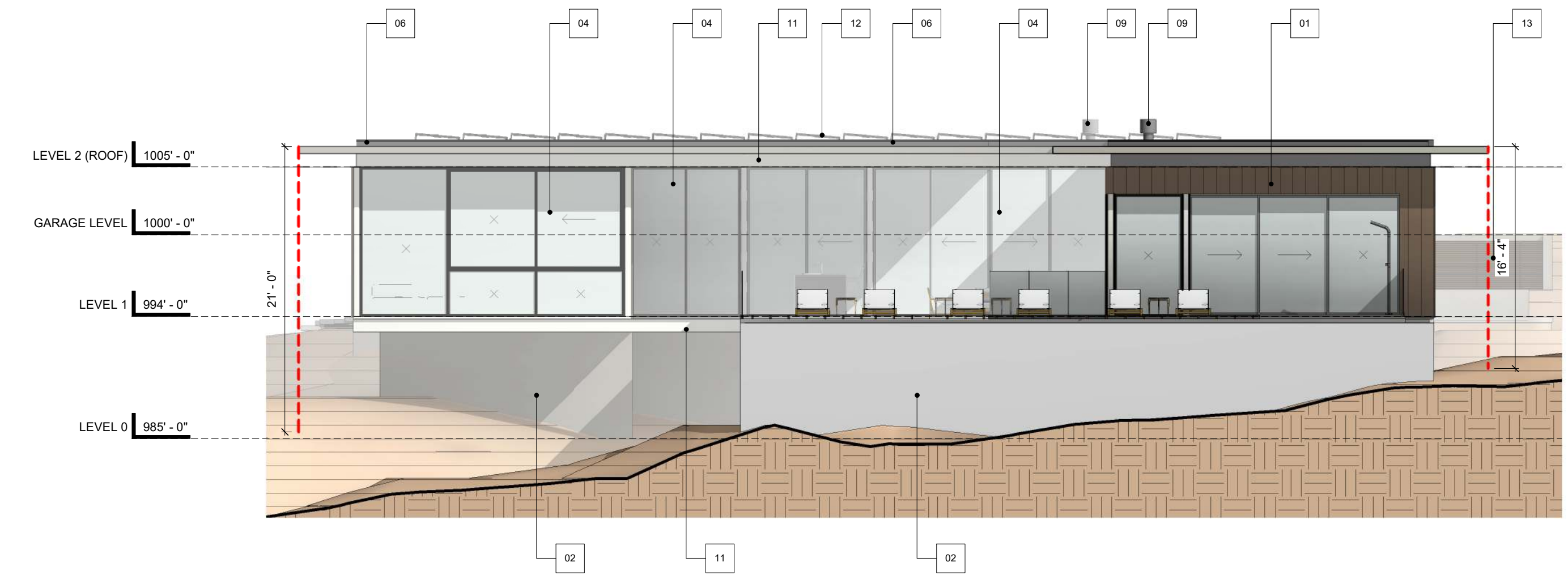
PROYECTO A 201, R.L. DE C.V. JORGE GARCIA Y ASOCIADOS. TODOS LOS DERECHOS RESERVADOS. ESTE DOCUMENTO NO DEBE REPRODUCIRSE, COPIARSE, QUIMARSE O DISTRIBUIRSE SIN EL CONSENTIMIENTO POR ESCRITO DE GRACIASTUDIO. ESTE DOCUMENTO ES UN DISEÑO DE GRACIASTUDIO. ESTE DOCUMENTO NO DEBE REPRODUCIRSE, COPIARSE, QUIMARSE O DISTRIBUIRSE SIN EL CONSENTIMIENTO POR ESCRITO DE GRACIASTUDIO. ESTE DOCUMENTO ES UN DISEÑO DE GRACIASTUDIO. ESTE DOCUMENTO NO DEBE REPRODUCIRSE, COPIARSE, QUIMARSE O DISTRIBUIRSE SIN EL CONSENTIMIENTO POR ESCRITO DE GRACIASTUDIO. ESTE DOCUMENTO ES UN DISEÑO DE GRACIASTUDIO.



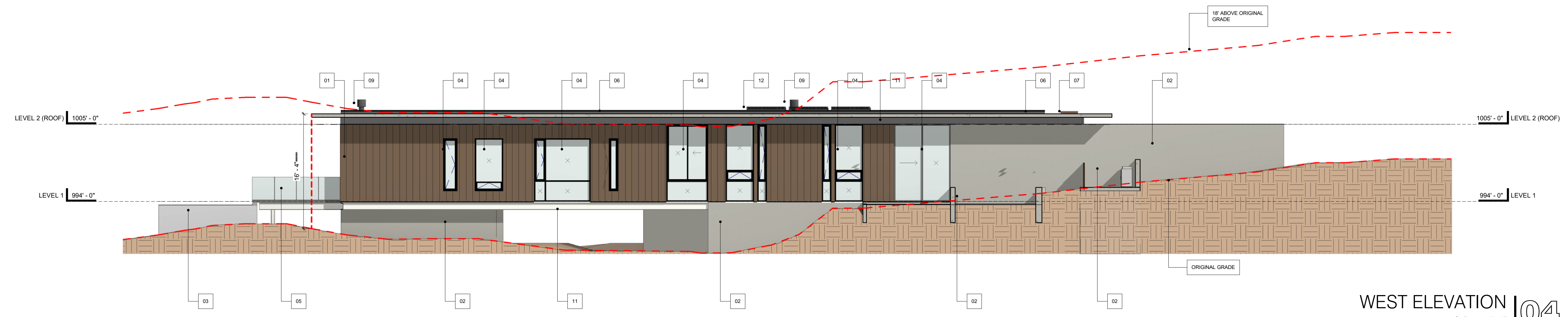
EAST ELEVATION | 01  
1/8" = 1'-0"



SOUTH ELEVATION (MAIN) | 02  
1/8" = 1'-0"



NORTH ELEVATION | 03  
1/8" = 1'-0"

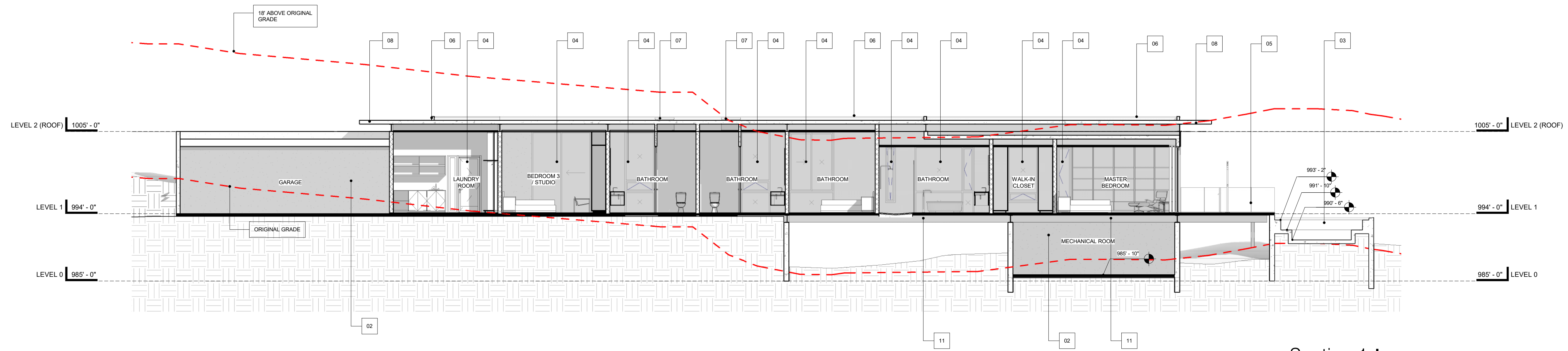


WEST ELEVATION | 04  
1/8" = 1'-0"

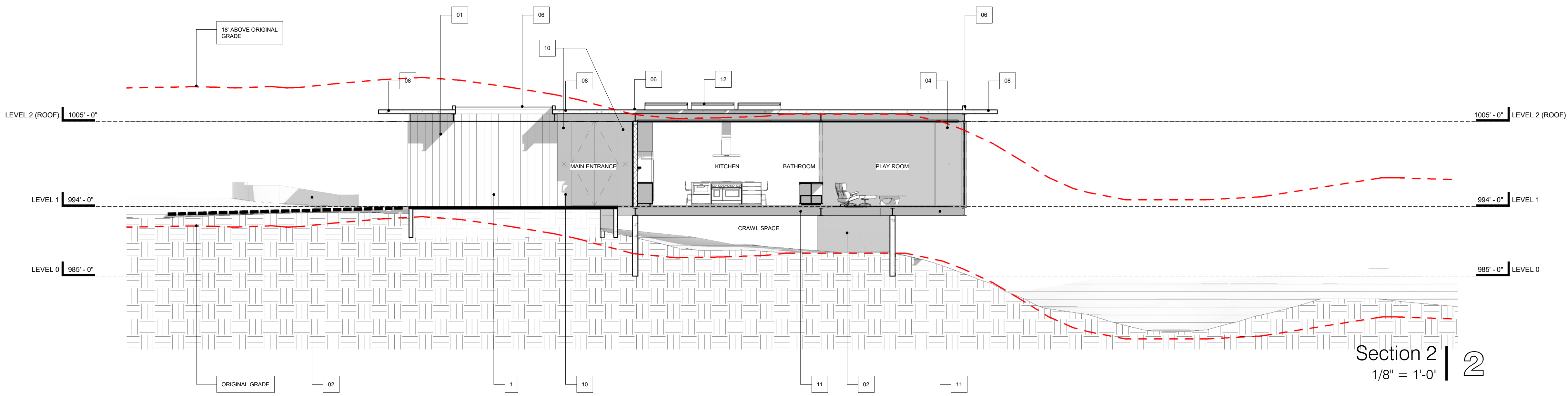
FINISH KEY

01	ACCOYA WOOD, COLORADO BARNWOOD TRINIDAD VERTICAL, TONGUE AND GROOVE SIDING
02	CAST IN PLACE FORMBOARD CONCRETE WALL, BROWN COLOR (CEMEX P099)
03	MINI PEBBLES POOL PLASTER
04	BLACK ALUMINUM WINDOWS + DOOR
05	FRAMELESS GLASS GUARDRAIL
06	PARAPET WITH BLACK METAL CAP FLASHING
07	SKYLIGHT
08	CONCRETE ROOF
09	FLUE FOR GAS FIREPLACE APPLIANCE
10	FRAMELESS LAMINATED GLASS
11	1-BEAM GRAY FINISH
12	SOLAR PANEL
13	STEEL SCREENING

