

PLANNING COMMISSION CITY OF PALM DESERT MEETING AGENDA

Tuesday, May 5, 2026

6:00 p.m.

Council Chamber, City Hall

73-510 Fred Waring Drive

Palm Desert, California

Please see the last page of this agenda for public notices participation options.

Pages

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. NONAGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the Planning Commission on issues that are not on the agenda for up to three minutes. Speakers may utilize one of the three options listed on the first page of the agenda. Because the Brown Act does not allow the Planning Commission to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

5. CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the Planning Commission for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

5.a APPROVAL OF MINUTES

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RECOMMENDATION:

Approve the Minutes of March 17, 2026.

6. CONSENT ITEMS HELD OVER

7. ACTION CALENDAR

The public may comment on individual Action Items within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of the agenda.

8. PUBLIC HEARINGS

Anyone who challenges any hearing matter in court may be limited to raising only those issues he or she raised at the public hearing described herein, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Remarks shall be limited to a maximum of three minutes unless the Planning Commission authorizes additional time.

8.a Consideration to Adopt a Notice of Exemption and Approve a Conditional Use Permit to Operate a 1,900-square-foot bar at 73-730 El Paseo, Suite C, Including Revised Operational Details and Conditions Following a Continued Public Hearing.

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RECOMMENDATION:

Adopt Planning Commission Resolution No. 2917 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A CONDITIONAL USE PERMIT (CUP) TO OPERATE A NEW 1,900 SQUARE-FOOT BAR USE AT 73-730 EL PASEO, SUITE C”

9. INFORMATIONAL REPORTS & COMMENTS

9.a SUMMARY OF CITY COUNCIL ACTIONS

9.b COMMITTEE MEETING UPDATES

9.b.1 Cultural Arts Committee

9.b.2 Parks and Recreation Committee

9.c PLANNING COMMISSIONERS

9.d CITY STAFF

9.e ATTENDANCE REPORT

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10. ADJOURNMENT

The next Regular Meeting will be held on May 19, 2026, at 6:00 p.m.

11. PUBLIC NOTICES

Pursuant to Senate Bill 707, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person. Members of the public may record open-session meetings. Recording may be limited only if the manner of recording causes a persistent disruption due to noise, illumination, or obstruction of view.

Public Participation Options:

Option 1: In Person

Members of the public may attend the meeting in person and may provide public comment for up to three minutes.

Option 2: Via Email

Send your comments by email to: PlanningCommission@palmdesert.gov. Emails received by 4:00 p.m. the day of the meeting will be made part of the record and distributed to the Committee. Any correspondence received during or after the meeting will be distributed to the Committee as soon as practicable and retained for the official record. Emails will not be read aloud except as an ADA accommodation.

Option 3: Live Via Zoom

Access via <https://palmdesert.zoom.us/j/87881969783> or zoom.us, click "Join Meeting" and enter Webinar ID 878 8196 9783.

Option 4: Live Via Telephone

(213) 338-8477 and enter Meeting ID 878 8196 9783 followed by #. Indicate that you are a participant by pressing # to continue. During the meeting, press *9 to add yourself to the queue and wait for the City Clerk to announce your name/phone number. Press *6 to unmute your line and limit your comments to three minutes.

Agenda Related Materials: Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City's website at www.palmdesert.gov.

Americans with Disabilities Act: It is the intention of the City of Palm Desert to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the

Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda for the Planning Commission was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting.

/S/ Monique Lomeli, CMC
Senior Deputy Clerk

**PLANNING COMMISSION
CITY OF PALM DESERT
REGULAR MEETING MINUTES**

March 17, 2026

Present: Commissioner John Collum, Vice-Chair John Greenwood, Chair
Lindsay Holt, Commissioner Alex Meyerhoff, Commissioner
Joshua Nickerson

Staff Present: Director of Development Services Rosie Lua, Recording
Secretary Michelle Nance, Deputy City Attorney Verdugo, Deputy
Director of Development Services Carlos Flores, Associate
Planner II Robert Keatinge

1. CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order by Chairperson Holt on Tuesday, March 17, 2026, at 6:01 p.m. in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Commissioner Collum led the Pledge of Allegiance.

4. NON-AGENDA PUBLIC COMMENTS

None.

5. CONSENT CALENDAR

Motion by: Vice-Chair Greenwood

Seconded by: Commissioner Meyerhoff

To approve the consent calendar as presented.

Motion Carried (5 to 0)

5.a APPROVAL OF MINUTES

Motion by: Vice-Chair Greenwood

Seconded by: Commissioner Meyerhoff

Approve the Regular Meeting Minutes of March 3, 2026.

Motion Carried (5 to 0)

6. ACTION CALENDAR

6.a REVIEW THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND RECOMMEND THAT THE CITY COUNCIL AUTHORIZE SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Carlos Flores, Deputy Director of Development Services, narrated a PowerPoint presentation and responded to Commissioner inquiries.

Motion by: Commissioner Collum

Seconded by: Commissioner Nickerson

Recommend that the City Council authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

Motion Carried (5 to 0)

7. PUBLIC HEARINGS

7.a CONSIDERATION TO ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVE A CONDITIONAL USE PERMIT (CUP) TO OPERATE A NEW 1,900 SQUARE-FOOT BAR USE AT 73-730 EL PASEO, SUITE C

Bobby Keatinge, Associate Planner, narrated a PowerPoint presentation and responded to Commissioner inquiries.

Chair Holt opened the public hearing.

Geoffrey Gregory, applicant, provided a report and responded to Commissioner inquiries.

Patrick Masur, business owner, responded to Commissioner inquiries.

The following individuals spoke in support of the project:

- Justin Ross
- Natale Hanna
- Sama
- Bill Kelly
- Jay Masur

The following individuals spoke in opposition of the project:

- Joni Maggio
- Hiedi Miedecke
- Mike Morsch
- Aaron Eller
- Sheri Pierattoni
- Joy Miedecke
- Sandy Carroll
- Paula Studdard
- Brenda Malloy
- Rob Carroll

Geoffrey Gregory, applicant, expressed appreciation to all attendees and provided closing comments.

Patrick Masur, business owner, provided closing comments.

Commissioner Collum emphasized the importance of maintaining El Paseo as a premier destination and expressed interest in applying similar operational standards to other businesses in the area. He stated he was somewhat conflicted about the proposal and raised concerns regarding how the project would be presented to the public, as well as the appearance of the storefront.

Commissioner Nickerson questioned whether the proposed use could successfully coexist on El Paseo under the proposed conditions and noted the project could set a precedent for similar uses. He suggested the City Council consider broader improvements along El Paseo and recommended additional conditions, including measures to address nuisance odors.

He also proposed enhanced operational requirements, including a pre-opening acoustical review and sound testing, restrictions on low-frequency music prior to 9:00 p.m., and strengthened loitering and patron dispersal policies. Additional suggestions included extended security presence and active monitoring, maintaining security logs, evaluation of entry operations (including potential VIP access), and installation of interior and exterior cameras with battery backup.

Commissioner Nickerson further recommended that staff approve an outdoor queuing plan to ensure ADA compliance and safety, expressed concern regarding occupancy levels, and suggested prohibiting open flames. He also proposed a provision that if three violations occur within a 12-month period, the hours of operation be reduced to end at 12:00 a.m.

Vice Chair Greenwood expressed support for providing the applicant an opportunity for additional community outreach and noted differing perspectives among Commissioners regarding compatibility, while also emphasizing the importance of maintaining economic vitality.

Commissioner Meyerhoff acknowledged staff's efforts in developing conditions and noted the Commission's ability to regulate time, place, and manner, but expressed concern that the proposed use may not be compatible with the surrounding area.

Chair Holt suggested that an initial review of the operation be conducted after three months.

The Planning Commission recessed at 8:03 p.m. and reconvened at 8:14 p.m.

Motion by: Vice-Chair Greenwood

Seconded by: Commissioner Nickerson

To continue the public hearing to a date uncertain, with the following direction to:
The Applicant:

1. Conduct an additional community outreach meeting with nearby residents, business owners, and adjacent neighbors.

Staff:

1. Return with revised plans, operational details, and updated draft Conditions of Approval, including but not limited to: hours of operation; a statement of operations and use; clarification of entertainment components; and evaluation of primary and rear access.
2. Review and propose revisions, as appropriate, to Conditions of Approval related to:
 - a. Site cleaning and end-of-night operational responsibilities;
 - b. Noise mitigation measures, including review by a licensed acoustic engineer, a pre-opening sound test with City staff present, and restrictions on low-frequency amplified music prior to 9:00 p.m.;
 - c. Security measures, including prohibition of outdoor congregation after 1:45 a.m., provision of security staffing through 2:30 a.m., and an outdoor queuing plan;
 - d. Security camera requirements, including interior coverage and battery backup;
 - e. Prohibition of open flames; and
 - f. A storefront appearance and signage plan compatible with the pedestrian-oriented character of El Paseo.

Motion Carried (5 to 0)

8. INFORMATIONAL REPORTS & COMMENTS

8.a SUMMARY OF CITY COUNCIL ACTIONS

Rosie Lua, Development Services Director, provided an update on recent City Council actions and presented a summary of upcoming agenda items.

8.b COMMITTEE MEETING UPDATES

8.b.1 Cultural Arts Committee

Commissioner Collum provided an update on recent Cultural Arts Committee actions.

8.b.2 Parks and Recreation Committee

None.

8.c PLANNING COMMISSIONERS

Commissioners expressed appreciation to Siji Fernandez, Senior Planner, for his assistance with the Planning Commissioners Conference.

8.d CITY STAFF

8.d.1 Attendance Report

Report on file; no formal action taken on this item.

9. ADJOURNMENT

The Planning Commission adjourned at 8:50 p.m.

City of Palm Desert Planning Commission Minutes
March 17, 2026

Respectfully submitted,

Michelle Nance, Assistant City Clerk
Recording Secretary

Rosie Lua, Director of Development Services
Staff Liaison

City of Palm Desert Staff Report

Meeting Date: May 5, 2026

Prepared By: Bobby Keatinge, Associate Planner

Department: Development Services

Subject: Consideration to adopt a Notice of Exemption and approve a Conditional Use Permit to operate a 1,900-square-foot bar at 73-730 El Paseo, Suite C, including revised operational details and conditions following a continued public hearing.

Recommendation

Adopt Planning Commission Resolution No. 2917 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A CONDITIONAL USE PERMIT (CUP) TO OPERATE A NEW 1,900 SQUARE-FOOT BAR USE AT 73-730 EL PASEO, SUITE C”

Executive Summary

This item returns to the Planning Commission following a continued public hearing held on March 17, 2026. At that meeting, the Commission directed the Applicant to conduct additional community outreach and directed staff to return with revised operational details, updated Conditions of Approval, and further evaluation of key operational and compatibility considerations.

Since that time, the Applicant has conducted a second community engagement meeting and submitted revised materials, including an updated Statement of Use, operational details, and proposed mitigation measures. Staff has incorporated this information into a revised analysis and updated the draft Conditions of Approval to address potential noise, security, site management, and compatibility concerns with the El Paseo environment.

Project Overview

The proposed project consists of the establishment of a 1,900-square-foot bar use within an existing commercial tenant space located at 73-730 El Paseo, Suite C. The project involves interior tenant improvements only and does not include expansion of the building footprint or the addition of outdoor service areas. The use is proposed as an interior-only bar with evening-oriented operations, supported by existing pedestrian access from El Paseo and shared parking facilities to the rear within Presidents Plaza.

Need for Action

The project requires Planning Commission action to determine whether the revised operational plan and Conditions of Approval adequately address concerns raised during the initial public

hearing and whether the proposed bar use can be operated in a manner compatible with the El Paseo Overlay District. This includes consideration of whether the revised storefront presentation and pedestrian interface are compatible with the character and intent of the El Paseo Overlay District.

Background

On March 17, 2026, the Planning Commission held a duly noticed public hearing to consider approval of CUP-25-5003 for a bar use at 73-730 El Paseo.

Following public testimony and Commission deliberation, the item was continued to a date uncertain with the following direction:

- 1) The Applicant was directed to conduct an additional community outreach meeting; and
- 2) Staff was directed to return with revised plans, operational details, and updated Conditions of Approval addressing hours of operation, entertainment, access, noise, security, and site management.

On April 7, 2026, the Applicant conducted a second community engagement meeting with nearby residents, business owners, and stakeholders. Attendance records indicate participation from local residents, business owners, and property stakeholders (Attachment 4).

The Applicant also submitted revised operational materials and responses to community questions, which are summarized below.

Analysis

Updated Statement of Operations and Use

The Applicant has provided a revised Statement of Use (Attachment 1, Exhibit B) clarifying operational characteristics:

- Hours of operation: 2:00 PM to 2:00 AM daily
- No kitchen or food service proposed
- No dedicated dance floor
- Interior-only bar use with no outdoor alcohol service

Daily operations would be conducted as follows:

- 2:00 PM – 9:00 PM:
 - Low-level background music
 - Televised programming
 - No low-frequency amplified sound
 - Doors and acoustic curtains remain open as feasible
- After 9:00 PM:
 - Transition to music video-based entertainment
 - Low-frequency amplified sound as permitted per PDMC
 - Doors and acoustic curtains closed to contain sound except to permit standard ingress and egress

These revisions respond directly to Commission concerns regarding intensity of use and entertainment components.

Noise Mitigation Measures

In response to Commission direction, the Applicant has proposed the following noise mitigation measures, which may include but are not limited to:

- Acoustically rated wall and ceiling finishes
- Acoustic curtains at storefront glazing
- Doors closed beginning at 9:00 PM
- Limited speaker system (three interior speakers, no subwoofers)
- Pre-opening sound testing
- Compliance with PDMC noise limits (65 dBA daytime / 55 dBA nighttime)

Staff has incorporated additional Conditions of Approval requiring:

- Restrictions on low-frequency amplified sound prior to 9:00 PM (Condition 17)
- A pre-opening sound test by a licensed acoustic engineer with City staff present (Condition 19)

These measures are intended to ensure compatibility with nearby commercial uses and adjacent residential areas.

