

## Indian Wells, California Municipal Code

### Title 21 ZONING CODE

#### Chapter 21.60 ARCHITECTURE AND LANDSCAPE REVIEW

### **21.60.080 Filing of the application.**

A complete design review application shall include the items listed below. Submissions that are incomplete will not be considered. The Planning Department or Review Authority (as defined by Section 21.60.020(b)(1)) may require additional information for a particular application. Design guidelines established by the City, or if applicable, a Homeowners Association's Architectural Guidelines should be consulted prior to submission of the application. A complete application must include each of the following:

(a) Application to Construct Form. A completed "Application to Construct" form which can be obtained from the City.

(b) Required Plans (electronic copies preferred). Two (2) sets of 24" x 36" or 30" x 42" bluelines or blacklines, along with one (1) rendered blackline each of the residence, elevations indicating landscape, landscape plan, and other data pertinent to the particular application. Rendered blacklines shall be rolled, not folded. Defaced, incomplete, indefinite or faded plans will not be accepted. All residential plans and elevations shall be drawn at a minimum scale of 1/8" = 1'0". For single family residential submittals, a set of plans shall consist of the items listed below. Requirements for multi-family residential and non-residential projects shall include information necessary to evaluate the proposed project as determined by the Director of Community Development.

(1) General Information Block.

(i) Owner and designer's names;

(ii) Address of owner;

(iii) Telephone number of owner;

(iv) Assessor parcel number and address of residence;

(v) North point, date of drawing and scale; and

(vi) Vicinity map showing location of project.

(2) Site Plan.

(i) Legal description (lot and tract);

(ii) Lot size (dimension along each property line);

(iii) Zone classification and type of development of subject property and of all adjacent property, including across any street. Show distance of structure(s) on adjacent properties that are within ten (10) feet of project property line;

(iv) Setback of existing and proposed buildings in relation to property lines per standards of the zone;

(v) Locations of swimming pools, spas, air conditioner equipment, pool and spa equipment (i.e., heater, pump), storage areas, utility installations, antenna, tennis courts, refuse storage areas and other auxiliary household equipment shall be noted on site plans;

(vi) Computed areas of building coverage, impervious surfaces, landscaping, and open space;

(vii) Dimension of property lines or boundary lines of project;

(viii) Location, names and widths of boundary streets; and recorded road, utility or drainage easements on property (where none exists, indicate by a note that no easement exists);

(ix) Elevation of existing curb and gutter where available or edge of pavement where no curb exists;

(x) Pad grade and finish-floor elevations; provide information on adjacent parcels if available;

(xi) Heights of existing or proposed walls and fences, as measured from exterior side of wall (side facing street or adjacent property);

(xii) A "line of sight" section for all in-fill construction;

(xiii) Clear delineation of all proposed driveways subject to the criteria outlined under Section [21.20.080](#); and

(xiv) For all large-scale development (ten (10) acres or larger), the inclusion of natural open space areas to provide habitat for native wildlife.

NOTE: All site plans must include sufficient information to demonstrate compliance with all applicable development standards in the Zoning Code.

(3) Floor Plan. Square footage of living space and location, size, and use of all rooms. Show all significant dimensions.

(4) Elevations.

(i) Provide all elevations identified as front, rear, right and left side;

(ii) Show locations of doors, windows, chimneys, etc.;

(iii) Show exterior finishes and roof material;

(iv) Dimension elevation from pad grade, indicate all significant vertical dimensions; and

(v) Show all proposed plant material (trees and shrubs) against elevations. Provide as separate set of elevations.

(5) Roof Plan. Only thirty (30) percent of the total roof area may exceed fifteen (15) feet in height, up to a maximum eighteen (18) feet. Identify that portion of the total roof area that exceeds fifteen (15) feet in height. Show percent calculation on plan.

(6) Mailbox Design per United States Postal Service Requirements. Provide a minimum  $\frac{1}{2}$ " = 1'0" scale mailbox design not to exceed four (4) feet in height and eighteen (18) inches in width or depth.