**DRY RIVER HOUSE**  
LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY, CALIFORNIA



Section 1 | 1  
1/8" = 1'-0"



Section 2 | 2  
1/8" = 1'-0"

FINISH KEY	
01	ACCOYA WOOD, COLORADO BARNWOOD TRINIDAD VERTICAL TONGUE AND GROOVE SIDING
02	CAST IN PLACE FORMBOARD CONCRETE WALL, BROWN COLOR (CEMEX P009)
03	MINI PEBBLES POOL PLASTER
04	BLACK ALUMINUM WINDOWS + DOOR
05	FRAMELESS GLASS GUARDRAIL
06	PARAPER WITH BLACK METAL CAP FLASHING
07	SKYLIGHT
08	CONCRETE ROOF
09	FLUE FOR GAS FIREPLACE APPLIANCE
10	FRAMELESS LAMINATED GLASS
11	I-BEAM GRAY FINISH
12	SOLAR PANEL
13	STEEL SCREENING

**DRY RIVER HOUSE**  
LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY, CALIFORNIA

Contenido:  
SECTION 1-2  
Notas Generales:  
Escala:  
Indicada

Director de proyecto: Jorge E. Garcia  
No. de Proyecto: 1676  
Director de Obra: Jorge E. Garcia  
No. de Proyecto: 1676

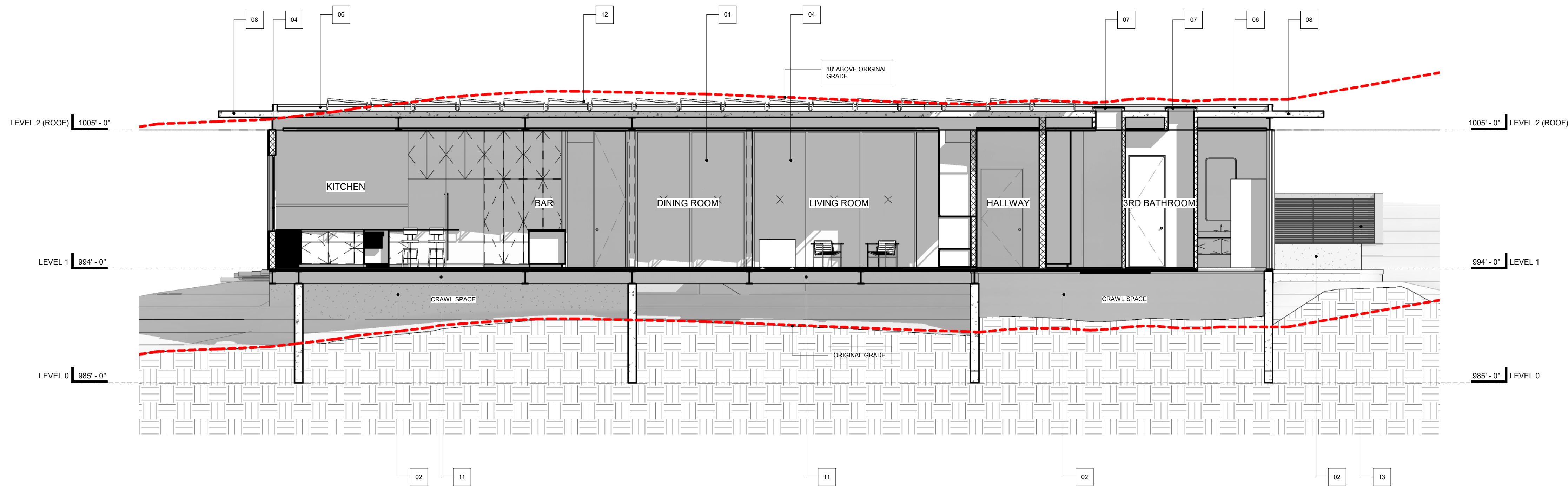
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Cadre Plano:

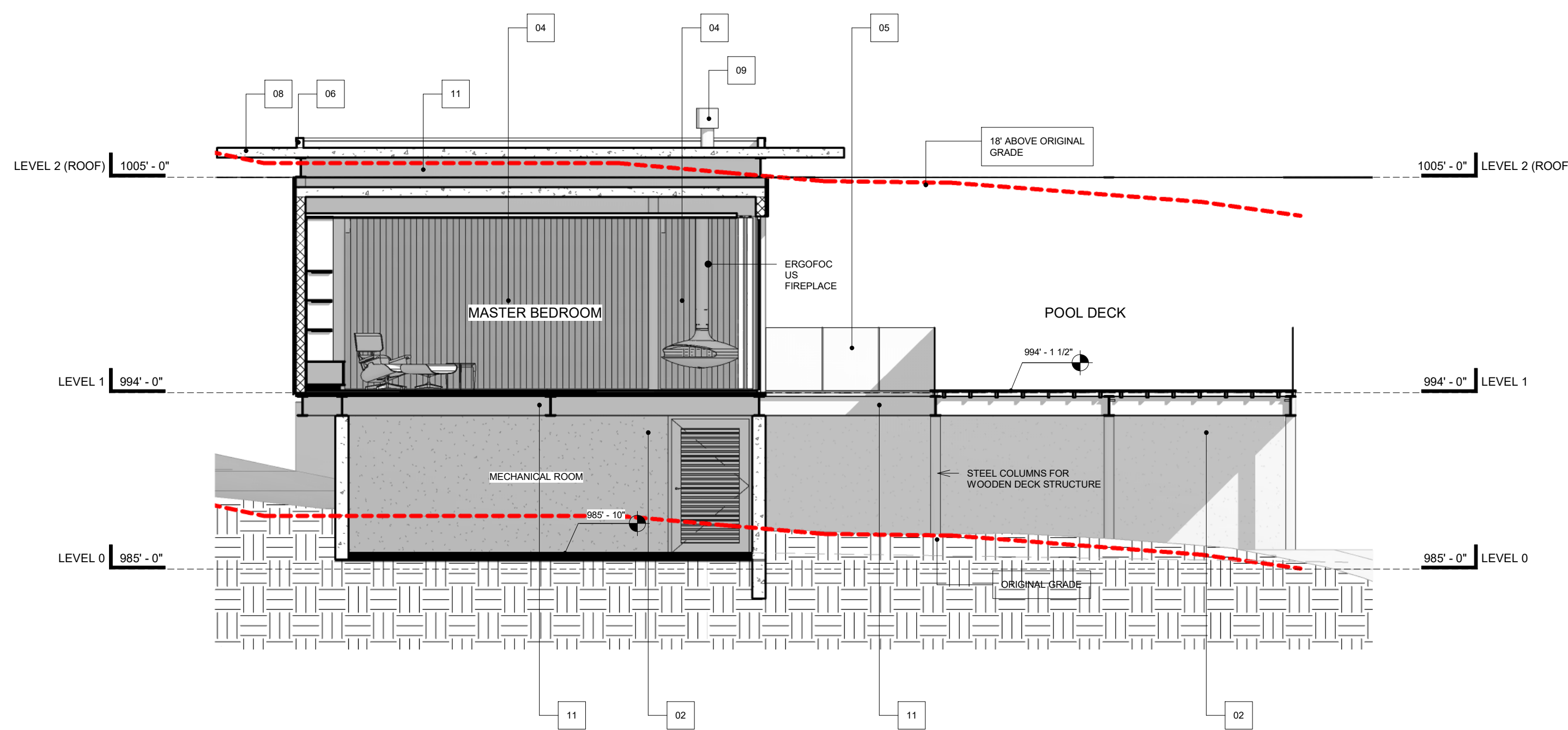
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Issue Date

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Revisión 2:  
Revisión 3:



Section 3 | 3  
3/16" = 1'-0"



Section 4 | 4  
3/16" = 1'-0"

FINISH KEY

01	ACCOYA WOOD, COLORADO BARNWOOD TRINIDAD VERTICAL TONGUE AND GROOVE SIDING.
02	CAST IN PLACE FORMBOARD CONCRETE WALL, BROWN COLOR (GEMEX P009).
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13	STEEL SCREENING

**DRY RIVER HOUSE**  
LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY, CALIFORNIA

Contenido:  
**SECTION 3-4**  
Notas Generales:  
Escala:  
Indicada

Director de proyecto: Jorge E. Garcia  
No. de Proyecto: 1676  
Director de Obra: Jorge E. Garcia  
No. de Proyecto: 1676