Security and Operations

The Applicant has expanded security and operational commitments:

- Minimum of two (2) licensed security personnel from 8:00 PM to 2:30 AM
- Security stationed at:
 - El Paseo frontage
 - Presidents Plaza rear access
- Prohibition of outdoor congregation after 1:45 AM

Staff has strengthened Conditions of Approval to require:

- Continued security presence through closing (Condition 22)
- Enforcement of loitering restrictions (Condition 23)
- Implementation of a formal queueing plan (Condition 30)

Site Management and Maintenance

The Applicant has clarified site maintenance procedures:

- Nightly cleaning of sidewalks and surrounding areas within 30 minutes of closing
- Monitoring of exterior conditions during operations
- Designated smoking area located approximately 70 feet from buildings
- Use of existing Presidents Plaza trash facilities

Staff has revised Conditions of Approval to:

- Require ongoing maintenance of surrounding areas associated with the business (Conditions 24-26)

Access and Circulation

The Applicant has confirmed dual access points:

- Primary access from El Paseo
- Secondary access from Presidents Plaza

Parking is provided via:

- On-street El Paseo parking
- Shared Presidents Plaza parking areas

Staff has evaluated queuing, circulation and access as shown in the site plan (Sheet A1.0) and floor plan (Sheet A2.0) included in Attachment 3. Staff has verified that, as proposed, there will be no obstruction of pedestrian pathways at either the front or rear entrances.

Storefront Design and Pedestrian Interface

In response to Planning Commission direction, the Applicant has submitted a revised storefront concept for the El Paseo frontage (Attachment 3, Sheet A5.1). The proposed design maintains the existing building framework while incorporating updated glazing, entry treatments, and signage elements intended to support a pedestrian-oriented commercial environment.

Key storefront elements include:

- Maintenance of the existing storefront framework
- Introduction of updated glazing and entry treatments
- Integration of signage within the storefront composition (subject to separate design review permit)
- No projection into the public right-of-way
- No obstruction of pedestrian circulation

Operational characteristics related to the storefront include:

- Daytime operations:
 - Transparent glazing to maintain visual connection to the interior
 - Active, pedestrian-oriented frontage
- Evening operations:
 - Doors closed after 9:00 p.m. for noise control
 - Interior-focused activity and controlled lighting

Staff analysis:

- The proposed storefront maintains transparency and pedestrian engagement along El Paseo

- The design does not introduce elements that would disrupt the established streetscape
- Operational measures support compatibility with surrounding uses, particularly with respect to noise containment

Staff finding:

- As conditioned, the storefront design and pedestrian interface are consistent with the intent of the El Paseo Overlay District and maintain compatibility with the existing commercial environment.

Community Outreach and Feedback

The second community meeting provided an opportunity for additional public input.

Key concerns raised included:

- Noise impacts and enforcement
- Patron behavior and vehicle noise
- Ongoing management and oversight
- Comparisons to other bar uses in the area

Responses provided by the Applicant and staff emphasized:

- Enforcement through Code Compliance and Sheriff's Department
- Consistent application of City noise standards
- Revocation authority for noncompliance

Conditions of Approval

In response to Planning Commission direction, staff has revised the Conditions of Approval to address:

- Noise mitigation - frequency restrictions (Condition 17), acoustic review and sound testing (Condition 19)
- Security – staffing (Condition 22), loitering restrictions (Condition 23) and queueing (Condition 30),
- Site management – cleaning maintenance responsibilities (Conditions 24-26)
- Surveillance - interior camera coverage and operational requirements (Condition 35)
- Prohibition of open flames (Condition 41)

These revisions are included in Exhibit A of Attachment 1.

In addition, storefront design and signage compatibility with the pedestrian-oriented character of El Paseo, including maintenance of transparency, appropriate lighting, and unobstructed pedestrian circulation (Attachment 3, Sheet A5.1).

Conclusion

The revised operational plan and Conditions of Approval respond directly to the Planning Commission's March 17, 2026 direction.

As conditioned, the project:

- Maintains an interior-focused operation
- Incorporates enhanced noise and security controls
- Provides operational safeguards to ensure compatibility with surrounding uses

Legal Review

This report has been reviewed by the City Attorney's Office.

Environmental Review

The project is exempt from CEQA pursuant to Section 15301 (Existing Facilities), as it involves the operation of an existing commercial tenant space with no expansion of the building footprint.

Financial Impact

The proposed action has no direct fiscal impact to the City.

Public Notification

Public noticing for the Planning Commission hearing was conducted in accordance with Palm Desert Municipal Code requirements. Notice of the public hearing was published in the Desert Sun newspaper at least ten (10) days prior to the hearing date. Notices were mailed to property owners within 500 feet of the project site and a notice was posted at the project site.

Public comments received since the March 17th meeting are included in Attachment 6.

Attachments

1. Resolution No. 2917 (Updated)
2. Resolution No. 2917 (Tracked Changes)
3. Project Plans (Revised)
4. Community Engagement Materials (Agenda, Attendance, Q&A)
5. Public Notice
6. Public Comment

PLANNING COMMISSION RESOLUTION NO. 2917

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A CONDITIONAL USE PERMIT TO OPERATE A NEW 1,900 SQUARE-FOOT BAR USE AT 73-730 EL PASEO, SUITE C

CASE NO. CUP-25-5003

WHEREAS, Geoffrey Architects ("Applicant"), submitted a Conditional Use Permit ("CUP") application to allow a new bar use located at 73-730 El Paseo, Suite C (APN 627-212-014) ("Project"); and

WHEREAS, the Project site is located within the El Paseo Overlay District, the Downtown District (D) zoning district, and is designated Downtown by the Palm Desert General Plan; and

WHEREAS, the proposed Project conforms to the General Plan land use designation of Downtown and development standards listed in the City's Zoning Ordinance for the D zoning district; and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, the Project has complied with the requirements of the "2024 Local Guidelines for Implementing the California Environmental Quality Act for the City Palm Desert" Resolution No. 2024-035, in that the Director of Development Services has determined that the Project will not have a foreseeable significant impact on the environment and that the Project is eligible for an exemption pursuant to Article 19, Section 15301 Existing Facilities (Class 1); therefore, no further environmental review is necessary at this time; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 17th day of March 2026, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission approved a motion to continue the project to a date uncertain to address concerns and additional conditions; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 5th day of May 2026, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report, exist to justify approval of said request:

PLANNING COMMISSION RESOLUTION NO. 2917

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Findings on Conditional Use Permit. Under Palm Desert Municipal Code ("PDMC") Section 25.72.050(F), the Planning Commission must make all of the required findings to approve a CUP. Based upon the whole of the administrative record, the Planning Commission finds that the required findings can be made, as follows:

1. The proposed location of the conditional use is in accord with the objectives of this title and the purpose of the district in which the site is located.

Project Compliance: Yes. The subject property is located within the Downtown (D) zoning district and the El Paseo Overlay District. The El Paseo Overlay is intended to maintain and enhance El Paseo as a premier, pedestrian-oriented shopping and dining destination that attracts both residents and visitors.

Although a bar use is not explicitly listed in the permitted use table for the district, bars/lounges have previously been evaluated and approved through discretionary review processes where they are found to be compatible with restaurant and dining-oriented uses along El Paseo. Through Resolution 2838, the Planning Commission determined that bars/lounges are similar in operational characteristics to restaurants for zoning purposes, subject to discretionary review.

The project is proposed as a 1,900-square-foot interior bar/lounge within an existing commercial tenant space. The project reuses an existing retail storefront and maintains the pedestrian-oriented character of the El Paseo frontage. As conditioned, the use supports evening activation of the district while remaining consistent with the Overlay's intent to create a vibrant, walkable commercial corridor.

Therefore, the proposed conditional use is consistent with the objectives of the Zoning Ordinance and the purpose of the district and overlay.

2. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Project Compliance: Yes. The project consists of a tenant improvement for a 1,900-square-foot interior bar use. No expansion of the building footprint or exterior intensification of the site is proposed. The project qualifies as a Class 1 (Existing Facilities) CEQA exemption.

The Applicant's Statement of Use indicates:

- Hours of operation from 2:00 PM to 2:00 AM daily
- A transition to music-based entertainment in the evening

PLANNING COMMISSION RESOLUTION NO. 2917

- *No dedicated dance floor*
- *A dress code after 8:00 PM*
- *A minimum of two licensed security personnel from 8:00 PM to 2:30 AM*
- *ID verification at both entrances*
- *Security cameras inside and outside the premises*

Conditions of Approval require compliance with:

- *ABC Type 48 licensing*
- *Prohibition of off-sale alcohol*
- *No outdoor alcohol consumption*
- *Security during designated hours*
- *Compliance with PDMC Noise Control (Chapter 9.24)*
- *Revocation provisions for noncompliance*

El Paseo contains a mix of retail, restaurant, and commercial uses. The proposed use is located within an established commercial corridor designed to accommodate pedestrian-oriented commercial activity. As conditioned, the project includes operational controls addressing security, noise, and responsible alcohol service, and does not introduce outdoor amplification or patio service.

Accordingly, with the imposition of Conditions of Approval, the use will not be detrimental to the public health, safety, or welfare, nor materially injurious to surrounding properties.

3. *The proposed conditional use will comply with each of the applicable provisions of this title, except for approved variances or adjustments.*

Project Compliance: Yes. The project is a tenant improvement within an existing commercial building and does not propose any modifications to setbacks, building height, floor area, or parking configuration. No variances or development standard adjustments are requested.

All signage will be reviewed separately for compliance with PDMC Chapter 25.56 pursuant to the Conditions of Approval.

The project remains fully contained within the approved interior tenant space and will obtain all required permits and clearances from Building & Safety, Fire, and Riverside County Health prior to operation.

Therefore, the project complies with all applicable provisions of the Palm Desert Municipal Code.

4. *The proposed conditional use complies with the goals, objectives, and policies of the City's General Plan.*

Project Compliance: Yes. The 2016 Palm Desert General Plan envisions Palm Desert as a vibrant, walkable destination supported by a strong tourism and hospitality economy and anchored by an active City Center and commercial corridors.

PLANNING COMMISSION RESOLUTION NO. 2917

The General Plan emphasizes supporting tourism and marketing Palm Desert as a year-round destination, enhancing entertainment and cultural amenities, strengthening walkable commercial districts, and creating vibrant centers of activity throughout the community.

The following General Plan Land Use goals and policies reflect this vision:

Goal 1. Quality Spaces. A beautiful city with a balance of high-quality open spaces and high-quality urban areas.

Policy 1.6. Community Amenities. Balance the impacts of new development, density, and urbanization through the provision of a high-level of neighborhood and community amenities and design features.

Goal 3. Neighborhoods. Neighborhoods that provide a variety of housing types, densities, designs and mix of uses and services that support healthy and active lifestyles.

Policy 3.14. Access to daily activities. Require development patterns such that the majority of residents are within one-half mile walking distance to a variety of neighborhood goods and services, such as supermarkets, restaurants, churches, cafes, dry cleaners, laundromats, farmers markets, banks, hair care, pharmacies and similar uses.

Goal 5. Centers. A variety of mixed use, urban centers throughout the city that provide opportunities for shopping, recreation, commerce, employment and arts and culture.

Policy 5.1 Downtown. Facilitate the development of the Downtown as a vibrant active downtown that is the civic and cultural heart of the community.

The proposed project would operate within an existing commercial tenant space along El Paseo and introduce a bar use that complements the surrounding mix of retail, restaurant, and commercial uses. By activating an existing storefront and drawing patrons to the district during evening hours, the project contributes to the vitality of the City's Downtown commercial corridor and supports the General Plan's goals for vibrant mixed-use centers, walkable districts, and tourism-serving commercial activity.

As conditioned, the project includes operational safeguards addressing security, noise, and responsible alcohol service to ensure compatibility with surrounding businesses and the pedestrian environment.

Accordingly, the proposed conditional use is consistent with the goals, objectives, and policies of the Palm Desert General Plan.

SECTION 3. CEQA. The application has complied with the requirements of the "2024 Local Guidelines for Implementing the California Environmental Quality Act for the City Palm

PLANNING COMMISSION RESOLUTION NO. 2917

Desert” Resolution No. 2024-035, in that the Planning Commission finds that the Project is exempt from CEQA pursuant to Section 15301 Existing Facilities (“Class 1”).

City staff has reviewed the project in accordance with CEQA and recommends that the project is exempt from environmental review pursuant to Section 15301 Existing Facilities (Class 1) of the State CEQA Guidelines. Class 1 applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project does not expand the existing building. The project is consistent with the Downtown land use designation for the site, as well as the Downtown zoning designation. Pursuant to Section 15300.2 of the CEQA Guidelines, a Class 1 exception may not be used if the project falls into any exceptions:

1. Location: The project qualifies as a Class 1 exemption, which is not listed as one of the classes under 15300.2 (A). The project is not located on a site where it may have an adverse impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project site will not impact designated environmental or biological resources as it is not located within a conservation area as identified by the (MSHCP).
2. Cumulative Impact: The project will not have a cumulative impact on the environment. The proposed use does not require any structural changes to the site, which would result in increased square footage or a demand for more resources. The existing parking available in the rear parking lot is sufficient, and no additional parking is necessary.
3. Significant Effect: There are no unusual circumstances identified in relation to the proposed use or project site which would result in a significant impact on the environment. The project site is not located within a flood zone per the latest FEMA Flood Zone Maps. The project site is not located within a High Fire Severity Zone as shown in Figure 8.5 of the General Plan. The project site is not identified within an Alquist-Priolo Fault Zone per the latest maps on file with the California Department of Conservation.
4. Scenic Highways: The project site is not located within proximity of any officially designated state Scenic Highway.
5. Hazardous Waste Site: The project site has not been identified as a hazardous waste site per maps and databases provided by the California Department of Toxic Substances Control (DTSC).
6. Historical Resources: The project site does not contain any structure or title that would designate it as a historical resource. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource.