(7) Landscape Plans.

(i) Complete Plan. Show size, location, spacing and species — common and Latin names — of proposed planting, including a complete plant palette;

(ii) Miscellaneous Outside Structures. Indicate all proposed pools, spas, fountains, concrete or wooden decks, planters, walkways, gates, low walls, etc. Also indicate proposed finishes for all flat work;

(iii) Rock or Bare Earth. Use of rocks or bare earth in lieu of ground cover plantings may not exceed twenty (20) percent of the total front yard landscaped area (fifty (50) percent of rear yard) excluding driveways, decks, pools, or walkways. When walkways, pools, or deck areas exceed sixty (60) percent of the total rear yard area, the preceding limitation shall not be in effect;

(iv) Landscape Standards. All residential structures shall be landscaped to provide a mature appearance so as to blend with existing neighborhoods and enhance the overall appearance of the residential areas. To ensure a "mature" look within a reasonable amount of time, the following minimum plant sizes shall be used:

(A) Trees in All Areas. Canopy trees (African Sumacs, Carobs, etc.) – twenty-four (24) inch box; and palm trees (Mexican Fan Palm, Queen Palm, etc.) – six (6) foot trunk height.

(B) Shrubs. Shrubs (Natal Plum, Hibiscus, etc.) and vines (Carolina Jasmine, Bougainvillea, etc.) in front and rear yard areas visible from a street or golf course (public or private):

1. Thirty (30) percent or more of plants selected should be fifteen (15) gallon plants.
2. Fifty (50) percent or more of plants selected should be five (5) gallon plants.
3. Up to twenty (20) of plants selected should be one (1) gallon plants.

(C) Groundcovers. Groundcovers (Star Jasmine, Verbena, Lippa, Mock Strawberry, etc.) in front and rear yard areas visible from a street or golf course (public or private):

1. Twenty-five (25) percent or more of plants selected should be one (1) gallon plants planted at twenty-four (24) inches on center.
2. Fifty (50) percent or more of plants selected should be flats planted at twelve (12) inches on center.

3. Up to twenty-five (25) percent or more of plants selected should be flats planted at six (6) inches on center.

(v) Plant Selection. Plants should be selected appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Plants having similar water use shall be grouped together in distinct hydrozones.

(vi) Required Trees. Front yard landscaping shall include a minimum of two (2) twenty-four (24) inch box trees or one (1) thirty-six (36) inch box tree. Palm trees shall be counted toward this minimum if eight (8) feet or higher. Corner lots shall have this minimum number and size of trees on each frontage. Trees existing on the site at the time of construction shall not be counted toward the minimum tree installation.

(vii) Provide elevation(s) (as described in subsection (b)(4) of this section) with all proposed landscaping delineated.

(viii) All landscape plans shall incorporate a reasonable percentage of native trees and shrubs, to provide habitat for wildlife and reduce irrigation requirements.

(ix) There are several common plant species which are capable of harboring diseases or insects that threaten the Coachella Valley citrus, date, grape, vegetable or field crop industry. The applicant must contact the Agricultural Commissioner's office for information regarding landscape material or quarantine laws.

NOTE: Review of design packages containing landscape plans not prepared by a California licensed landscape architect will be subject to additional review fees incurred by the City for the review of such plans by professional design consultants.

(8) Conceptual Lighting Plan. Plan shall be submitted delineating size, location, light spread, illuminating capacity (candle power) and hours of operation of proposed exterior lighting.

(9) Materials Sample and Color Board. (Maximum size 8 ½" x 14"): Sample of materials should be kept to a minimum size; include exterior finishes of residence including door and window trim colors, and garden walls, along with exterior colors. (Desert tone colors are preferred.)

(10) Fee. An application fee in an amount published by the Planning Department is required for review of design packages. (Ord. 727 § 2, 2020)

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## Contact:

City Clerk: 760-346-2489

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