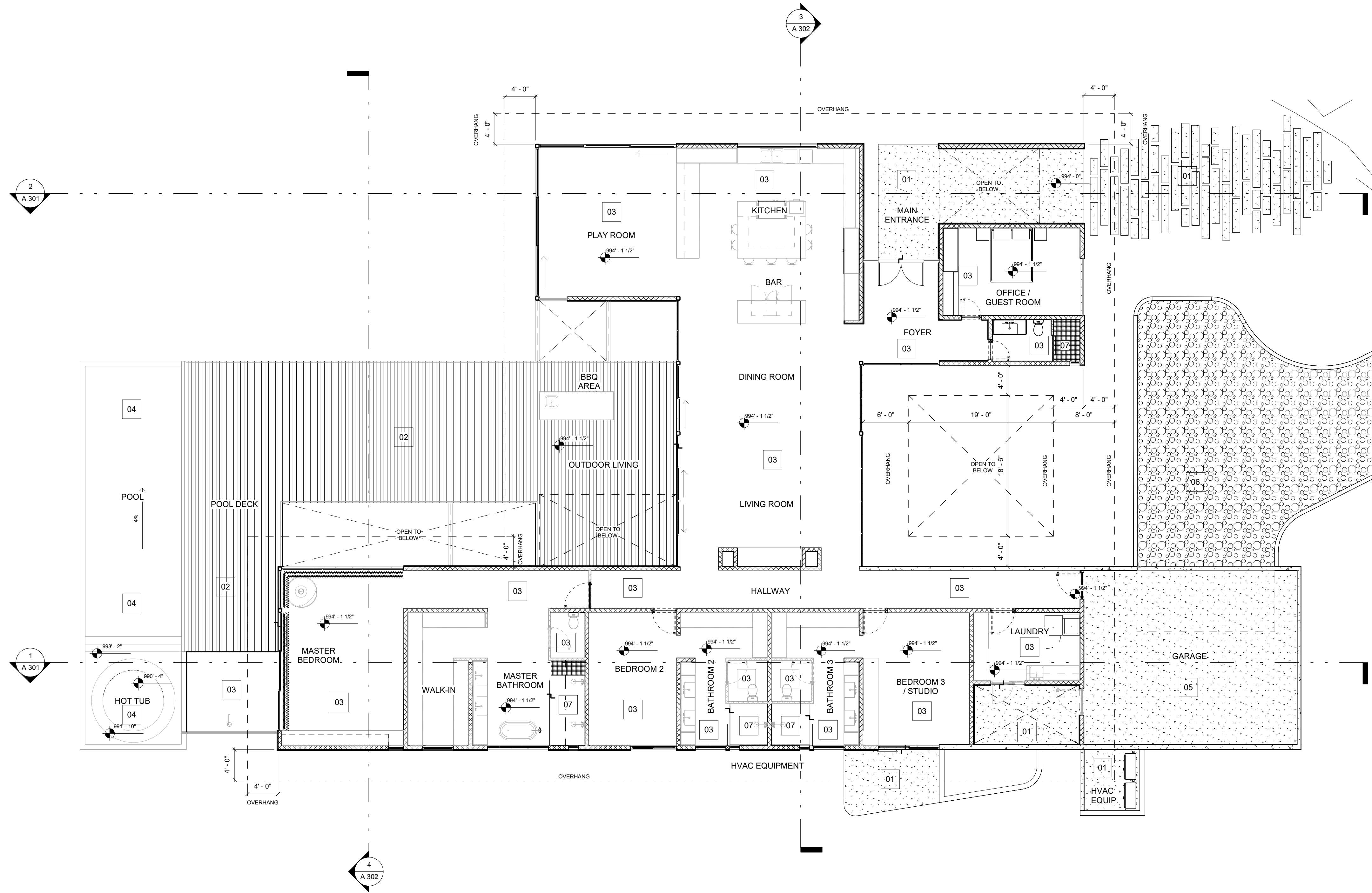
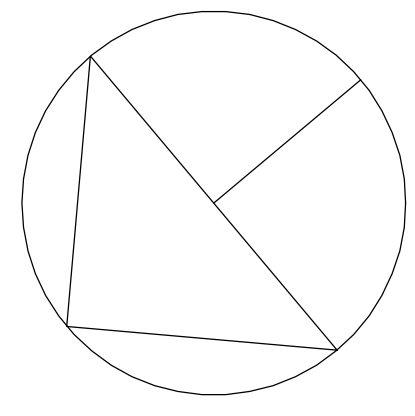
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Cadre Plano:

**A 302**

Issue Date

Fecha de Impresión:  
Revisión 1:  
Revisión 2:  
Revisión 3:



- FINISHES**
- 01 CLEAR MATTE SEALANT
  - 02 MOJAVE THERMAL SPRUCE UNFINISHED DECKING
  - 03 32 x 32" TERRAZZO FLOOR TILES VENICE ALABASTER SPARCE
  - 04 FRENCH GRAY MICRO PEBBLE POOL PLASTER
  - 05 EPOXY FINISH
  - 06 FLAGSTONE
  - 07 SHOWER TILE
  - 08 SKYLIGHT
  - 09 CHIMNEY
  - 10 SOLAR PANEL
  - 11 PARAPET WITH BLACK METAL CAP FLASHING
  - 12 ROOF OVERHANG
  - 13 CONCRETE ROOF
  - 14 APP ROOFING SYSTEM

FLOOR (LEVEL 1) PLANNING | 1  
1/8" = 1'-0"

**DRY RIVER HOUSE**  
LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY, CALIFORNIA

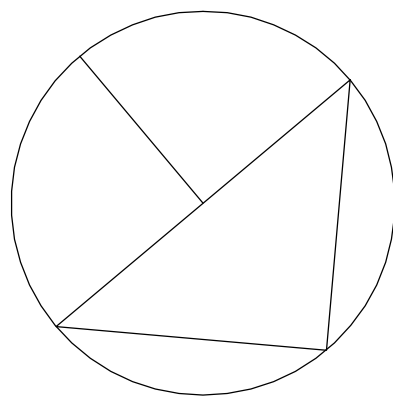
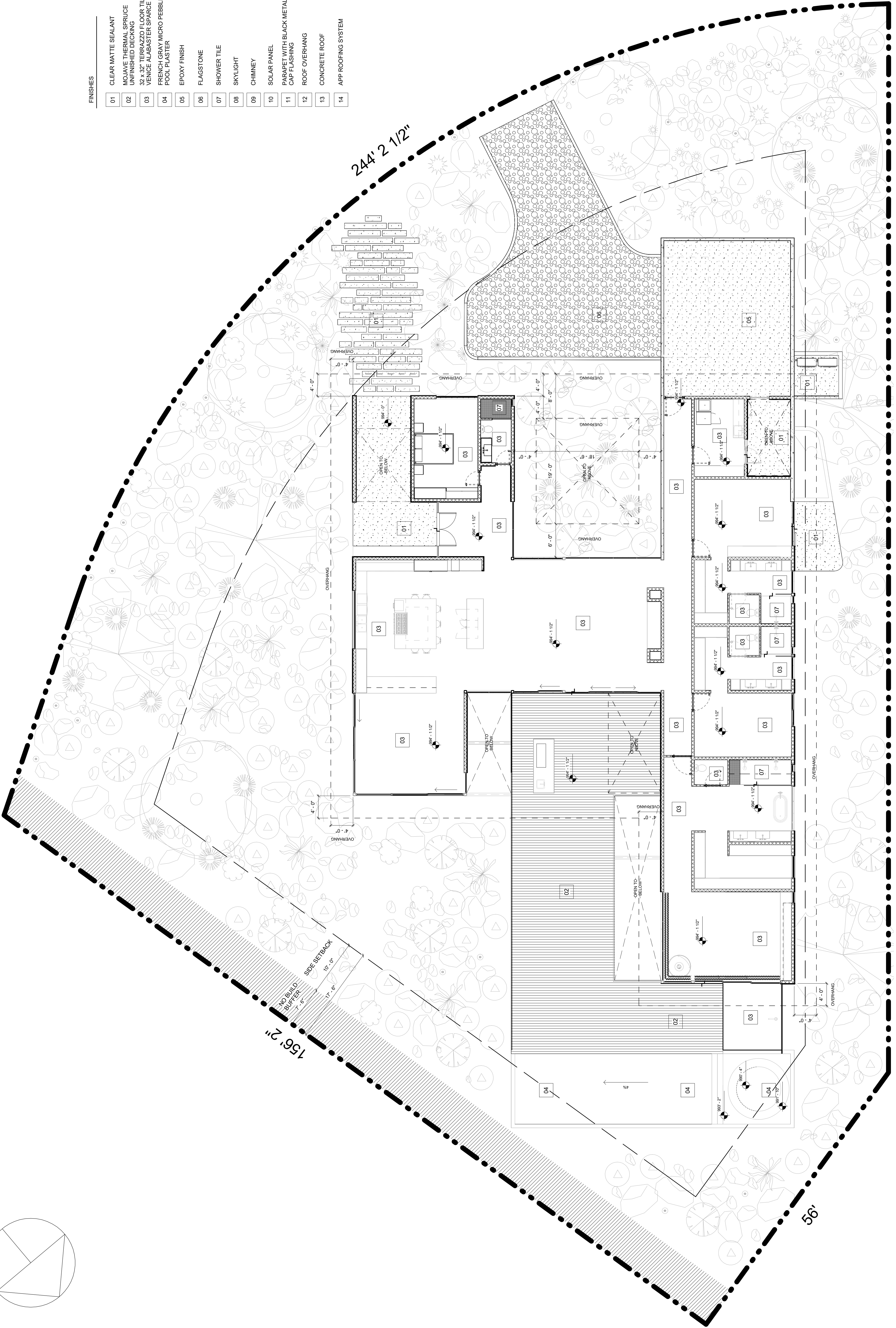
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**PLANNING**  
 Notas Generales:  
 Escala:  
 Indicada