SECTION 4. Project Approval. The Planning Commission hereby approves CUP-25-5003, subject to the Conditions of Approval in Exhibit A and Statement of Use in Exhibit B unless otherwise modified by Exhibit A.

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SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Rosie Lua, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

1. That the above recitations are true and correct and constitute the findings for approval of the Planning Commission in this case.
2. That the Planning Commission does hereby approve Case No. CUP-25-5003, pursuant to the conditions of approval in Exhibit A and the statement of use in Exhibit B.

ADOPTED ON May 5, 2026.

LINDSAY HOLT
CHAIRPERSON

ATTEST:

ROSIE LUA
SECRETARY

I, Rosie Lua, Secretary of the City of Palm Desert Planning Commission, hereby certify that Resolution No. 2917 is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on May 5, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

PLANNING COMMISSION RESOLUTION NO. 2917

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on May ____, 2026.

ROSIE LUA
SECRETARY

DRAFT

EXHIBIT A

**CONDITIONS OF APPROVAL
CASE NO. CUP-25-5003**

PLANNING DIVISION:

1. The development of the property shall conform substantially with the approved exhibits contained in CUP-25-5003 on file in the Development Services Department, except as modified by the following conditions.
2. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these Project Approvals for the Project, or the Project Approvals themselves, the developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. The Applicant, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Applicant's approval of counsel, which shall not be unreasonably denied, and at the Applicant's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Applicant and cooperate in the defense. The Applicant upon such notification shall deposit with the City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Applicant shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. The Applicant and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of Project approvals without the Applicant's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Applicant materially breaches this indemnification requirement.
3. The development of the property described herein shall be subject to the restrictions and limitations set forth herein, which are in addition to the approved development standards listed in the PDMC and state and federal statutes now in force or which hereafter may be in force.
4. This approval authorizes the operation of a Type 48 alcohol sales license, subject to approval from California Department of Alcohol and Beverage Control, within the 1,900-square-foot commercial tenant space located at 73-730 El Paseo.
5. Failure to comply with any of these conditions will result in the revocation of this permit subject to PDMC 25.72.050.
6. The applicant/owner must notify the City of Palm Desert Development Services Department if it intends to transfer this Conditional Use Permit to new applicant/owners. The City reserves the right to review any new applicant/owners to confirm compliance with this Conditional Use Permit. If a new applicant/owner is determined to not adhere to this Conditional Use Permit, the Conditional Use Permit may be revoked.

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7. The approved CUP may only be modified with City approval under PDMC Chapter 25.72.050.
8. Within thirty (30) days of the receipt of the signed Conditions of Approval, the Applicant shall execute a written acknowledgment to the Director of Development Services stating acceptance of and compliance with all the Conditions of Approval of Resolution No. 2917 and that the plans submitted comply with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.
9. The approved use shall commence within two (2) years from the date of final approval unless an extension of time is granted; otherwise, said approval shall become null, void, and of no effect whatsoever.
10. Prior to the issuance of a building permit for the construction of any use or structure contemplated by this approval, the Applicant shall first obtain permits and or clearance from the following agencies:

Fire Marshall
City of Palm Desert Building and Safety Division
Riverside County Health

Evidence of said permit or clearance from the above agencies shall be presented to the Building & Safety Division at the time of issuance of a building permit for the use contemplated herewith.

11. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
12. No alcohol consumption shall occur outside the approved interior premises.
13. Interior and exterior signage shall be reviewed and approved by the Department of Development Services and shall conform to the City's Sign Ordinance Chapter 25.56.
14. The Applicant must maintain a minimum horizontal clearance of 48 inches along the entire pathway fronting the tenant space for accessibility purposes.
15. The Applicant shall comply with PDMC Chapter 9.24 (Noise Control). Amplified sound shall not exceed the maximum permissible noise levels at the property line, as measured in accordance with the Municipal Code. Any music or any noise from the establishment or patrons shall be kept at a level that will not cause a disturbance of the peace, disorderly conduct, or any other California Penal Code offenses.
16. Exterior doors and windows shall remain closed during hours of amplified music, except for normal ingress and egress.
17. The use of low-frequency amplified music prior to 9:00 p.m. is prohibited.
18. If the establishment is found to be in violation of the City's Noise Ordinance on three (3) or more separate occasions within any twelve (12) month period, as documented by Code Compliance or law enforcement, the Director of Development Services may require the Applicant to implement additional noise mitigation measures or initiate a review of this

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Conditional Use Permit, including possible modification or revocation, pursuant to the Palm Desert Municipal Code.

19. Prior to the issuance of a Certificate of Occupancy, the Applicant shall conduct a pre-opening sound test by a licensed acoustic engineer with at least one member of City Planning staff present.
20. The Applicant shall comply with all rules and regulations of the California Department of Alcoholic Beverage Control pertaining to the sale and consumption of alcohol.
21. The Applicant shall take reasonable measures to prevent loitering on the premises and shall actively discourage loitering immediately adjacent to the premises associated with the operation of the business.
22. The Applicant shall provide a minimum of two (2) licensed security guards, compliant with California Bureau of Security and Investigative Services (BSIS) requirements, on duty from 8:00 p.m. to 2:30 a.m. Guards shall not be employees serving in dual roles (e.g., bartender/security).
23. Outdoor congregation at the front and rear entrances after 1:45 a.m. shall be prohibited.
24. The Applicant shall provide and maintain a portable cigarette waste receptacle within a designated outdoor smoking area in Presidents Plaza, located a minimum of seventy (70) feet from any building. The receptacle shall be removed, cleaned, and stored within the Applicant's leased premises at the close of each business day.
25. The Applicant shall maintain all publicly accessible areas, including but not limited to street sidewalks, landscape areas, parking within 100 feet of the primary entrance in a clean and litter-free condition. Cleaning shall occur as needed before, during, and after business hours to ensure ongoing compliance.
26. The Applicant is responsible for the immediate sanitary removal of bodily waste from patrons of the subject bar use. The Applicant shall maintain an active service agreement with a professional biohazard and hazardous materials cleanup company capable of responding within two (2) hours of request for the sanitary removal of any human waste or bodily fluids occurring on the premises or within areas under the control of the business. Documentation of such agreement shall be provided to the Planning Division prior to issuance of a business permit.
27. The bar use shall operate only during the operational hours from 2:00 p.m. to 2:00 a.m. After-hours use of the facility shall not be permitted, other than for routine clean-up maintenance, and deliveries.
28. At least 30 days prior to any event outside the primary bar use, the Applicant must submit a Temporary Use Permit (TUP) application to the Planning Division for review and approval.
29. Prior to issuance of a Business License, the Applicant shall submit an Operational Management Plan to the Director of Development Services outlining security protocols, staff training, patron queuing procedures, trash management, and noise control measures. The establishment shall operate in substantial conformance with the approved plan.

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30. Outdoor queuing shall be conducted in substantial conformance with the queuing plan presented to and approved by the Planning Commission, as reflected in the approved project plans. Any deviation from the approved queuing plan shall require review and approval by the Development Services Department.
31. Any live entertainment including the presence of a live DJ shall require an approved Entertainment Site Plan pursuant to the requirements of PDMC Section 5.100.030.
32. Any improvements or modifications required by the City of Palm Desert, Riverside County Department of Environmental Health, or other applicable regulatory agency as a result of the establishment or operation of the approved bar use shall be the sole responsibility of the property owner. This includes, but is not limited to, required improvements to shared facilities serving the site, such as the Presidents Plaza trash enclosure. Any such improvements, including the application of an epoxy coating to the trash enclosure floor as required by Riverside County Department of Environmental Health, shall be completed at the sole expense of the property owner/applicant and subject to review and approval by the City of Palm Desert Public Works Department.
33. The Applicant shall return to the Planning Commission after six (6) months, twelve (12) months, and twenty-four (24) months of operation to report on compliance with this Conditional Use Permit. After 24 months of operation, it is up to the discretion of the Planning Commission on any future reports.

CODE ENFORCEMENT:

34. The Applicant shall provide city staff copies of RBS Certification for all servers and managers prior to operation.
35. The Applicant shall install and maintain a digital security camera system that continuously monitors and records all interior and exterior activities including but not limited to at all public entrances and exits, and the exterior frontage immediately adjacent to the premises. Cameras shall operate twenty-four (24) hours per day, seven (7) days per week, and shall maintain a minimum of one hundred twenty (120) concurrent hours of digitally recorded footage. Cameras shall include a battery backup feature in the event power is lost. Recordings shall be retained in good working order and provided to the City's Code Compliance Division or the Riverside County Sheriff's Department within twenty-four (24) hours of request. The Applicant shall submit a site plan identifying camera locations within the building interiors and exteriors prior to issuance of a Business License. Any modification to camera placement shall require written approval.
36. The City shall have up to date contact information, including phone number and e-mail, for the on-site manager on duty at all times.

FIRE

37. Egress path is being reduced in the north dining/drinking area. Shall maintain a clear path of egress to both exits.
38. Occupant loads to be calculated by use for each area at time of architectural submittal.

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39. Hood fire suppression system will be required if any cooking is to take place. No cooking proposed or approved at this time. Fire alarm will be required to monitor the hood suppression system if one is installed.
40. CO2 monitoring may be required, this requirement will be based on the quantity of material used. This will be based on the amount and type of soda gas being used.
41. The use of open flames inside the bar shall be prohibited.

ENVIRONMENTAL HEALTH

42. Equipment B12 dishwasher and B14 back bar refrigerator must have 6-inch round metal legs or lockable casters. They can't sit directly on the floor.
43. A 6-inch tall, stainless-steel splashguard is required on both sides of the hand sink and both dump sinks.
44. Eliminate conflicting cove base information on the plans. Sheet A7.1 shows rubber base for the BOH. Sheet A 9.0 shows a continuous troweled epoxy floor and base. **Rubber base is not an approved finish. See guide.** Sheet A8.1 shows Daltile Cove base in the restrooms. Sheet A9.0 shows troweled epoxy. **The approved Daltile model numbers for cove base is S3419T or S3619T.
45. Clarify flooring for the bar and storage room. Schedule shows FL-1 for restrooms but not for the rest of the facility.
46. Clarify the cove base material on the employee side of the bar. Cove base cannot be painted. See guide for details.
47. Provide an approved air curtain on the delivery door to this facility. The air curtain must span the width of the door, be microswitch activated, no "high/low" control knob, and produce a minimum of 1600 FPM at a height of 3ft above the floor level.
48. Show the location of the outside trash dumpster enclosure. The interior walls and floor to the trash enclosure must be smooth and painted with an epoxy sealer for cleaning purposes.
49. Backup dry storage shelving must be a minimum of 18-inches deep. A minimum of 16 linear ft (minimum of 3 tiers high) or 48 tier ft (every shelf is counted) is required.
50. Light above the bar prep area must be shatter resistant.
51. The proposed hybrid (heat pump) water heater Rheem HPLD50-2RH (40 gph @ 60 degree rise) is undersized for this floor plan (minimum needed is 72gph @ 60 degree rise). Provide a water heater that produces a minimum of 72gph @ 60 degree rise, or the plans must be stamped by a licensed Mechanical or Plumbing Engineer.
52. The dump sinks, drain boards, ice bins, soda gun holster must drain to an approved floor sink that is within 15ft of the equipment drain opening.

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53. Provide a grease interceptor waiver or sizing approval from Coachella Valley Water District prior to the final inspection.

END OF CONDITIONS OF APPROVAL

DRAFT

PLANNING COMMISSION RESOLUTION NO. 2917

EXHIBIT B Statement of Use

April 7, 2026

Dear City of Palm Desert Planning Staff and Planning Commissioners,

My name is Patrick Masur, and I am submitting this letter to present my Statement of Use for ROCK'N AVENUE, a new upscale bar and nightlife venue that will be located at 73730 El Paseo in Palm Desert. This establishment is designed to complement the vibrant and sophisticated atmosphere of El Paseo, while offering a unique entertainment option for both residents and visitors.

ROCK'N AVENUE will operate seven days a week from 2:00 PM to 2:00 AM. During Happy Hour, between 2:00 PM to 7:00 PM, the bar will feature televised sports and entertainment programming without low-frequency amplified music, creating a relaxed lounge environment. At 9:00 PM, the space will transition into a livelier setting featuring music from the 60s, 70s, 80s, 90s, and early 2000s, along with their original music videos displayed on TVs throughout the venue, while catering to guests who appreciate timeless classics and a nostalgic atmosphere. There will be no dedicated dance floor. Food will not be prepared on site, served, or permitted to be consumed unless the applicant adheres to Riverside County Fire Department and Department of Environmental Health requirements.

The establishment will maintain an intimate, upscale ambiance. The overall design of ROCK'N AVENUE blends modern luxury with vintage rock elements, featuring quality furnishings, ambient lighting, and tasteful décor consistent with the elegance of the El Paseo Downtown District. Storefront glazing will include acoustic curtains that remain open during the day to enhance visibility into the space and highlight the interior design and entertainment features. Beginning at 9:00 PM, when music levels increase, the acoustic curtains will be drawn closed and storefront doors closed so they function as acoustically designed. The storefront doors will remain visually transparent so evening passersby can still experience glimpses of the interior lighting and featured music videos while walking along El Paseo.

To maintain the venue's upscale character, a dress code will be implemented after 8:00 PM. A minimum of two (2) licensed security personnel will be on site daily from 8:00 PM to 2:30 AM. Security operations will include ID verification at both the El Paseo and Presidents Plaza entrances, adherence to a queueing plan, and security cameras installed throughout the premises, both inside and outside, with access provided to City Code Compliance as conditioned. Staff will ensure that all public areas outside each entrance remain free of loitering and queueing by 1:45 AM and are cleaned within 30 minutes after closing. Open flames will not be permitted on the premises. A dedicated smoking area will be located 70 feet from the nearest building within Presidents Plaza and will be attended to and cleaned at closing. I will personally ensure nightly inspection and maintenance of this area.

ROCK'N AVENUE will comply fully with all applicable City ordinances and California Department of Alcoholic Beverage Control regulations. We are committed to maintaining responsible service practices and will adhere to all health, fire, and safety standards. Guests may access the venue from both El Paseo and Presidents Plaza and are expected to park either along El Paseo or within the Presidents Plaza parking area. There will typically be two to four employees working any given night, in addition to two security personnel. Interior wall and ceiling finishes have been specified with acoustical ratings intended to dampen sound transmission, and a pre-opening sound test will be conducted to confirm compliance with City-required noise limits.

Our goal is to enhance the daytime and nightlife options available on El Paseo, attract afternoon and evening visitors to the area, and contribute to the local economy by creating new employment opportunities for bartenders, service staff, and security personnel. We also intend to work closely with nearby hotels and local businesses to support tourism and provide guests with a sophisticated, memorable experience on El Paseo.

ROCK'N AVENUE is designed to be a positive and responsible addition to the El Paseo Downtown District, offering great music, quality service, and an inviting environment that supports both the community and the City's vision for growth and diversity in entertainment.

Thank you for considering my proposal. I look forward to working with the City of Palm Desert to make ROCK'N AVENUE a successful and respected part of the El Paseo community. Please don't hesitate to contact me if you have any questions or would like additional information about our operations or security plan. Additional information is available at www.RocknAvenue.com.

Sincerely,


Patrick Masur

Owner, ROCK'N AVENUE



PLANNING COMMISSION RESOLUTION NO. 2917

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A CONDITIONAL USE PERMIT TO OPERATE A NEW 1,900 SQUARE-FOOT BAR USE AT 73-730 EL PASEO, SUITE C

CASE NO. CUP-25-5003

WHEREAS, Geoffrey Architects ("Applicant"), submitted a Conditional Use Permit ("CUP") application to allow a new bar use located at 73-730 El Paseo, Suite C (APN 627-212-014) ("Project"); and

WHEREAS, the Project site is located within the El Paseo Overlay District, the Downtown District (D) zoning district, and is designated Downtown by the Palm Desert General Plan; and

WHEREAS, the proposed Project conforms to the General Plan land use designation of Downtown and development standards listed in the City's Zoning Ordinance for the D zoning district; and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, the Project has complied with the requirements of the "2024 Local Guidelines for Implementing the California Environmental Quality Act for the City Palm Desert" Resolution No. 2024-035, in that the Director of Development Services has determined that the Project will not have a foreseeable significant impact on the environment and that the Project is eligible for an exemption pursuant to Article 19, Section 15301 Existing Facilities (Class 1); therefore, no further environmental review is necessary at this time; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 17th day of March 2026, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission approved a motion to continue the project to a date uncertain to address concerns and additional conditions; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 5th day of May 2026, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report, exist to justify approval of said request:

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Findings on Conditional Use Permit. Under Palm Desert Municipal Code ("PDMC") Section 25.72.050(F), the Planning Commission must make all of the required findings to approve a CUP. Based upon the whole of the administrative record, the Planning Commission finds that the required findings can be made, as follows:

1. The proposed location of the conditional use is in accord with the objectives of this title and the purpose of the district in which the site is located.

Project Compliance: Yes. The subject property is located within the Downtown (D) zoning district and the El Paseo Overlay District. The El Paseo Overlay is intended to maintain and enhance El Paseo as a premier, pedestrian-oriented shopping and dining destination that attracts both residents and visitors.

Although a bar use is not explicitly listed in the permitted use table for the district, bars/lounges have previously been evaluated and approved through discretionary review processes where they are found to be compatible with restaurant and dining-oriented uses along El Paseo. Through Resolution 2838, the Planning Commission determined that bars/lounges are similar in operational characteristics to restaurants for zoning purposes, subject to discretionary review.

The project is proposed as a 1,900-square-foot interior bar/lounge within an existing commercial tenant space. The project reuses an existing retail storefront and maintains the pedestrian-oriented character of the El Paseo frontage. As conditioned, the use supports evening activation of the district while remaining consistent with the Overlay's intent to create a vibrant, walkable commercial corridor.

Therefore, the proposed conditional use is consistent with the objectives of the Zoning Ordinance and the purpose of the district and overlay.

2. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Project Compliance: Yes. The project consists of a tenant improvement for a 1,900-square-foot interior bar use. No expansion of the building footprint or exterior intensification of the site is proposed. The project qualifies as a Class 1 (Existing Facilities) CEQA exemption.

The Applicant's Statement of Use dated April 7, 2026 indicates:

- Hours of operation from 2:00 PM to 2:00 AM daily
- A transition to music-based entertainment in the evening

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- ~~A small dance area~~No dedicated dance floor
- A dress code after 8:00 PM
- A minimum of two licensed security personnel from 8:00 PM to 2:~~30~~0 AM
- ID verification at both entrances
- Security cameras inside and outside the premises

Conditions of Approval require compliance with:

- ABC Type 48 licensing
- Prohibition of off-sale alcohol
- No outdoor alcohol consumption
- Security during designated hours
- Compliance with PDMC Noise Control (Chapter 9.24)
- Revocation provisions for noncompliance

El Paseo contains a mix of retail, restaurant, and commercial uses. The proposed use is located within an established commercial corridor designed to accommodate pedestrian-oriented commercial activity. As conditioned, the project includes operational controls addressing security, noise, and responsible alcohol service, and does not introduce outdoor amplification or patio service.

Accordingly, with the imposition of Conditions of Approval, the use will not be detrimental to the public health, safety, or welfare, nor materially injurious to surrounding properties.

3. The proposed conditional use will comply with each of the applicable provisions of this title, except for approved variances or adjustments.

Project Compliance: Yes. *The project is a tenant improvement within an existing commercial building and does not propose any modifications to setbacks, building height, floor area, or parking configuration. No variances or development standard adjustments are requested.*

All signage will be reviewed separately for compliance with PDMC Chapter 25.56 pursuant to the Conditions of Approval.

The project remains fully contained within the approved interior tenant space and will obtain all required permits and clearances from Building & Safety, Fire, and Riverside County Health prior to operation.

Therefore, the project complies with all applicable provisions of the Palm Desert Municipal Code.

4. The proposed conditional use complies with the goals, objectives, and policies of the City's General Plan.

Project Compliance: Yes. *The 2016 Palm Desert General Plan envisions Palm Desert as a vibrant, walkable destination supported by a strong tourism and hospitality economy and anchored by an active City Center and commercial corridors.*

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The General Plan emphasizes supporting tourism and marketing Palm Desert as a year-round destination, enhancing entertainment and cultural amenities, strengthening walkable commercial districts, and creating vibrant centers of activity throughout the community.

The following General Plan Land Use goals and policies reflect this vision:

Goal 1. Quality Spaces. A beautiful city with a balance of high-quality open spaces and high-quality urban areas.

Policy 1.6. Community Amenities. Balance the impacts of new development, density, and urbanization through the provision of a high-level of neighborhood and community amenities and design features.

Goal 3. Neighborhoods. Neighborhoods that provide a variety of housing types, densities, designs and mix of uses and services that support healthy and active lifestyles.

Policy 3.14. Access to daily activities. Require development patterns such that the majority of residents are within one-half mile walking distance to a variety of neighborhood goods and services, such as supermarkets, restaurants, churches, cafes, dry cleaners, laundromats, farmers markets, banks, hair care, pharmacies and similar uses.

Goal 5. Centers. A variety of mixed use, urban centers throughout the city that provide opportunities for shopping, recreation, commerce, employment and arts and culture.

Policy 5.1 Downtown. Facilitate the development of the Downtown as a vibrant active downtown that is the civic and cultural heart of the community.

The proposed project would operate within an existing commercial tenant space along El Paseo and introduce a bar use that complements the surrounding mix of retail, restaurant, and commercial uses. By activating an existing storefront and drawing patrons to the district during evening hours, the project contributes to the vitality of the City's Downtown commercial corridor and supports the General Plan's goals for vibrant mixed-use centers, walkable districts, and tourism-serving commercial activity.

As conditioned, the project includes operational safeguards addressing security, noise, and responsible alcohol service to ensure compatibility with surrounding businesses and the pedestrian environment.

Accordingly, the proposed conditional use is consistent with the goals, objectives, and policies of the Palm Desert General Plan.

SECTION 3. CEQA. The application has complied with the requirements of the "2024 Local Guidelines for Implementing the California Environmental Quality Act for the City Palm

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Desert" Resolution No. 2024-035, in that the Planning Commission finds that the Project is exempt from CEQA pursuant to Section 15301 Existing Facilities ("Class 1").

City staff has reviewed the project in accordance with CEQA and recommends that the project is exempt from environmental review pursuant to Section 15301 Existing Facilities (Class 1) of the State CEQA Guidelines. Class 1 applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project does not expand the existing building. The project is consistent with the Downtown land use designation for the site, as well as the Downtown zoning designation. Pursuant to Section 15300.2 of the CEQA Guidelines, a Class 1 exception may not be used if the project falls into any exceptions:

1. Location: The project qualifies as a Class 1 exemption, which is not listed as one of the classes under 15300.2 (A). The project is not located on a site where it may have an adverse impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project site will not impact designated environmental or biological resources as it is not located within a conservation area as identified by the (MSHCP).
2. Cumulative Impact: The project will not have a cumulative impact on the environment. The proposed use does not require any structural changes to the site, which would result in increased square footage or a demand for more resources. The existing parking available in the rear parking lot is sufficient, and no additional parking is necessary.
3. Significant Effect: There are no unusual circumstances identified in relation to the proposed use or project site which would result in a significant impact on the environment. The project site is not located within a flood zone per the latest FEMA Flood Zone Maps. The project site is not located within a High Fire Severity Zone as shown in Figure 8.5 of the General Plan. The project site is not identified within an Alquist-Priolo Fault Zone per the latest maps on file with the California Department of Conservation.
4. Scenic Highways: The project site is not located within proximity of any officially designated state Scenic Highway.
5. Hazardous Waste Site: The project site has not been identified as a hazardous waste site per maps and databases provided by the California Department of Toxic Substances Control (DTSC).
6. Historical Resources: The project site does not contain any structure or title that would designate it as a historical resource. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource.

SECTION 4. Project Approval. The Planning Commission hereby ~~recommends approval of~~approves CUP-25-5003, subject to the Conditions of Approval in Exhibit A and Statement of Use in Exhibit B unless otherwise modified by Exhibit A.

PLANNING COMMISSION RESOLUTION NO. 2917

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Rosie Lua, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

1. That the above recitations are true and correct and constitute the findings for approval of the Planning Commission in this case.
2. That the Planning Commission does hereby approve Case No. CUP-25-5003, pursuant to the conditions of approval in Exhibit A and the statement of use in Exhibit B.

ADOPTED ON ~~March-May 5~~17, 2026.

LINDSAY HOLT
CHAIRPERSON

ATTEST:

ROSIE LUA
SECRETARY

I, Rosie Lua, Secretary of the City of Palm Desert Planning Commission, hereby certify that Resolution No. 2917 is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on ~~March-May 5~~17, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

PLANNING COMMISSION RESOLUTION NO. 2917

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on ~~March~~ May, 2026.

ROSIE LUA
SECRETARY

DRAFT

PLANNING COMMISSION RESOLUTION NO. 2917

EXHIBIT A

**CONDITIONS OF APPROVAL
CASE NO. CUP-25-5003**

PLANNING DIVISION:

1. The development of the property shall conform substantially with the approved exhibits contained in CUP-25-5003 on file in the Development Services Department, except as modified by the following conditions.
2. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these Project Approvals for the Project, or the Project Approvals themselves, the developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. The Applicant, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Applicant's approval of counsel, which shall not be unreasonably denied, and at the Applicant's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Applicant and cooperate in the defense. The Applicant upon such notification shall deposit with the City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Applicant shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. The Applicant and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of Project approvals without the Applicant's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Applicant materially breaches this indemnification requirement.
3. The development of the property described herein shall be subject to the restrictions and limitations set forth herein, which are in addition to the approved development standards listed in the PDMC and state and federal statutes now in force or which hereafter may be in force.
4. This approval authorizes the operation of a Type 48 alcohol sales license, subject to approval from California Department of Alcohol and Beverage Control, within the 1,900-square-foot commercial tenant space located at 73-730 El Paseo.
5. Failure to comply with any of these conditions will result in the revocation of this permit subject to PDMC 25.72.050.
6. The applicant/owner must notify the City of Palm Desert Development Services Department if it intends to transfer this Conditional Use Permit to new applicant/owners. The City reserves the right to review any new applicant/owners to confirm compliance with this Conditional Use Permit. If a new applicant/owner is determined to not adhere to this Conditional Use Permit, the Conditional Use Permit may be revoked.

PLANNING COMMISSION RESOLUTION NO. 2917

7. The approved CUP may only be modified with City approval under PDMC Chapter 25.72.050.
8. Within thirty (30) days of the receipt of the signed Conditions of Approval, the Applicant shall execute a written acknowledgment to the Director of Development Services stating acceptance of and compliance with all the Conditions of Approval of Resolution No. 2917 and that the plans submitted comply with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.
9. The approved use shall commence within two (2) years from the date of final approval unless an extension of time is granted; otherwise, said approval shall become null, void, and of no effect whatsoever.
10. Prior to the issuance of a building permit for the construction of any use or structure contemplated by this approval, the Applicant shall first obtain permits and or clearance from the following agencies:

Fire Marshall
City of Palm Desert Building and Safety Division
Riverside County Health

Evidence of said permit or clearance from the above agencies shall be presented to the Building & Safety Division at the time of issuance of a building permit for the use contemplated herewith.

11. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
12. No alcohol consumption shall occur outside the approved interior premises.
13. Interior and exterior signage shall be reviewed and approved by the Department of Development Services and shall conform to the City's Sign Ordinance Chapter 25.56.
14. The Applicant must maintain a minimum horizontal clearance of 48 inches along the entire pathway fronting the tenant space for accessibility purposes.
15. The Applicant shall comply with PDMC Chapter 9.24 (Noise Control). Amplified sound shall not exceed the maximum permissible noise levels at the property line, as measured in accordance with the Municipal Code. Any music or any noise from the establishment or patrons shall be kept at a level that will not cause a disturbance of the peace, disorderly conduct, or any other California Penal Code offenses.

16. Exterior doors and windows shall remain closed during hours of amplified music, except for normal ingress and egress.

~~16-17.~~ 17. The use of low-frequency amplified music prior to 9:00 p.m. is prohibited.

18. If the establishment is found to be in violation of the City's Noise Ordinance on three (3) or more separate occasions within any twelve (12) month period, as documented by Code Compliance or law enforcement, the Director of Development Services may require the Applicant to implement additional noise mitigation measures or initiate a review of this

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Conditional Use Permit, including possible modification or revocation, pursuant to the Palm Desert Municipal Code.

~~17-19.~~ Prior to the issuance of a Certificate of Occupancy, the applicant shall conduct a pre-opening sound test by a licensed acoustic engineer with at least one member of City Planning staff present.

~~18-20.~~ The Applicant shall comply with all rules and regulations of the California Department of Alcoholic Beverage Control pertaining to the sale and consumption of alcohol.

~~19-21.~~ The Applicant shall take reasonable measures to prevent loitering on the premises and shall actively discourage loitering immediately adjacent to the premises associated with the operation of the business.

22. The Applicant shall provide a minimum of two (2) licensed security guards, compliant with California Bureau of Security and Investigative Services (BSIS) requirements, on duty from ~~89:00~~ p.m. to 2:30 a.m. Guards shall not be employees serving in dual roles (e.g., bartender/security).

23. Outdoor congregation at the front and rear entrances after 1:45 a.m. shall be prohibited.

24. The Applicant shall provide and maintain a portable cigarette waste receptacle within a designated outdoor smoking area in Presidents Plaza, located a minimum of seventy (70) feet from any building. The receptacle shall be removed, cleaned, and stored within the Applicant's leased premises at the close of each business day.

~~20.~~

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~~21-25.~~ The Applicant shall ~~clean-maintain~~ all publicly accessible areas, including but not limited to street sidewalks, landscape areas, parking within 100 feet of the primary entrance in a clean and litter-free condition, to the extent such areas are publicly accessible and reasonably associated with the operation of the business. Cleaning shall occur as needed before, during, and after business hours to ensure ongoing compliance.

~~22-26.~~ The Applicant is responsible for the immediate sanitary removal of bodily waste from patrons of the subject bar use. The Applicant shall maintain an active service agreement with a professional biohazard and hazardous materials cleanup company capable of responding within two (2) hours of request for the sanitary removal of any human waste or bodily fluids occurring on the premises or within areas under the control of the business. Documentation of such agreement shall be provided to the Planning Division prior to issuance of a business permit.

~~23-27.~~ The bar use shall operate only during the operational hours from 2:00 p.m. to 2:00 a.m. After-hours use of the facility shall not be permitted, other than for routine clean-up maintenance, and deliveries.

~~24-28.~~ At least 30 days prior to any event outside the primary bar use, the Applicant must submit a Temporary Use Permit (TUP) application to the Planning Division for review and approval.

29. Prior to issuance of a Business License, the Applicant shall submit an Operational Management Plan to the Director of Development Services outlining security protocols, staff

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training, patron queuing procedures, trash management, and noise control measures. The establishment shall operate in substantial conformance with the approved plan.

30. Outdoor queuing shall be conducted in substantial conformance with the queuing plan presented to and approved by the Planning Commission, as reflected in the approved project plans. Any deviation from the approved queuing plan shall require review and approval by the Development Services Department.

~~25.~~

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26.31. Any live entertainment including the presence of a live DJ shall require an approved Entertainment Site Plan pursuant to the requirements of PDMC Section 5.100.030.

27.32. Any improvements or modifications required by the City of Palm Desert, Riverside County Department of Environmental Health, or other applicable regulatory agency as a result of the establishment or operation of the approved bar use shall be the sole responsibility of the property owner. This includes, but is not limited to, required improvements to shared facilities serving the site, such as the Presidents Plaza trash enclosure. Any such improvements, including the application of an epoxy coating to the trash enclosure floor as required by Riverside County Department of Environmental Health, shall be completed at the sole expense of the property owner/applicant and subject to review and approval by the City of Palm Desert Public Works Department.

28.33. The Applicant shall return to the Planning Commission after six (6) months, twelve (12) months, and twenty four (24) months of operation to report on compliance with this Conditional Use Permit. After 24 months of operation, it is up to the discretion of the Planning Commission on any future reports.

CODE ENFORCEMENT:

29.34. The Applicant shall provide city staff copies of RBS Certification for all servers and managers prior to operation.

30.35. The Applicant shall install and maintain a digital security camera system that continuously monitors and records ~~activity-all interior and exterior activities including but not limited to at~~ all public entrances and exits, and the exterior frontage immediately adjacent to the premises. Cameras shall operate twenty-four (24) hours per day, seven (7) days per week, and shall maintain a minimum of one hundred twenty (120) concurrent hours of digitally recorded footage. Cameras shall include a battery backup feature in the event power is lost. Recordings shall be retained in good working order and provided to the City's Code Compliance Division or the Riverside County Sheriff's Department within twenty-four (24) hours of request. The Applicant shall submit a site plan identifying camera locations within the building interiors and exteriors prior to issuance of a Business License. Any modification to camera placement shall require written approval.

31.36. The City shall have up to date contact information, including phone number and e-mail, for the on-site manager on duty at all times.

FIRE

32.37. Egress path is being reduced in the north dining/drinking area. Shall maintain a clear path of egress to both exits.

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~~33-38.~~ Occupant loads to be calculated by use for each area at time of architectural submittal.

~~34-39.~~ Hood fire suppression system will be required if any cooking is to take place. No cooking proposed or approved at this time. Fire alarm will be required to monitor the hood suppression system if one is installed.

~~40.~~ CO2 monitoring may be required, this requirement will be based on the quantity of material used. This will be based on the amount and type of soda gas being used.

~~35-41.~~ The use of open flames inside the bar shall be prohibited.

ENVIRONMENTAL HEALTH

~~36-42.~~ Equipment B12 dishwasher and B14 back bar refrigerator must have 6-inch round metal legs or lockable casters. They can't sit directly on the floor.

~~37-43.~~ A 6-inch tall, stainless-steel splashguard is required on both sides of the hand sink and both dump sinks.

~~38-44.~~ Eliminate conflicting cove base information on the plans. Sheet A7.1 shows rubber base for the BOH. Sheet A 9.0 shows a continuous troweled epoxy floor and base. **Rubber base is not an approved finish. See guide.** Sheet A8.1 shows Daltile Cove base in the restrooms. Sheet A9.0 shows troweled epoxy. **The approved Daltile model numbers for cove base is S3419T or S3619T.

~~39-45.~~ Clarify flooring for the bar and storage room. Schedule shows FL-1 for restrooms but not for the rest of the facility.

~~40-46.~~ Clarify the cove base material on the employee side of the bar. Cove base cannot be painted. See guide for details.

~~41-47.~~ Provide an approved air curtain on the delivery door to this facility. The air curtain must span the width of the door, be microswitch activated, no "high/low" control knob, and produce a minimum of 1600 FPM at a height of 3ft above the floor level.

~~42-48.~~ Show the location of the outside trash dumpster enclosure. The interior walls and floor to the trash enclosure must be smooth and painted with an epoxy sealer for cleaning purposes.

~~43-49.~~ Backup dry storage shelving must be a minimum of 18-inches deep. A minimum of 16 linear ft (minimum of 3 tiers high) or 48 tier ft (every shelf is counted) is required.

~~44-50.~~ Light above the bar prep area must be shatter resistant.

~~45-51.~~ The proposed hybrid (heat pump) water heater Rheem HPLD50-2RH (40 gph @ 60 degree rise) is undersized for this floor plan (minimum needed is 72gph @ 60 degree rise). Provide a water heater that produces a minimum of 72gph @ 60 degree rise, or the plans must be stamped by a licensed Mechanical or Plumbing Engineer.

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46.52. The dump sinks, drain boards, ice bins, soda gun holster must drain to an approved floor sink that is within 15ft of the equipment drain opening.

47.53. Provide a grease interceptor waiver or sizing approval from Coachella Valley Water District prior to the final inspection.

END OF CONDITIONS OF APPROVAL

DRAFT

PLANNING COMMISSION RESOLUTION NO. 2917

EXHIBIT B Statement of Use

April 7, 2026

Dear City of Palm Desert Planning Staff and Planning Commissioners,

My name is Patrick Masur, and I am submitting this letter to present my Statement of Use for ROCK'N AVENUE, a new upscale bar and nightlife venue that will be located at 73730 El Paseo in Palm Desert. This establishment is designed to complement the vibrant and sophisticated atmosphere of El Paseo, while offering a unique entertainment option for both residents and visitors.

ROCK'N AVENUE will operate seven days a week from 2:00 PM to 2:00 AM. During Happy Hour, between 2:00 PM to 7:00 PM, the bar will feature televised sports and entertainment programming without low-frequency amplified music, creating a relaxed lounge environment. At 9:00 PM, the space will transition into a livelier setting featuring music from the 60s, 70s, 80s, 90s, and early 2000s, along with their original music videos displayed on TVs throughout the venue, while catering to guests who appreciate timeless classics and a nostalgic atmosphere. There will be no dedicated dance floor. Food will not be prepared on site, served, or permitted to be consumed unless the applicant adheres to Riverside County Fire Department and Department of Environmental Health requirements.

The establishment will maintain an intimate, upscale ambiance. The overall design of ROCK'N AVENUE blends modern luxury with vintage rock elements, featuring quality furnishings, ambient lighting, and tasteful décor consistent with the elegance of the El Paseo Downtown District. Storefront glazing will include acoustic curtains that remain open during the day to enhance visibility into the space and highlight the interior design and entertainment features. Beginning at 9:00 PM, when music levels increase, the acoustic curtains will be drawn closed and storefront doors closed so they function as acoustically designed. The storefront doors will remain visually transparent so evening passersby can still experience glimpses of the interior lighting and featured music videos while walking along El Paseo.

To maintain the venue's upscale character, a dress code will be implemented after 8:00 PM. A minimum of two (2) licensed security personnel will be on site daily from 8:00 PM to 2:30 AM. Security operations will include ID verification at both the El Paseo and Presidents Plaza entrances, adherence to a queueing plan, and security cameras installed throughout the premises, both inside and outside, with access provided to City Code Compliance as conditioned. Staff will ensure that all public areas outside each entrance remain free of loitering and queueing by 1:45 AM and are cleaned within 30 minutes after closing. Open flames will not be permitted on the premises. A dedicated smoking area will be located 70 feet from the nearest building within Presidents Plaza and will be attended to and cleaned at closing. I will personally ensure nightly inspection and maintenance of this area.

ROCK'N AVENUE will comply fully with all applicable City ordinances and California Department of Alcoholic Beverage Control regulations. We are committed to maintaining responsible service practices and will adhere to all health, fire, and safety standards. Guests may access the venue from both El Paseo and Presidents Plaza and are expected to park either along El Paseo or within the Presidents Plaza parking area. There will typically be two to four employees working any given night, in addition to two security personnel. Interior wall and ceiling finishes have been specified with acoustical ratings intended to dampen sound transmission, and a pre-opening sound test will be conducted to confirm compliance with City-required noise limits.

Our goal is to enhance the daytime and nightlife options available on El Paseo, attract afternoon and evening visitors to the area, and contribute to the local economy by creating new employment opportunities for bartenders, service staff, and security personnel. We also intend to work closely with nearby hotels and local businesses to support tourism and provide guests with a sophisticated, memorable experience on El Paseo.

ROCK'N AVENUE is designed to be a positive and responsible addition to the El Paseo Downtown District, offering great music, quality service, and an inviting environment that supports both the community and the City's vision for growth and diversity in entertainment.