Sellos:  
 Clave Plano: **P 001**

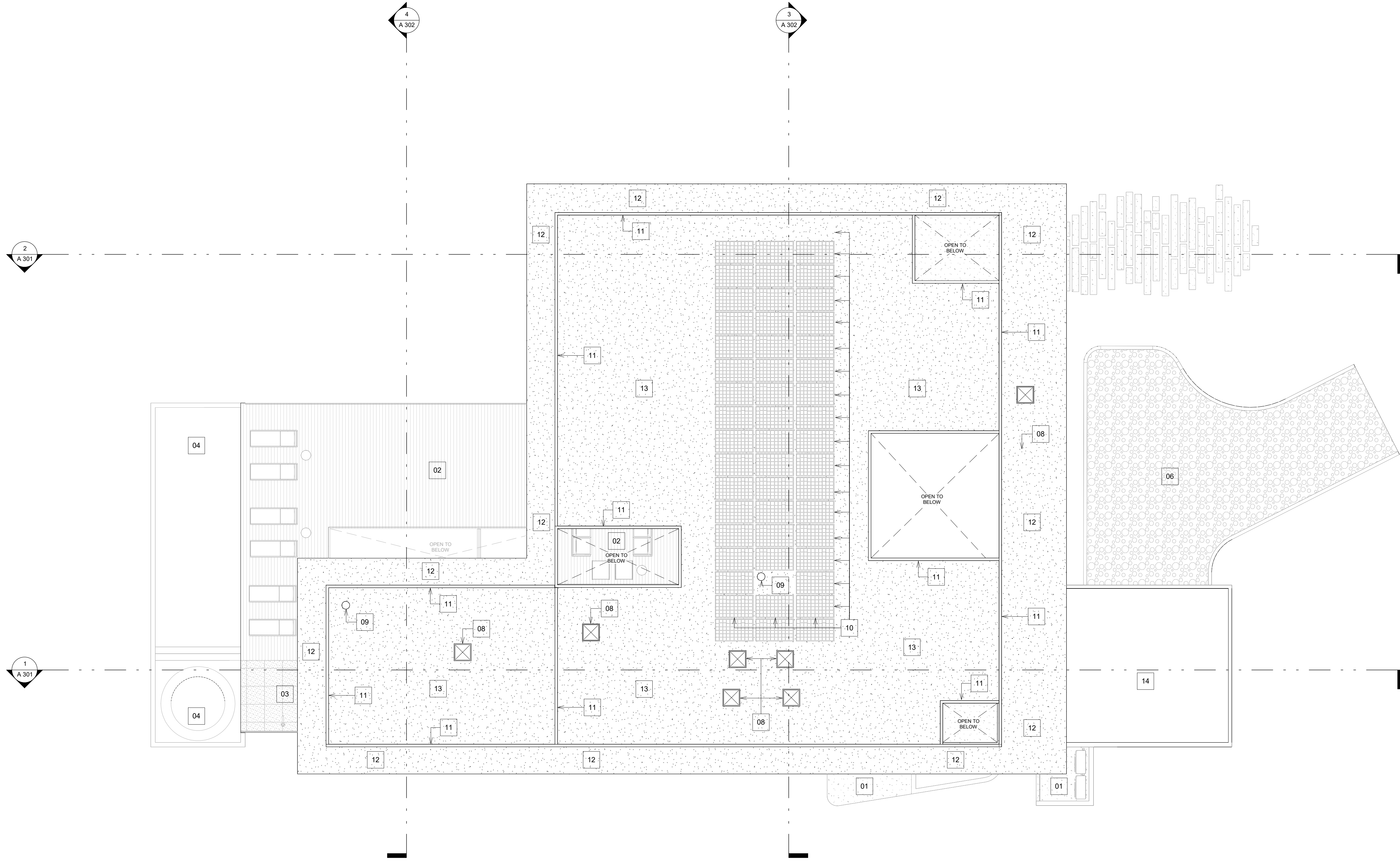
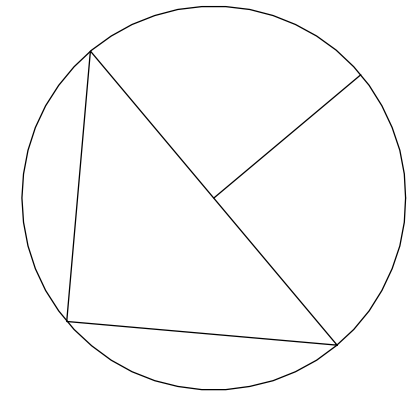
Fecha de Impresión:  
 Revisión 1:  
 Revisión 2:  
 Revisión 3:

Issue Date

FINISHES	
01	CLEAR MATTE SEALANT
02	MOLAVE THERMAL SPRUCE UNFINISHED DECKING
03	22 x 32 TERRAZZO FLOOR TILES VENECE ALABASTER SPARGE
04	FRENCH GRAY MICRO PEBBLE POOL PLASTER
05	EPOXY FINISH
06	FLAGSTONE
07	SHOWER TILE
08	SKYLIGHT
09	CHIMNEY
10	SOLAR PANEL
11	PARAPET WITH BLACK METAL CAP FLASHING
12	ROOF OVERHANG
13	CONCRETE ROOF
14	APP ROOFING SYSTEM







**FINISHES**

- 01 CLEAR MATTE SEALANT
- 02 MOJAVE THERMAL SPRUCE UNFINISHED DECKING
- 03 32 x 32" TERRAZZO FLOOR TILES VENICE ALABASTER SPARCE
- 04 FRENCH GRAY MICRO PEBBLE POOL PLASTER
- 05 EPOXY FINISH
- 06 FLAGSTONE
- 07 SHOWER TILE
- 08 SKYLIGHT
- 09 CHIMNEY
- 10 SOLAR PANEL
- 11 PARAPET WITH BLACK METAL CAP FLASHING
- 12 ROOF OVERHANG
- 13 CONCRETE ROOF
- 14 APP ROOFING SYSTEM

**DRY RIVER HOUSE**  
 LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY,  
 CALIFORNIA

Contenido:  
 PLANNING  
 Notas Generales:  
 Escala:  
 Indica:

Director de proyecto: Jorge E. Garcia  
 No. de Proyecto: 1676  
 Director de Obra: Jorge E. Garcia  
 No. de Proyecto: 1676

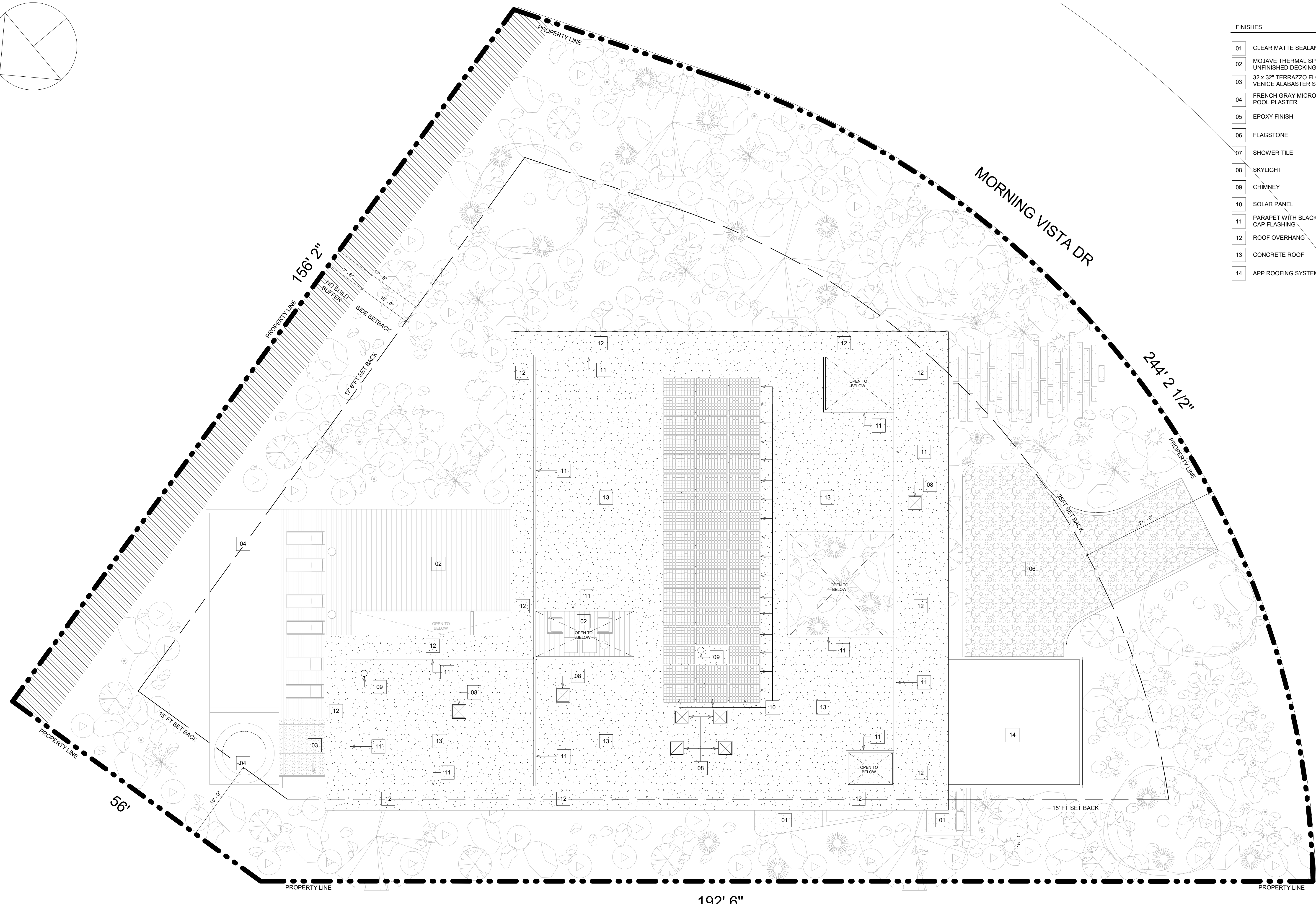
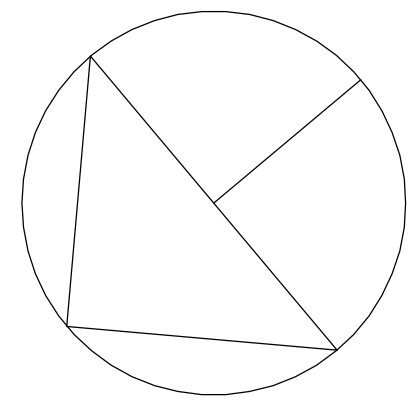
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Clave Plano:

**P 003**

Fecha de Impresión:  
 Revisión 1:  
 Revisión 2:  
 Revisión 3:

Issue Date



FINISHES	
01	CLEAR MATTE SEALANT
02	MOJAVE THERMAL SPRUCE UNFINISHED DECKING
03	32 x 32" TERRAZZO FLOOR TILES VENICE ALABASTER SPARCE
04	FRENCH GRAY MICRO PEBBLE POOL PLASTER
05	EPOXY FINISH
06	FLAGSTONE
07	SHOWER TILE
08	SKYLIGHT
09	CHIMNEY
10	SOLAR PANEL
11	PARAPET WITH BLACK METAL CAP FLASHING
12	ROOF OVERHANG
13	CONCRETE ROOF
14	APP ROOFING SYSTEM

**DRY RIVER HOUSE**  
 LOT-21 DESERT FLOWER COURT, PALM SPRINGS, RIVER SIDE COUNTY, CALIFORNIA

LEVEL 2 (ROOF + SITE PLAN) PLANNING | 1  
 1/8" = 1'-0"

Director de proyecto: Jorge E. Garcia  
 No. de Proyecto: 1676  
 Director de Obra: Jorge E. Garcia  
 No. de Proyecto: 1676

Fecha de Impresión:  
 Revisión 1:  
 Revisión 2:  
 Revisión 3:

Issue Date

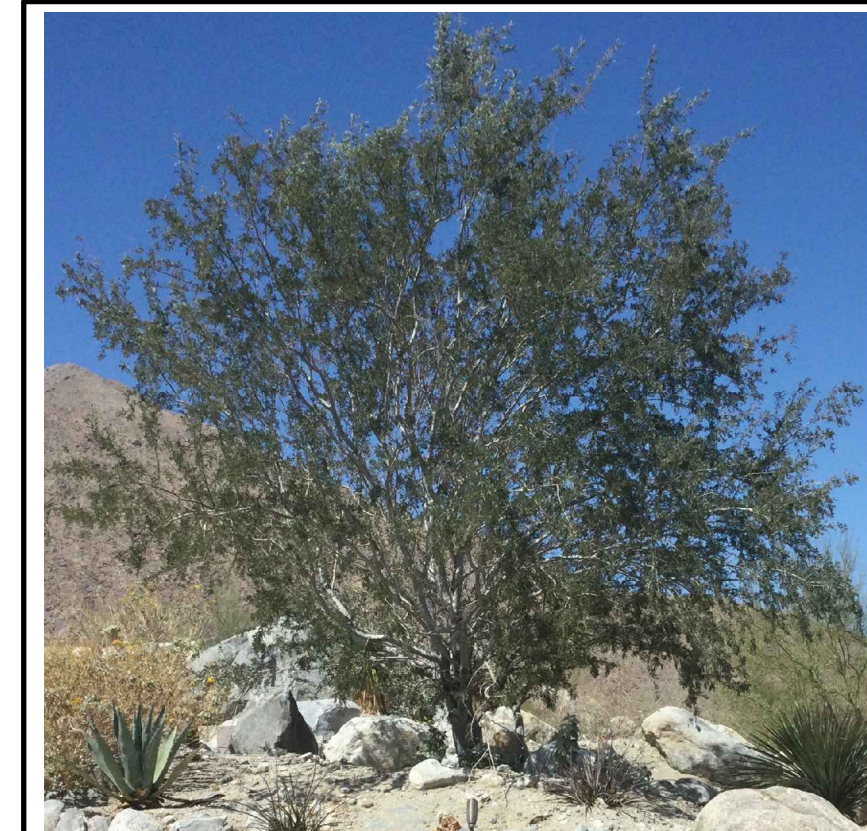
Clave Plano: P 004

Sellos:

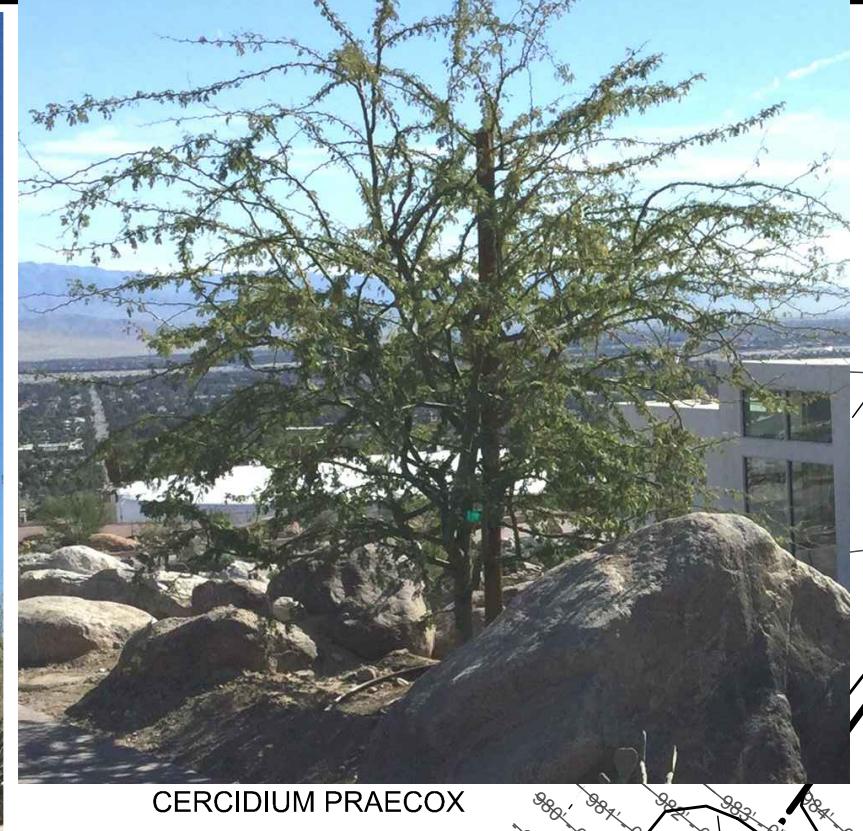
Contenido:  
 PLANNING  
 Notas Generales:  
 Escala:  
 Indicada

graciastudio  
 PREFAB GS S. de R.L. de C.V.  
 Calle Chahuilla 8506 - 2da. Etapa - Ciudad de los Rios - San Diego, CA 92154  
 8151 Progresso Ave., Suite 200, San Diego, CA 92154  
 Tel US: 619 795 7864  
 Tel MX: 664 886 1500  
 www.graciastudio.com