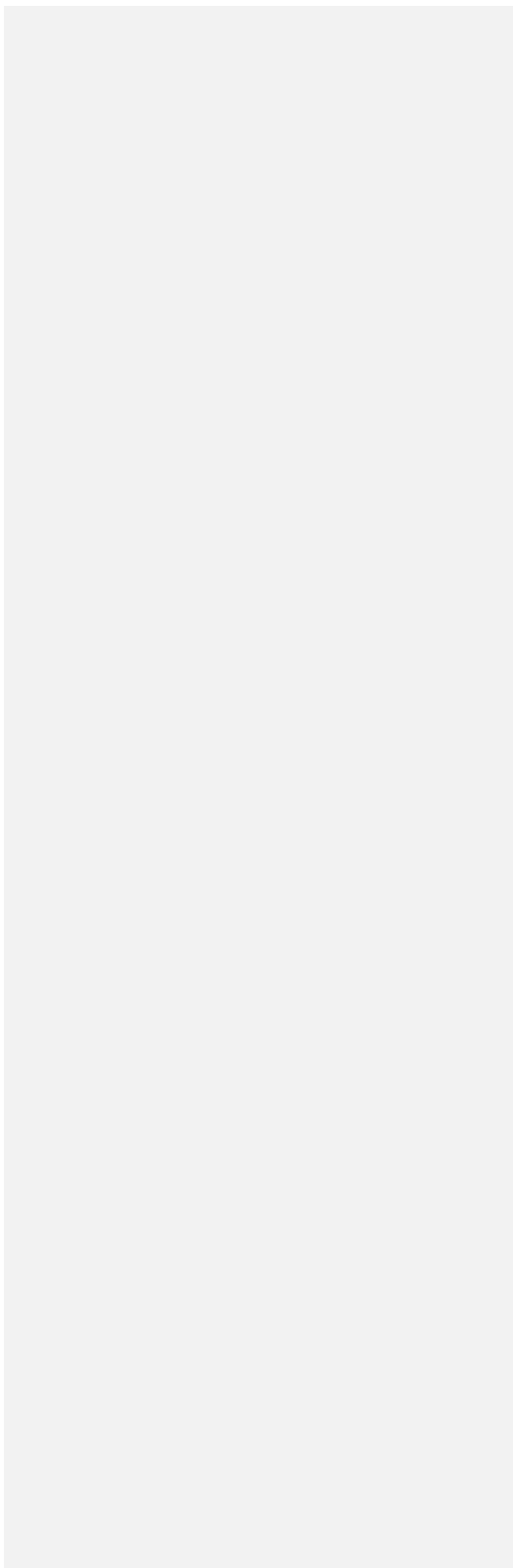
Thank you for considering my proposal. I look forward to working with the City of Palm Desert to make ROCK'N AVENUE a successful and respected part of the El Paseo community. Please don't hesitate to contact me if you have any questions or would like additional information about our operations or security plan. Additional information is available at www.RocknAvenue.com.

Sincerely,


Patrick Masur

Owner, ROCK'N AVENUE

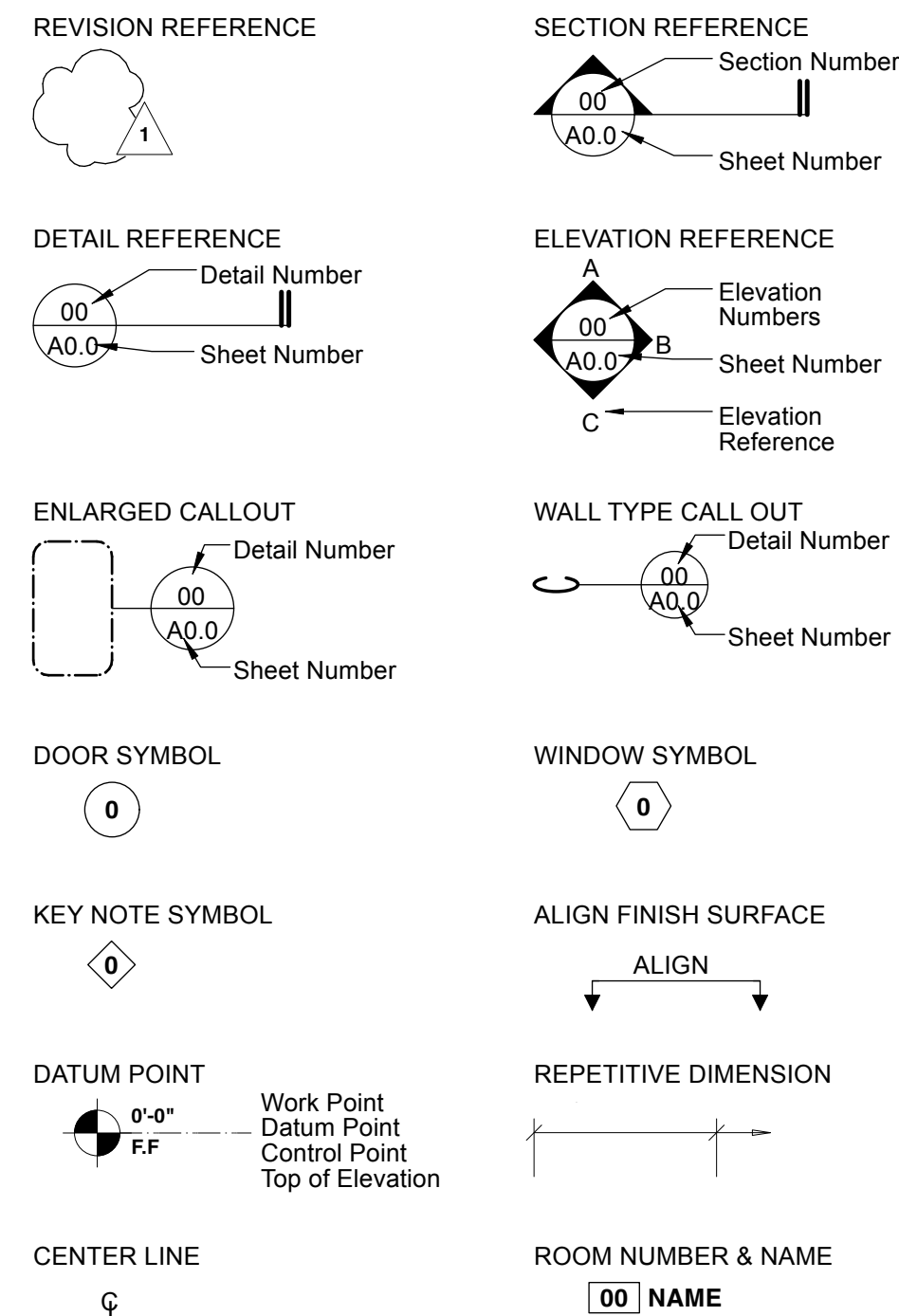




@	And At	I.D. In.	Inside Diameter Inch
A/C	Air Conditioning	INSUL.	Insulate / Insulation
ABV.	Above	INT.	Interior
ACOUS.	Acoustic	KIT.	Kitchen
ADJ.	Adjustable / Adjacent	LAM.	Laminate
A.F.F.	Above Finish Floor	LAV.	Lavatory
ALUM	Aluminum	LT	Light
ALT	Alternate	LUM	Luminous
AP	Access Panel	LVT	Luxury Vinyl Tile
APROX	Approximate		
ARCH	Architectural	MAT.	Material
		MAX	Maximum
BD.	Board	MECH	Mechanical
BOT	Bottom	MEMB	Membrane
B.O.	Bottom Of	MFR	Manufacturer
BLDG.	Building	MGR.	Manager
BLK.	Block	MIN.	Minimum
BK.LNG.	Blocking	MISC.	Miscellaneous
		MT	Metal
C.B.	Catch Basin	MULL.	Mullion / Mullied
CAB	Cabinet		
CEM.	Cement	N	North
CG	Corner Guard	(N)	New
CJ	Circle	N.I.C.	Not In Contract
C.C.	Ceiling Joist / Control Joint	N.I.S.	Not In Scope
		N.T.S.	Not To Scale
C.L.	Center Line		
CL.O.	Closet	O/	Over
CLNG	Ceiling	O.C.	On Center
CLKG	Caulking	OFF.	Office
CLR	Clear	OPP.	Opposite
C.M.U.	Concrete Masonry Unit	O.S.C.I.	Owner Supplied,
C.NTR	Counter		Contractor Installed
COL	Column	OVHD.	Overhead
CONC	Concrete		
CONN	Connection	PBO	Provided By Owner
CONSTR	Construction	PL	Plate
CONT	Continuous	P/L	Property Line
CONTR	Contractor	P. LAM	Plastic Laminate
CORR.	Corridor	PLAS.	Plaster / Stucco
C.T.	Ceramic Tile	PLAST.	Plastic
CTR.	Ceramic	PLYWD.	Plywood
		P.O.S.	Point Of Sale
DBL.	Double	PR.	Pair
DET.	Detail	PREFAB.	Prefabricated
DEPT.	Department	PSI	Pounds Per Square Inch
DF	Douglas Fir	PT.	Point
DF	Drinking Fountain	PTD.	Painted.
DIA.	Diameter		
DIA.	Diagonal	QRY.	Quarry
DIM	Dimension		Quantity
DISP.	Dispenser	R	Riser
DN	Down	RAD.	Radius
		R.D.	Roof Drain
E	East	REQ.	Require
(E)	Existing	REV.	Revised / Revision
EA.	Each	RM.	Room
EX	Exit	R.O.C.	Rough Opening
EL	Elevator	RWD.	Redwood
ELEC	Electric	RWL	Rain Water Leader
ELEV	Elevation		
ENCL.	Enclosure	S	South
EP	Electrical Panel	S.C.	Solid Core
EQ.	Equal	S.C.D.	Seat Cover Dispenser
EQUIP.	Equipment	SCHED.	Schedule
E.W.	Each Way	S.D.	Smoke Detector
F.O.S.	Face Of Studs	S.E.L.	Sealant
EXIST.	Existing	SECT.	Section
EXP.	Expansion	SHT.	Sheet
EXT.	Exterior	SLD.	Sliding
		SPEC.	Specification
F.A.	Fire Alarm	SQ.	Square
F.D.	Fire Damper / Floor Drain	S.S.	Stainless Steel
		STD.	Standard
FDN.	Foundation	STL.	Steel
	Fire Extinguisher	STOR.	Storage
FF.	Finish Face / Finish Floor	STRUCT.	Structural
FIG	Fixed Glass	SUSP.	Suspended
FIN.	Finish	SYM.	Symmetrical
FIXT	Fixture		
FLR.	Floor	T	Tread
FLUOR	Fluorescent	T.B.	Towel Bar
FO.	Face Of	TEMP.	Tempered Glass
F.O.S.	Face Of Studs	T.D.	Top Of Drain
FPRF.	Fire Proof	THK	Thick
F.R.P.	Fiber Reinforced Panel	T.O.	Top Of
F.S.	Finish Surface	T.O.B.	Top Of Beam
FT.	Fire Treated	T.P.H.	Toilet Paper Holder
FT.	Foot / Feet	T.V.	Television
FTG.	Footing	TYP.	Typical
FURR	Furred		
		U.N.O.	Unless Noted Otherwise
		U.O.N.	Unless Otherwise Noted
GA.	Gauge		
GALV.	Galvanized	VENT.	Ventilate / Ventilation
G.B.	Grab Bar	VERT.	Vertical
GC	General Contractor	VEST.	Vestibule
G.I.	Glass Interceptor	V.I.F.	Verify In Field
GL	Glass/Glazing	V.T.	Vinyl Tile
GRND	Ground		
G.T.	Grease Trap	W	West
GYP.	Gypsum	W.C.	With
		W.C.	Water Closet
H/C	Handicap	WD.	Wood
HDWR.	Hardware	WH	Water Heater
HDWD.	Hardwood	WI	Wrought Iron
HGT	Height	W/O	Without
HORIZ.	Horizontal	WP	Waterproof
HR.	Hour	WPM	Waterproof Membrane

Planning:	2025 City of Palm Desert Municipal Code
Building:	2022 California Building Code (Volumes 1 & 2) w/ City Amendments
Electrical:	2022 California Electrical Code w/ City Amendments
Plumbing:	2022 California Plumbing Code w/ City Amendments
Mechanical:	2022 California Mechanical Code w/ City Amendments
Energy:	2022 California Energy Code w/ City Amendments
Fire:	2022 California Fire Code w/ City Amendments
Green Building:	2022 California Green Building Standards Code w/ City Amendments

SYMBOLS LEGEND



PROJECT DESCRIPTION:	Tenant Improvement of a new ±1900 sf Bar/Lounge at an existing retail store.	
SCOPE OF WORK:	Includes minor demolition, electrical and plumbing, new finishes, equipment and furniture.	
ADDRESS:	73-730 El Paseo, Suite C Palm Desert, CA 92260	
APN:	627-212-014	
ZONING:	Downtown (D)	
CONSTRUCTION TYPE:	V-B	
SPRINKLERED:	No	
NUMBER OF STORIES:	1	
PARKING:	6 required spaces	
EXISTING USE:	B Retail Shop	
PROPOSED USE:	A-2 Bar / Lounge	
GROSS SQ FOOTAGE:	1900 sf	No Change
NET SQ FOOTAGE:	1840 sf	No Change

OCCUPANT LOAD: CBC 2022 Table 1004.5			
Function of Space	Square Footage	Load Factor	Occupant Load
Assembly (Concentrated chairs only):	1,319 sf	15 net	90
Bar (Beverage Prep):	226 sf	200 gross	3
Storage:	63 sf	300 net	1
Total:			94

TENANT:

ROCKN AVENUE
73-730 El Paseo, Suite C
Palm Desert, CA 92260

Contact: Patrick Masur
Tel: 605-809-5440
Email: patrick@rocknavenue.com

ARCHITECT:

GREGORY ARCHITECTS
73200 El Paseo, Suite 2D
Palm Desert, CA 92260

Contact: Geoffrey Gregory
Tel: 780-773-2724
Email: geoff@gregoryarch.com

LANDLORD:

VALUE ADD RETAIL
851 S Coast Hwy
Encinitas, CA 92024

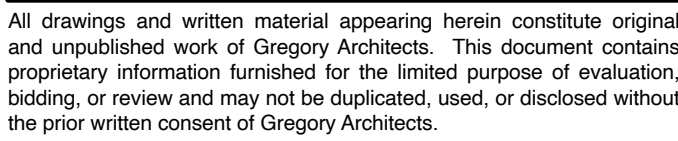
Contact: Chad Vogt
Tel: 858-692-7523
Email: chad@valueaddretail.com

GENERAL CONTRACTOR:

-

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY AND INSTALLATION DATES WITH ALL VENDORS AT BEGINNING OF PROJECT. CONTRACTOR SHALL PROVIDE UPDATED WRITTEN CONSTRUCTION SCHEDULE TO ALL VENDORS.				
PRODUCT	COMPANY	CONTACT	PHONE	EMAIL
BAR EQUIP.	CHEFS TOYS	CRUZ IBARRA	(310) 953-1828	CRUZ.IBARRA@CHEFSTOYS.COM
SIGNAGE	SIGNARAMA	GLENN DAVIS	(780) 776-9907	GLENN@PSIGNARAMA.COM

73-730 El Paseo, Suite C
Palm Desert, CA 92260

[illegible]

SIGNAGE:	Sign vendor shall be responsible for preparing drawings and obtaining separate signage permits as required by local jurisdiction. Submit to architect for approval.
FIRE AND LIFE SAFETY:	Design/Built. GC shall responsible for preparing drawings and obtaining all building permits as req'd. by local jurisdiction. GC shall submit layout to Architect for approval.