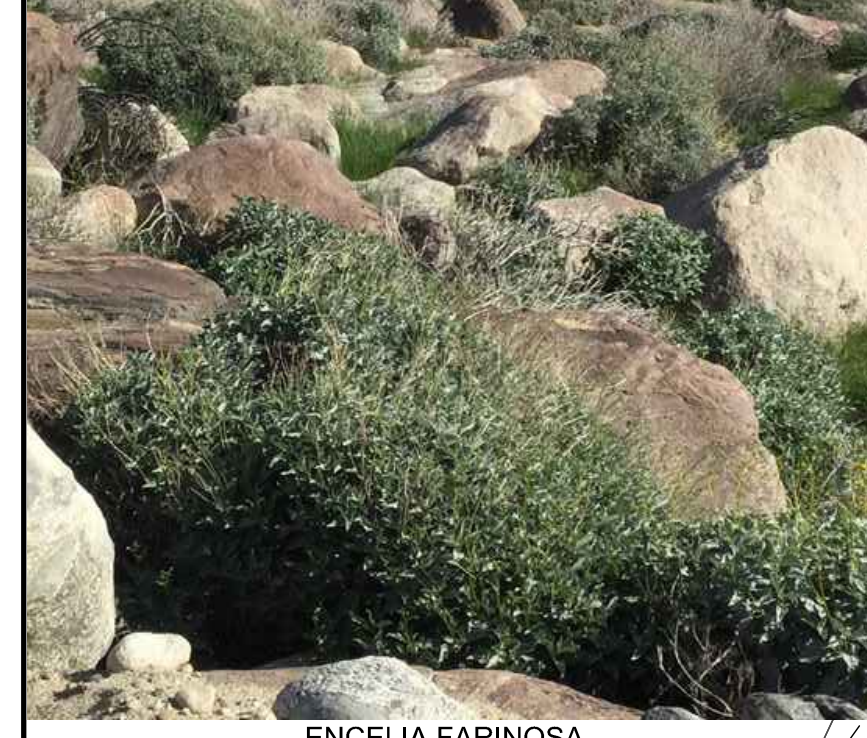




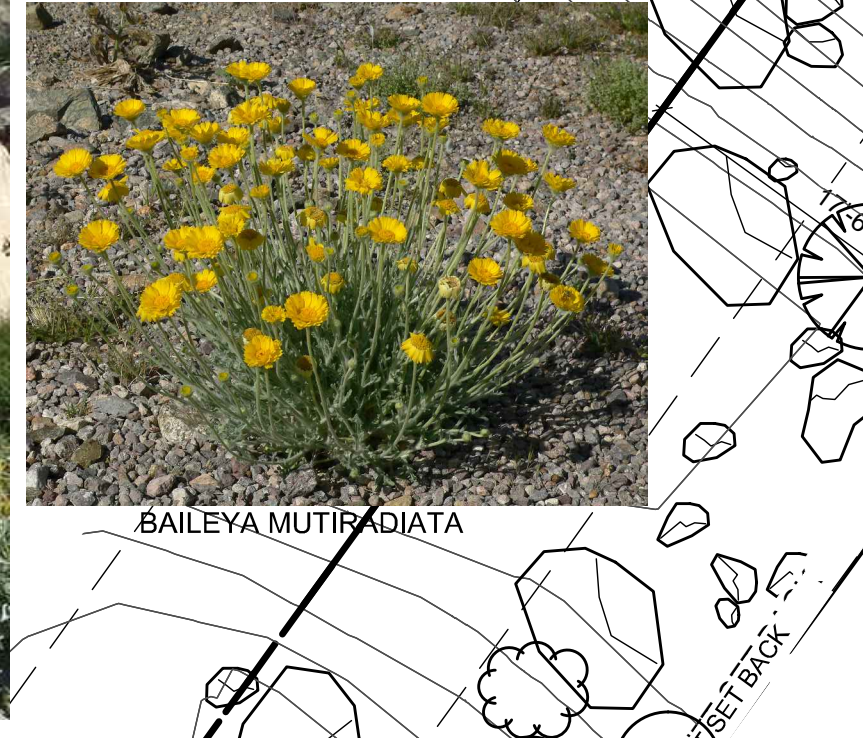
OLNEYA TESOTA



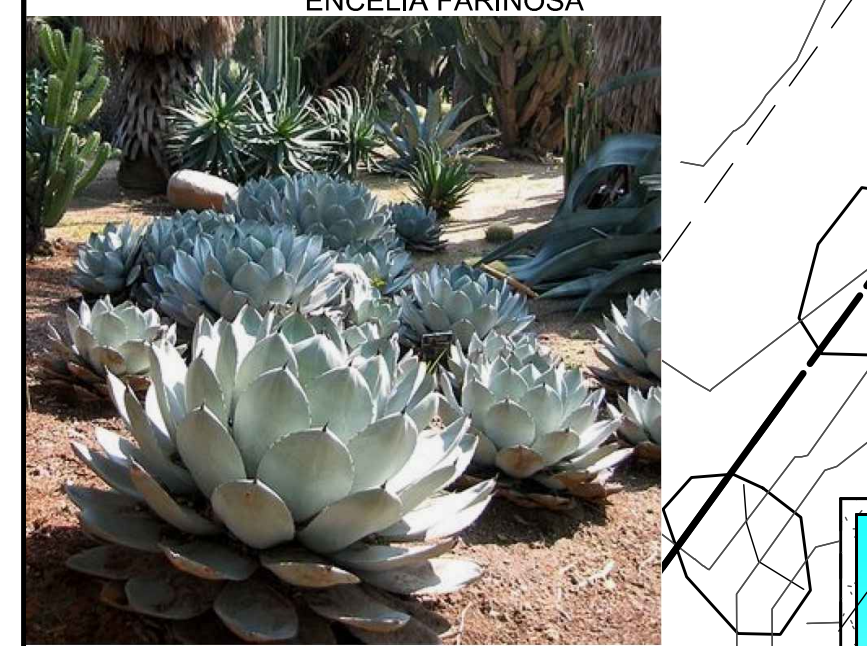
CERCIDIUM PRAECOX



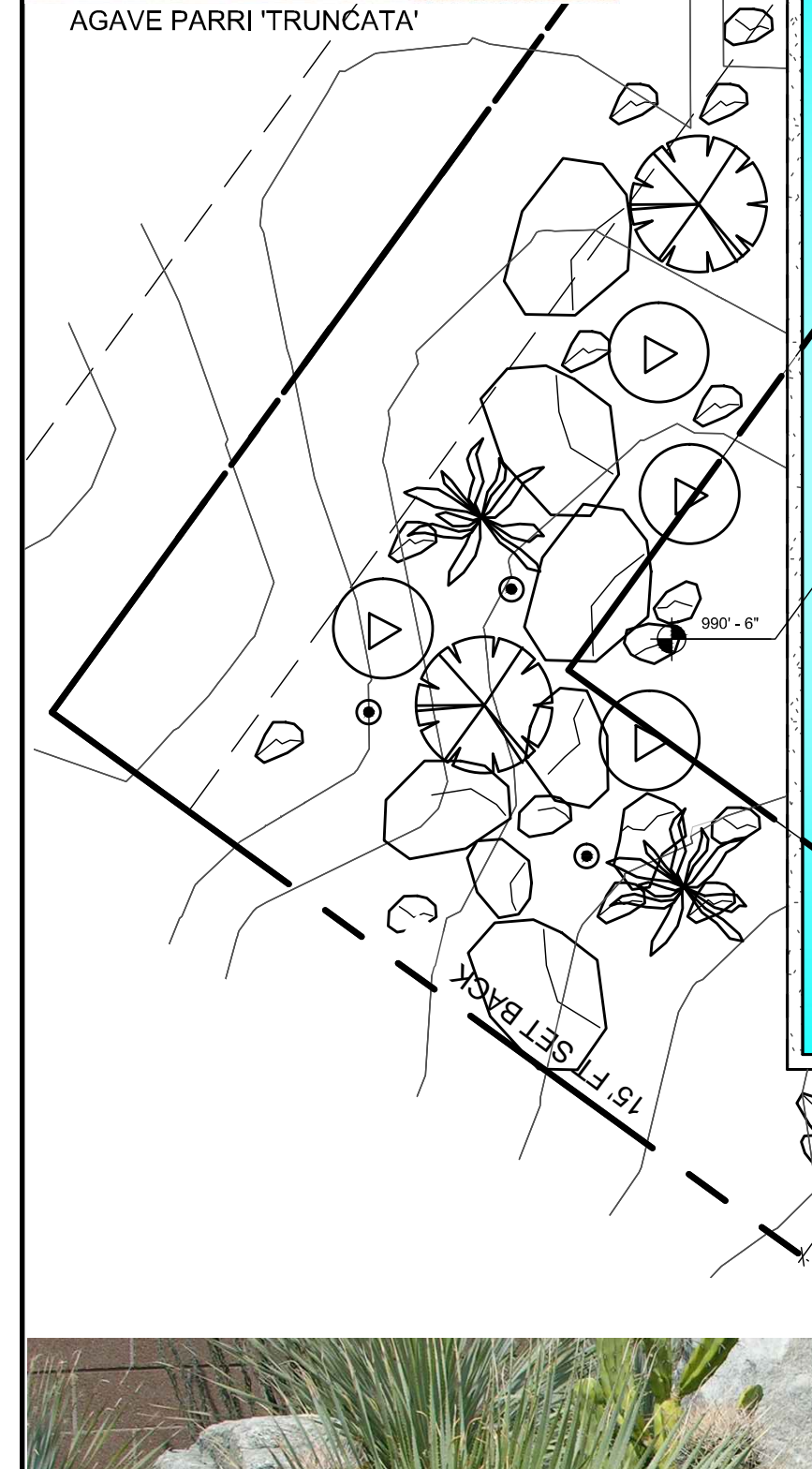
ENCELIA FARINOSA



BAILEYA MULTIRADIATA



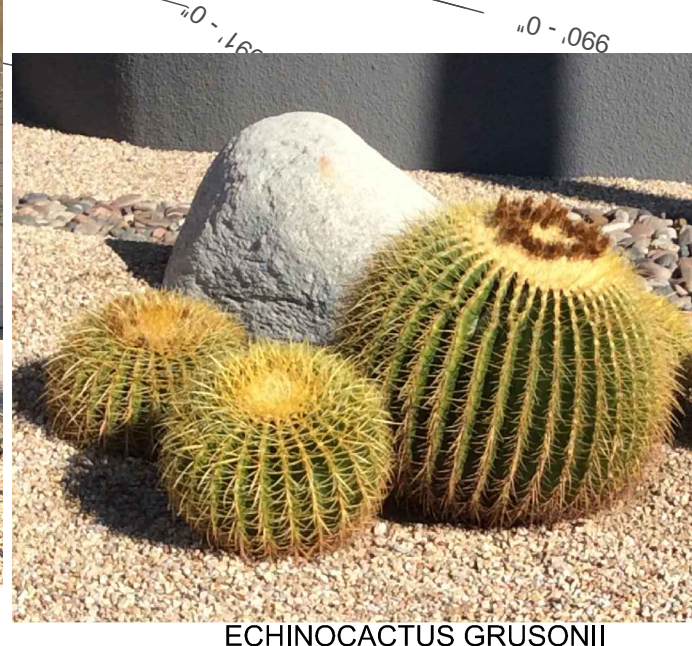
AGAVE PARRI 'TRUNCATA'



DASYLIRION WHEELERI



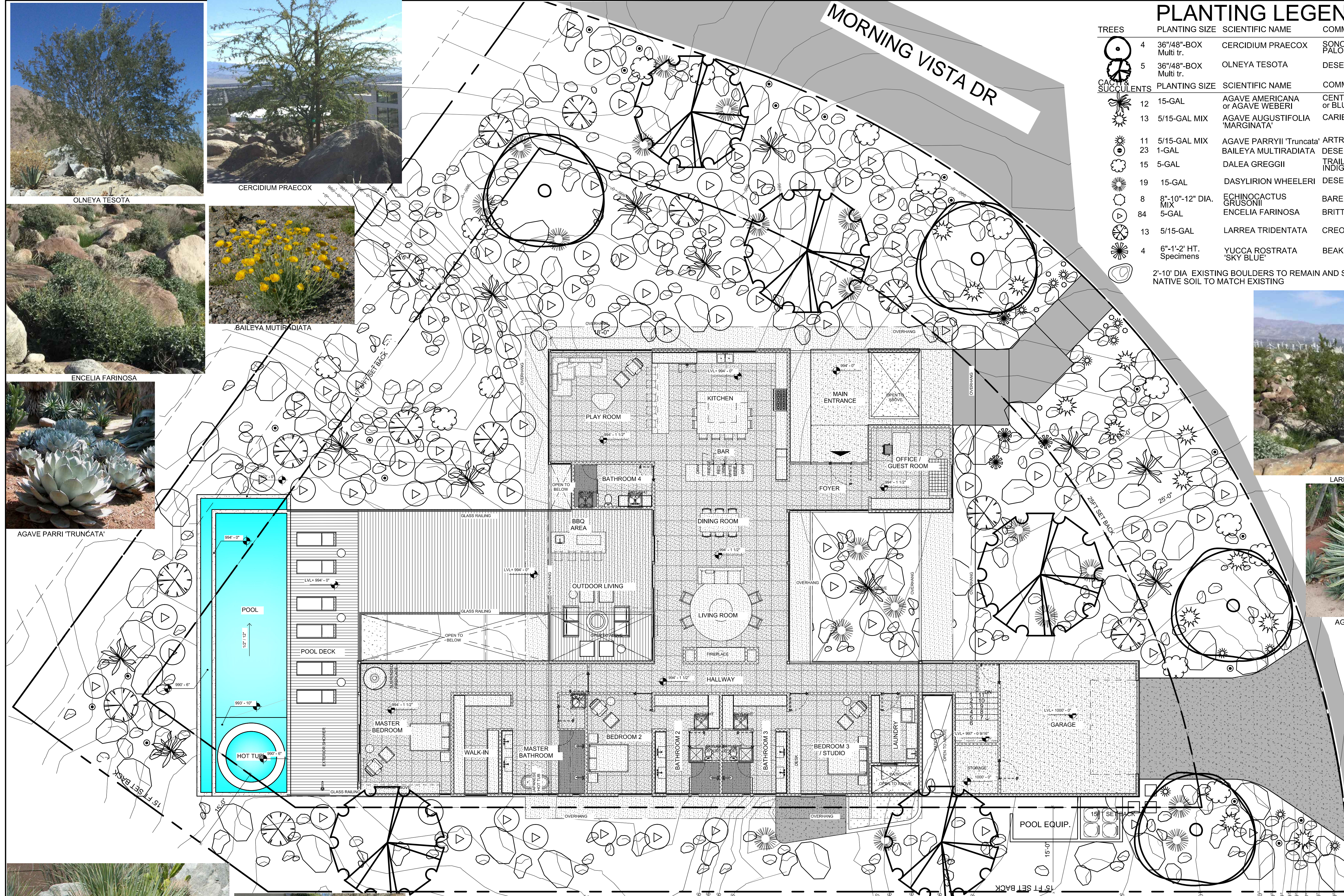
AGAVE AMERICANA



ECHINOCACTUS GRUSONII



MORNING VISTA DR



**PLANTING LEGEND**

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME	WATER PLANT NEEDS FACTOR
4	36"/48"-BOX Multi tr.	CERCIDIUM PRAECOX	SONORAN PALO VERDE	LOW 0.2
5	36"/48"-BOX Multi tr.	OLNEYA TESOTA	DESERT IRONWOOD	LOW 0.2
CACTI & SUCCULENTS	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME	WATER PLANT NEEDS FACTOR
12	15-GAL	AGAVE AMERICANA or AGAVE WEBERI	CENTURY PLANT or BLUE AGAVE	LOW 0.2
13	5/15-GAL MIX	AGAVE AUGUSTIFOLIA 'MARGINATA'	CARBIBEN AGAVE	LOW 0.2
11	5/15-GAL MIX	AGAVE PARRYII 'Truncata'	ARTRICHOKE AGAVE	LOW 0.2
23	1-GAL	BAILEYA MULTIRADIATA	DESERT MARIGOLD	LOW 0.2
15	5-GAL	DALEA GREGGII	TRAILING INDIGO BUSH	LOW 0.2
19	15-GAL	DASYLIRION WHEELERI	DESERT SPOON	LOW 0.2
8	8"-10"-12" DIA. MIX	ECHINOCACTUS GRUSONII	BARELL CACTUS	LOW 0.2
84	5-GAL	ENCELIA FARINOSA	BRITTLBUSH	LOW 0.2
13	5/15-GAL	LARREA TRIDENTATA	CREOSOTE BUSH	LOW 0.2
4	6"-1'-2' HT. Specimens	YUCCA ROSTRATA 'SKY BLUE'	BEAKED YUCCA	LOW 0.2

2'-10" DIA EXISTING BOULDERS TO REMAIN AND SOME TO BE RELOCATED NATIVE SOIL TO MATCH EXISTING



LARREA TRIDENTATA



AGAVE AUGUSTIFOLIA 'MARGINATA'



YUCCA ROSTRATA 'SKY BLUE'

LANDSCAPE ARCHITECTURAL SERVICES BY:  
**DESERT MODERN**  
LANDSCAPE DESIGN

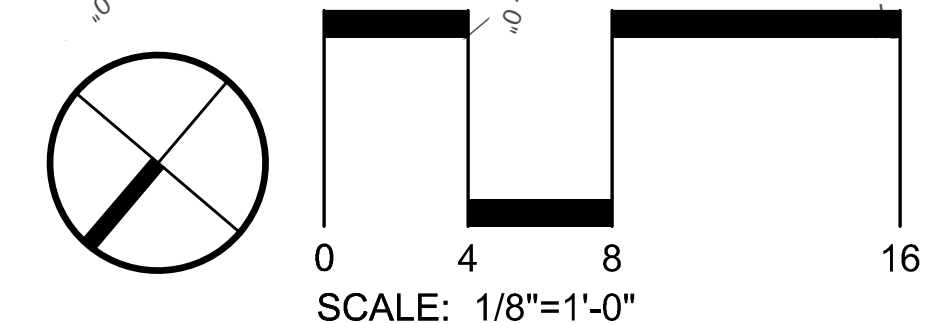
LANDSCAPE PLANS FOR  
**DESERT PALISADES**  
LOT 21, 2424 MORNING VISTA  
PALM SPRINGS, CALIFORNIA

DESERT MODERN  
LANDSCAPE DESIGN  
1175 SAN Geronimo Road  
Banning, CA 92406  
TELEPHONE (951) 864-8111 E-mail: adesign@desertmodern.com

REVISION
07-08-22
09-29-22

SCALE: 1/8"=1'-0"

SHEET  
**L-1.0**



**PLANTING PLAN**

SCALE: 1/8" = 1'-0"

**DWA LANDSCAPE APPROVAL**

These plans have been reviewed by the Desert Water Agency in accordance with California Government Code, Section 65591 et seq, requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

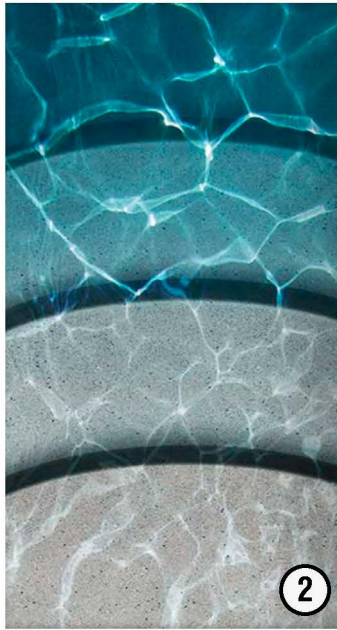
Approval of this drawing by DWA staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plants, walls, and permanent structures of any kind may not be planted or installed in DWA and USBR easements or right-of-way without first obtaining an encroachment permit from DWA.