[illegible]

A0.0

GENERAL NOTES

1. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF GREGORY ARCHITECTS. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF GREGORY ARCHITECTS.
2. THESE DOCUMENTS HAVE BEEN PREPARED TO SECURE A BUILDING PERMIT, ENABLE PRICING BY SUBCONTRACTORS, AND TO FACILITATE CONSTRUCTION; THEY ARE NOT TO BE CONSIDERED COMPLETE. THE QUALITY OF WORKSMANSHIP THROUGHOUT SHALL BE FIRST CLASS AND ALL MATERIALS SHALL MEET OR EXCEED NORMAL INDUSTRY STANDARDS.
3. ALL WORK DESCRIBED BY THESE PLANS OR REQUIRED TO ADEQUATELY PERFORM THE WORK SHALL CONFORM TO ALL CURRENT CODES AND ORDINANCES WHICH HAVE JURISDICTION OVER THIS PROJECT.
4. IF A SEPARATE GEOTECHNICAL ENGINEERING INVESTIGATION HAS BEEN PERFORMED FOR THIS SITE IT SHALL BE PART OF THE CONSTRUCTION DOCUMENTS.
5. A REGISTERED SOILS ENGINEER SHALL BE PRESENT DURING ALL BACKFILL AND COMPACTION AS REQUIRED PER LOCAL CODES.
6. REFER TO THE GRADING PLAN PREPARED BY THE CIVIL ENGINEER AND INCORPORATED INTO THESE DOCUMENTS FOR INFORMATION REGARDING ROOF AND SITE DRAINAGE.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
8. WHERE DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS WILL GOVERN IN MATTERS OF DETAIL OR CONFLICT. THE STRUCTURAL DRAWINGS WILL GOVERN IN MATTERS OF STRUCTURAL INTEGRITY. FOR EXAMPLE, FOR A STAIR NOSING DETAIL OR SOFFIT FRAMING, THE ARCHITECTURAL DRAWINGS WOULD GOVERN. FOR REBAR INFORMATION OR A BEAM SIZE, THE STRUCTURAL DRAWINGS WOULD GOVERN.
9. THE MECHANICAL, ELECTRICAL, PLUMBING, FLOOR FINISH, AND REFLECTED CEILING SHEETS ARE TO BE USED BY THOSE CONTRACTORS ONLY. THE FLOOR FINISH SHALL SHOWN ON THE ARCHITECTURAL FLOOR PLAN HAS PRECEDENCE OVER THESE SHEETS.
10. IF A DISCREPANCY EXISTS BETWEEN THE DRAWINGS & SPECIFICATIONS IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST CLARIFICATION FROM THE ARCHITECT DURING BIDDING. IF CLARIFICATION IS NOT REQUESTED THE CONTRACTOR SHALL ASSUME THE GREATEST COST OF THE ITEMS WHERE THE DISCREPANCY EXISTS.
11. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. IF DISCREPANCIES ARISE, CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
12. TEMPORARY SANITARY TOILET FACILITIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
13. PROVIDE ULTRA-LOW FLOW PLUMBING FIXTURES AS REQUIRED BY THE CALIFORNIA PLUMBING CODE.
14. FLASH ALL EXTERIOR OPENINGS.
15. WAIVER LIENS: THE OWNER SHALL BE ENTITLED TO THE WAIVER OF LIENS FROM ALL SUBCONTRACTORS AT THE TIME OF COMPLETION OF THEIR WORK. ALL WAIVER LIEN FORMS MUST BE RECEIVED BY THE OWNER PRIOR TO FINAL PAYMENT.
16. SUBSTITUTIONS, REVISIONS, OR CHANGES MAY BE ALLOWED ONLY IF SUCH ITEMS ARE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED BY THE ARCHITECT IN WRITING.
17. RESOLUTION OF ALL QUESTIONS, OR VARIANCES MUST BE THROUGH THE ARCHITECT BY WRITTEN NOTICE, CHANGE ORDER ETC. PHONE CONVERSATIONS ARE NOT ACCEPTABLE.
18. THE CONTRACTOR IS TO PROVIDE 3 SAMPLES OF ALL FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
19. UPON SUBSTANTIAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO SHALL THEN COMPILE A "PUNCH LIST" OF CORRECTIONS. THE ARCHITECT'S FINAL ACCEPTANCE OF THE PUNCH LIST WILL BE CAUSE FOR FINAL PAYMENT TO THE CONTRACTOR.
20. THE CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE-IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS, METAL OR WOOD FRAMES AND CARPETS.
21. ALL FLOORS ARE TO BE LEVELED, FILLED, AND SWEEPED BROOM CLEAN BY THE CONTRACTOR.
22. DUST PROTECTION: ALL DIRT OR DUST PRODUCING OPERATIONS SHALL BE PARTITIONED AND SEALED OFF FROM THE STREET AND/OR PUBLIC SPACE BEFORE BEGINNING WORK.
23. DEBRIS: TRASH AND DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED AND THE SITE SHALL BE MAINTAINED REASONABLY NEAT, CLEAN, AND HAZARD FREE DURING THIS PHASE OF THE WORK. BURNING OF TRASH OR DEBRIS SHALL NOT BE PERMITTED AT THE SITE.
24. THE CONTRACTOR IS TO ASSESS THE EXISTING SITE CONDITIONS PRIOR TO BID AND REMOVE EXISTING TREES, SHRUBS, PAVING, CHAIN LINK FENCES, SITE LIGHTS, AND/OR APPROPRIATELY PROTECT THE ABOVE-GROUND UTILITY LINES AS REQUIRED FOR A COMPLETE JOB WHETHER OR NOT SPECIFICALLY LISTED.
25. IN THE EVENT THAT PUNCH LIST ITEMS ARE NOT COMPLETED IN A TIMELY MANNER, THE OWNER RESERVES THE RIGHT TO SUBCONTRACT THESE ITEMS DIRECTLY, TO BE BILLED AGAINST FINAL PAYMENT TO THE CONTRACTOR.
26. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND ADJUSTING FRAMING AS REQUIRED TO ACCOMMODATE FIXTURE LOCATIONS AS SHOWN ON THE REFLECTED CEILING PLAN. NO EXCEPTIONS.
27. ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE CITY BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
28. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOFS, OR CEILINGS WHETHER OR NOT SPECIFICALLY SHOWN.
29. FIXED APPLIANCES ARE TO BE SECURELY FASTENED IN PLACE PER CMCA.
30. CATALOG CUTS OF ALL LIGHT FIXTURES, ACCESSORIES AND EQUIPMENT REQUIRED SHALL BE SUBMITTED IN TRIPLICATE TO THE ARCHITECT OR OWNER FOR APPROVAL.
31. ALL WALLS ARE TO BE INSULATED FOR SOUND MITIGATION. IF SOUND INSULATION IS NOT SPECIFIED, CONTRACTOR TO USE A MINIMUM OF R19 FIBERGLASS BATT INSULATION. THE CONTRACTOR MAY PROPOSE THE REDUCTION OF INSULATION TO THE ARCHITECT IN ANY AREA WHERE HE DETERMINES IT HAS NO BENEFIT.
32. WATERPROOF/MOLD RESISTANT GYP. BOARD TO BE PROVIDED AT ALL WET LOCATIONS (I.E. SINKS, LAVATORY, URINALS AND SHOWERS) FLOOR TO CEILING TYPICAL.

GENERAL NOTES (CONT.)

1. WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
2. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
3. THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
4. DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS GENERAL GUIDANCE ONLY. IT IS TO BE USED FOR ANY STRUCTURAL GUIDANCE OR PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.
5. UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
6. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE INCLUDED IN THE CONSTRUCTION CONTRACT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS' PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.
7. PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS OWNER SUPPLIED IN THE EQUIPMENT SCHEDULE.

****OWNER FURNISHED PRODUCTS****

1. OWNERS RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:
 PAY FOR PRODUCT DELIVERY TO SITE.
 REVIEW DAMAGED PRODUCTS WITH CONTRACTOR PROMPTLY.
 SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE DAMAGED,
 DEFECTIVE OR DEFICIENT ITEMS.
2. ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.
3. CONTRACTORS RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:
 REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY
 ACQUAINT HIMSELF/ HERSELF WITH THE SCOPE OF WORK.
 REVIEW THE ORDER, SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE
 PRODUCTS AT SITE, INSPECT FOR COMPLETENESS OR DAMAGE, IF ITEMS ARE
 DAMAGED, GENERAL CONTRACTOR TO NOTIFY ARCHITECT AND OWNER.
 INSTALL AND FINISH PRODUCTS.
 REPLACE ANY ITEMS DAMAGED AFTER RECEIPT. UNCRATE, SET IN PLACE,
 ASSEMBLE, ETC. AS SHOWN ON DRAWINGS.
 VERIFY ALL APPLIANCE & EQUIPMENT REQUIREMENTS WITH MANUFACTURERS.
 PROVIDE ALL NECESSARY WALL BACKING, BRACING, ELECTRICAL & PLUMBING
 SUPPORTS AND CONDITIONS TO SUPPORT OR COMPLETE INSTALLATION.
 SUPPLY CATALOG CUT SHEETS FOR ARCHITECTS APPROVAL.

****CONTRACTOR USE OF PREMISES****

1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.
2. VERIFY TIME RESTRICTIONS FOR PERFORMING WORK WITH LANDLORD CONSTRUCTION CRITERIA
3. UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH LANDLORD.
4. AT ALL TIMES, CONDUCT OPERATIONS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC, COMPLY WITH APPLICABLE CODES, AND ORDINANCES FOR SAFETY.
5. ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.
6. PERFORM DEMOLITION WORK AND SUCH SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WITHIN THE BUILDING, AFTER HOURS OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY LANDLORD.

****STANDARDS AND CODES****

1. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE ARCHITECT THAT NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
2. IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
3. IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
4. WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.
5. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DO NOT COMPLY WITH THE APPLICABLE CODES.
6. ALL APPLICABLE PERMITS (BUILDING, HAZARDOUS MATERIAL, ETC.) MUST BE OBTAINED PRIOR TO OCCUPANCY.

DOOR & WINDOW NOTES

1. ALL HARDWARE SHALL BE INSTALLED 3 FEET ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY AND MATCH EXISTING CONDITIONS.
2. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
3. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH TO "AS NEW" CONDITION.
4. EXTERIOR DOORS AND WINDOWS SHALL BE FULLY FERRY-STRIPPED; ALL JOINTS AND PENETRATIONS FULLY CAULKED AND SEALED.

FINISH NOTES

1. ENSURE THAT SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
2. CONTRACTOR TO VERIFY FINISHED CONDITION AND LEVEL OF FLOOR TO RECEIVE NEW FINISHES TO BE WITHOUT BOWING AT FLOOR OR WALL BASE. LEVEL FLOOR W/ LT. WT. CONCRETE AS REQUIRED IN BASE BID. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION.
3. REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES. CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/ OR CEILINGS, AND REPAIR ALL DAMAGES CAUSED BY THE CONTRACTOR. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
4. CONTRACTOR TO ENSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
5. ALL CODE-REQUIRED LABELS SUCH AS 'UL', FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
6. COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT. PROVIDE ADEQUATE BACKING INSIDE WALLS AS REQ'D.
7. ALL GYPSUM BOARD SURFACES SHALL BE TAPED AND FEATHERED SMOOTH TO RECEIVE A MINIMUM LEVEL-4 FINISH AND TWO COATS OF PAINT TO COVER.
8. REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES. REFER TO FINISH SCHEDULE FOR MOUNTING HEIGHT REQUIREMENTS.
9. NO FINISH SUBSTITUTIONS MAY BE MADE WITHOUT ARCHITECT'S APPROVAL.
10. WHERE PAINT COLORS CHANGE, CORNERS ARE TO BE CUT-IN FREE OF OVERLAPPING.
11. ALL FINISHES ARE TO BE APPLIED IN STRICT ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS FOR THAT PARTICULAR SURFACE.
12. CLASSES OF MATERIALS BASED UPON THEIR FLAME CHARACTERISTICS SHALL BE SET PER APPLICABLE CODES.
13. ALL PAINT FINISHES OF METAL PARTS OF DOORS, HANDRAILS, PERIMETER ENCLOSURES, ETC. SHALL BE SEMI-GLOSS, UNLESS OTHERWISE NOTED.
14. WHERE FLOOR MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT THE CARPET IN AN 'X' OVER THE HOLE AND CARPET OVER. THIS WILL ALLOW CARPET PATCHING WHERE OUTLETS ARE LATER CAPPED. DO NOT TRIM THE CARPET.
15. PROVIDE AND INSTALL SPECIFIED BASE FOR ALL AREAS TO RECEIVE FLOORING. COORDINATE INSTALLATION OF BASE WITH MILLWORK. DELETE BASE AT WALL WHERE BUILT-IN CABINETS ARE INDICATED.
16. SUBMIT SAMPLES TO ARCHITECT BEFORE PLACING PLUM ORDERS WHERE MATERIALS ARE NOT RETURNABLE. NOTIFY GREGORY ARCHITECTS IMMEDIATELY OF LONG LEAD TIME ORDER ITEMS.
17. STONE TILE TO CARPET CONNECTIONS ARE TO BE UNDER DOOR WHEREVER A DOOR IS PRESENT.