Date \_\_\_\_\_ WATER MANAGEMENT DEPARTMENT

DWA Plan # \_\_\_\_\_ DEVELOPMENT SERVICES DEPARTMENT



1



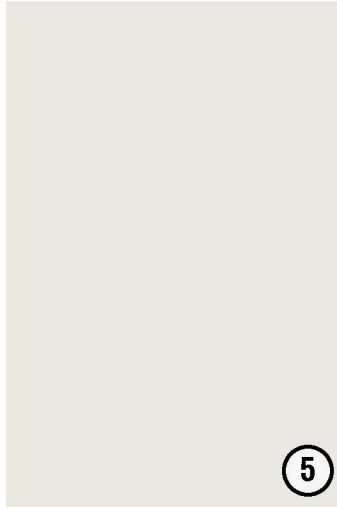
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4



3



5



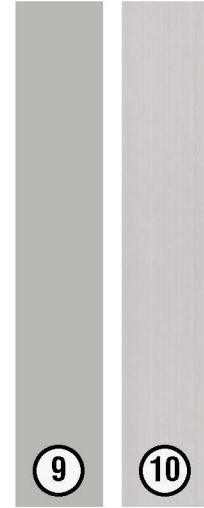
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8

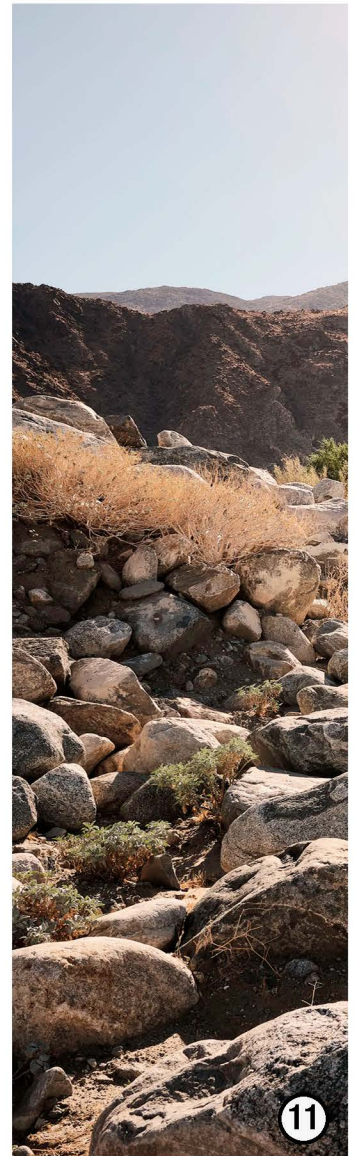


7



9

10



11

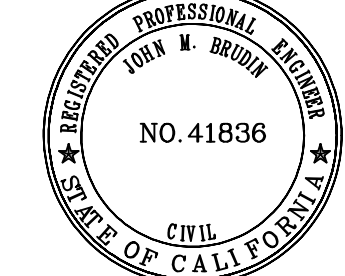

- 1. WOOD SIDING: ACCOYA WOOD | COLORADO BARNWOOD TRINIDAD
- 2. POOL FINISH: MICRO PEBBLE | FRENCH GRAY
- 3. INDOOR FLOOR TILE: TERRAZO TILES | VENICE ALABASTER SPARCE
- 4. RETAINING WALLS: FORM BOARD CONCRETE | NATURAL GRAY
- 5. INDOOR WALLS: FLAT PAINT | PWN64 SILVER DUST
- 6. OUTDOOR RAILINGS: RECESSED FRAMELESS GLASS | CLEAR

- 7. DECKING: MOJAVE THERMAL SPRUCE
- 8. ROOF: EXPOSED CONCRETE | NATURAL GRAY
- 9. EXPOSED STEEL BEAMS: SATIN PAINT | SW7658 GRAY CLOUDS
- 10. WINDOWS: NATURAL ANODIZED ALUMINUM
- 11. LANDSCAPE: NATURAL SITE



CONSTRUCTION NOTES	
①	CONSTRUCT DRIVEWAY 4" P.C.C. CONCRETE - EXPOSED AGGREGATE HAND SEEDED (SEE ARCH PLANS FOR COLOR)
②	CONSTRUCT 4" P.C.C. CONCRETE - NATURAL GRAY W/SAND WASHED FINISH
③	CONSTRUCT CMU WALL - SEE ARCHITECT PLANS FOR DETAIL

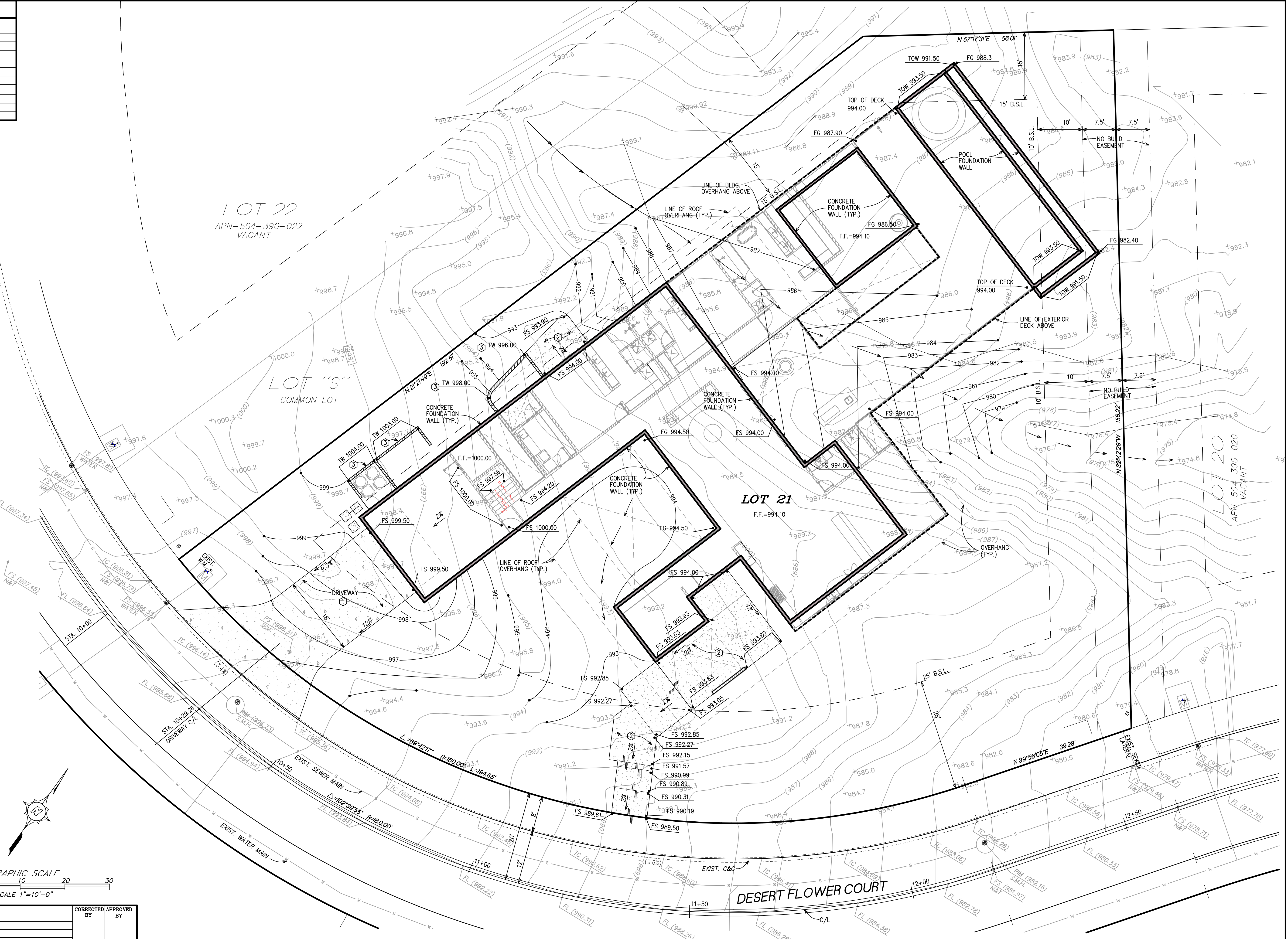
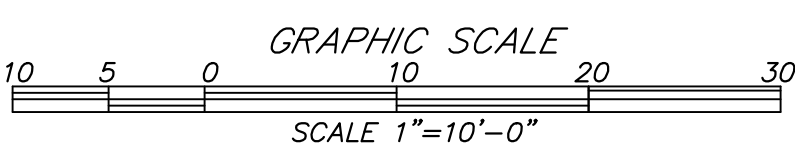
**RETENTION BASIN 1**  
 Q100 = 0.36 CFS  
 V100 = 366.18 CF


  

  
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 48 HOURS BEFORE YOU DIG  
 CALL  
 UNDERGROUND SERVICE ALERT  
 811

**UNAUTHORIZED CHANGES & USES:** THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.


**PRIVATE ENGINEERING NOTE:** CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



NO.		"AS BUILT"		CORRECTED		APPROVED	
		BY	DATE	BY	DATE	BY	DATE

NO.	REVISION	APPROVED	DATE

**BENCH C.P.S. MARK 3-11**  
**ELEV. 804.929**  
 LOCATION  
 TOP OF FIRE HYDRANT NO. 593, SOUTHEAST CORNER OF MILO RAQUET CLUB.


  
**SANBORN ARCHITECTURE GROUP, INC.**  
 71780 SAN JACINTO DR.  
 RANCHO MIRAGE, CA 92270  
 TEL (760) 423-0600  
 FAX (760) 423-0603

PREPARED UNDER THE DIRECT SUPERVISION OF:  
**KEITH A. CHRISTIANSEN**  
 R.C.E. 50083  
 DATE

DESIGN BY:  
**A.M.S.**  
 DRAWN BY:  
**F.J.**  
 CHECKED BY:  
**A.M.S.**

REVIEWED BY:  
**JOHN M. BRUDIN**  
 R.C.E. NO. 41836  
 DATE

APPROVED BY:  
**JOEL MONTALVO**  
 R.C.E. NO. 62624  
 DATE

**CITY OF PALM SPRINGS, CALIFORNIA**  
**GRADING PLAN COVER SHEET**  
**for DESERT FLOWER COURT**  
**LOT 21 - TRACT NO. 35540, M.B. 443/65-78**  
**IN SECTION 4, T4S, R4E, S.B.M.**

FILE NO. E-  
 DWG. NO. **2**  
 OF 2 SHEETS

W.O.: 22-107  
 8/22/2022 12:32 PM Z:\Delocated Files\22 Delocated Files\127 Corr Palmsades Lot 21\GRADING PLAN\02 GRADING LOT 21