SECURITY NOTES

1. EXTERIOR DOORS, DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE CALIFORNIA CODE OF REGULATIONS.
2. EXTERIOR SINGLE SWINGING DOOR, AND THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH A LATCH AND A DEADBOLT KEY-OPERATED LATCH. THE OUTSIDE DEADBOLT SHALL HAVE A HARDENED INSERT, 1" MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO THE LATCH HAS A KEY LOCKING FEATURE IT SHALL BE A DEAD-LATCH TYPE.
3. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.
4. WINDOW AND DOOR LITS WITHIN 40" OF THE LOCKING DEVICE AND ANY GLAZING WITHIN 18 INCHES OF THE ADJACENT FLOOR SHALL BE 1/4 INCH TEMPERED GLASS, MINIMUM.
5. ALL EXTERIOR DOORS, SLIDING GLASS DOORS AND OPERABLE WINDOWS SHALL BE WIRED FOR SMOKE/ALARM SILENT ALARM. IF THE SMOKE/ALARM IS BROKEN, THE CONTRACTOR IS TO CONSULT WITH THE OWNER TO DETERMINE THE EXTENT OF THE SYSTEM BEYOND THIS MINIMUM REQUIREMENT.

POWER & SIGNAL NOTES

1. PROVIDE 1-HOUR FIRE PROTECTION AT ALL OUTLETS AND SWITCHES LOCATED IN 1-HOUR RATED PARTITIONS.
2. ALL TELEPHONE AND DATA CABLE TO BE TEFLON COATED PLENUM RATED CABLE, SUPPORTED INDEPENDENTLY FROM SUSPENDED CEILING SYSTEM. CABLING TO BE SUPPLIED BY G.C., ALL PULLS AND TERMINATIONS BY CLIENT'S VENDOR.
3. ALL SEPARATE CIRCUIT RECEPTACLES TO BE ORANGE COLOR WITH GRAY STAINLESS STEEL COVER PLATE.
4. ALL NEW WALL MOUNTED OUTLETS TO BE CENTERED AT +18" AFF, U.O.N.
5. ALL OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE PROJECT. SIGNIFICANT DIMENSE IN ALL WORK OUTLETS FROM THE CENTER LINE OF THE OUTLET BOX. NON-DIMENSIONED OUTLETS ARE TO BE LOCATED AT THE NEAREST WALL STUD.
6. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE), THEY ARE TO BE SPACED NO MORE THAN 2" APART.
7. COORDINATE TELEPHONE/ DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.
8. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.
9. CUT-OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR. RECEPTACLES WHERE THE MILLWORK OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE MILLWORK ITEM IN QUESTION.
10. ALL WALL COVER PLATES SHALL BE WHITE DECORA-STYLE WITH WHITE OUTLETS. U.O.N. CUTOUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.O.N. ALL RECEPTACLES WHERE MILLWORK OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE MILLWORK ITEM IN QUESTION.
11. LOCATIONS OF FURNITURE POWER FEEDS SHALL ACCOMMODATE CIRCUITS & WIRE PER ELECTRICAL DRAWINGS. TENANT SHALL BE RESPONSIBLE FOR PROVIDING FURNITURE POWER FEED. GENERAL CONTRACTOR SHALL INSTALL THE POWER FEED.
12. WHERE DEDICATED ELECTRICAL OUTLETS ARE NOTED WITHIN THE FURNITURE PANEL SYSTEM, THE PANEL SYSTEM SHALL ACCOMMODATE THIS REQUIREMENT. LOOK OUT ALL DEDICATED CIRCUITS ON THE PANEL SYSTEM.
13. ALL EXISTING ELECTRICAL DEVICES ARE TO REMAIN U.O.N.
14. WHEN PLYWOOD BACKBOARDS ARE REQUIRED IN TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS, THEY SHALL BE PAINTED MATCH ADJACENT WALL.
15. THE CENTER OF SWITCHES SHALL BE NO MORE THAN 48 INCHES ABOVE THE FLOOR. VERIFY AND MATCH EXISTING.
16. CENTER LINE OF 15, 20, AND 30 AMP RECEPTACLES SHALL NOT BE LESS THAN 18 INCHES ABOVE FLOOR. FLOOR OUTLETS ARE ACCEPTABLE NEXT TO SLIDING PANELS/ WALLS AND OTHER SPECIAL CONVENIENT LOCATIONS.

PLUMBING NOTES

1. EFFECTIVE JANUARY 1, 2010, NO PERSON SHALL USE ANY PIPE, PIPE OR PLUMBING FITTING OR FIXTURE, SOLDER, OR FLUX THAT IS NOT LEAD FREE IN THE INSTALLATION OR REPAIR OF ANY PUBLIC WATER SYSTEM OR ANY PLUMBING IN A FACILITY PROVIDING WATER FOR HUMAN CONSUMPTION, EXCEPT WHEN NECESSARY FOR THE REPAIR OF LEADED JOINTS OF CAST IRON PIPES. (HEALTH & SAFETY CODE 116875).
2. PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI. (CPC)

ELECTRICAL NOTES

- ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN THE CALIFORNIA ELECTRICAL CODE SECTION 210.52. (CEC)
- PROVIDE AT LEAST TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS TO SERVE ALL WALL, FLOOR, AND COUNTERTOP RECEPTACLES IN KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC)
- PROVIDE AT LEAST ONE 20-AMPERE BRANCH CIRCUIT TO SERVE BATHROOM RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC)
- BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. (CEC)
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP (CRC)
- SMOKE ALARMS SHALL BE INTERCONNECTED SO THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC)
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL POWER SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. (CRC)
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC)
- PROVIDE PRE WIRING FOR A SECURITY SYSTEM FOR ALL EXTERIOR DOORS AND OPERABLE WINDOWS IN THE BUILDING WITH CONTROL PANEL LOCATIONS AS INSTRUCTED BY THE OWNER.
- THE CONTRACTOR IS TO CONSULT WITH THE OWNER ON THE EXACT MODEL AND LOCATION OF ALL COMPONENTS OF A SECURITY SYSTEM OTHER THAN THE PREPARATION WORK NOTED ABOVE IF DESIRED BY THE OWNER.
- THE CONTRACTOR IS TO CONSULT WITH THE OWNER ON THE EXACT MODEL AND LOCATION OF ALL COMPONENTS OF A SPEAKER/SOUND SYSTEM.
- THE CONTRACTOR IS TO CONSULT WITH THE OWNER ON THE EXACT MODEL AND LOCATION OF ALL COMPONENTS OF AN INTERCOM SYSTEM.
- ALL SWITCH, OUTLET, AND PLATE COLORS ARE TO BE SELECTED BY THE OWNER.
- ALL NICHE AREAS SHOWN WITH A SWITCH ARE TO BE EQUIPPED WITH LIGHTING AS SPECIFIED BY THE OWNER AND THE INTERIOR DESIGNER.
- THE ELECTRICAL CONTRACTOR IS TO INSTALL SWITCHES IN THE ORDER SHOWN ON THE DRAWINGS.
- REFER TO THE REFLECTED CEILING PLAN FOR EXACT LIGHTING LOCATIONS. LIGHTING LOCATIONS SHOWN MUST BE STRICTLY FOLLOWED.
- FOR THE PURPOSES OF BIDDING, LIGHT FIXTURES ARE OWNER FURNISHED AND CONTRACTOR INSTALLED. BID TO INCLUDE COST OF INSTALLING OWNERS LIGHT FIXTURE.
- ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER.
- 110V SMOKE DETECTORS ARE TO HAVE A BATTERY BACK-UP CODE.
- FAN SWITCHES ARE TO BE MULTI-SPEED CONTROL SWITCHES.



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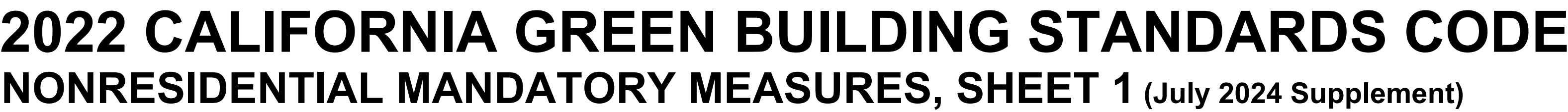
ROCK'N AVENUE

73730 EL PASEO, SUITE C
PALM DESERT, CA 92260

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General Notes

A0.1



Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

106.5.4.2 Existing building or parking areas with previously installed EV capable infrastructure
 [A] When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3 and associated Table 5.106.5.3.2 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

A0.2



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

	Y	NA	REASON PARTIALITY
5.106.8.1 Facing-Backlight Luminaires within 2' from a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8.1 based on the lighting zone and distance to the nearest point of that property line. Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.	☐	☐	
5.106.8.2 Facing-Glare. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2' from the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere. Note: [N] 1. See also <i>California Building Code, Chapter 12, Section 1205.6</i> for college campus lighting requirements for parking facilities and walkways. 2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, <i>California Energy Code</i> Tables 130.2-A and 130.2-B. 3. Refer to the <i>California Building Code</i> for requirements for additions and alterations.	☐	☐	
5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: - Swales. - Water collection and disposal systems. - French drains. - Water retention gardens. - Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.	☐	☐	
5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6. 5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years. Exceptions: Surface parking areas covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting. 5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years. Exceptions: Playfields for organized sport activities are not included in the total area calculation. 5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years. Exceptions: - Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting. - Designated and marked play areas of organized sport activities are not included in the total area calculation.	☐	☐	
DIVISION 5.2 ENERGY EFFICIENCY SECTION 5.201.1 GENERAL 5.201.1 Scope [BSC-CQ], <i>California Energy Code (DSA-SS).</i> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.	☐	☐	
DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION SECTION 5.301.1 GENERAL 5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance. SECTION 5.302.1 DEFINITIONS 5.302.1 Definitions. The following terms are defined in Chapter 2 <i>(and are included here for reference)</i> EVAPOTRANSPIRATION ADJUSTMENT FACTOR [ETAF] [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape. FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks. METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable. GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWLEO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE [MWLEO], [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWLEO, or adopt a local ordinance at least as effective as the MWLEO. POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5. POTABLE WATER [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or to be controlled waste that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again. SUBMETER [HCD] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multifamily residential service or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water Code Section 517 for additional details.) WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWLEO).	☐	☐	
SECTION 5.303 INDOOR WATER USE 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2. 5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows: - For each individual leased, rented or other tenant space within the building projected to consume more than 100 gpd (daily) (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. - Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). - Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). 5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gpd/day.	☐	☐	

Y	K	ACTION RESPONSE PARTY	BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.
			BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.
			BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and pipes), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).
			CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.
			ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.
			REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.
			TEST. A procedure to determine quantitative performance of a system or equipment
			TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, facility-specific, or industry-wide EPDs. See "Cradle-to-Gate."
			FACILITY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.
			INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.
			PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.
			SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT
			5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.
			5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.
			5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.
			5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:
			5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:
			1. An installed awning at least 4 feet in depth.
			2. The door is protected by a roof overhang at least 4 feet in depth.
			3. The door is recessed at least 4 feet.
			4. Other methods which provide equivalent protection.
			5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.
			SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
			5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 85% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.
			5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that
			1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient use, recycling, reuse on the project or salvage for future use or sale.
			2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
			3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
			4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
			5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.
			Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.
			Exceptions to Sections 5.408.1.1 and 5.408.1.2:
			1. Excavated soil and land-clearing debris.
			2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
			3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.
			5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.
			5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.
			Notes:
			1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/RS&C/Regulations/Policy-Content/Building-Standards-Commission-Resources/List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
			2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
			5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.
			Note: Refer to the Universal Waste Rule link at: http://www.dts.ca.gov/universalwaste/
			5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.
			Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.
			Notes:
			1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
			2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)
			SECTION 5.409 LIFE CYCLE ASSESSMENT
			5.409.1 SCOPE. [BSC-] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.
			[DSA-S] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

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SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient use, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: <http://www.dtsc.ca.gov/universalwaste>

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

Project No.:	2540
Date Modified:	03/09/2026
Scale:	N.T.S.
Drawn By:	AA

CALGreen

A0.3



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



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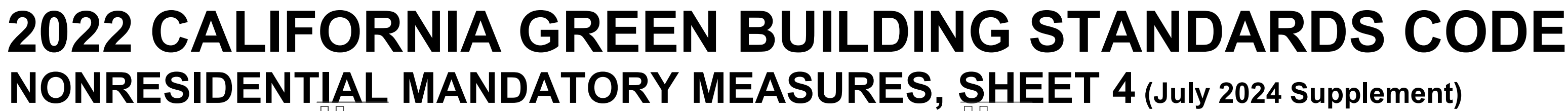
1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTM/LR1168.PDF

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

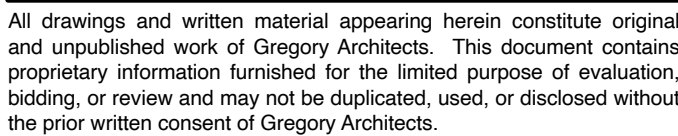
73730 EL PASEO, SUITE C
PALM DESERT, CA 92260

[illegible]

A0.4



DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



702 QUALIFICATIONS

702.1 INSTALLER TRAINING.

HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

ROCK'N AVENUE

73730 EL PASEO, SUITE C
PALM DESERT, CA 92260

Project No.: 2540
Date Modified: 03/09/2026
Scale: N.T.S.
Drawn By: AA

CALGreen

A0.5



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ROCK'N AVENUE

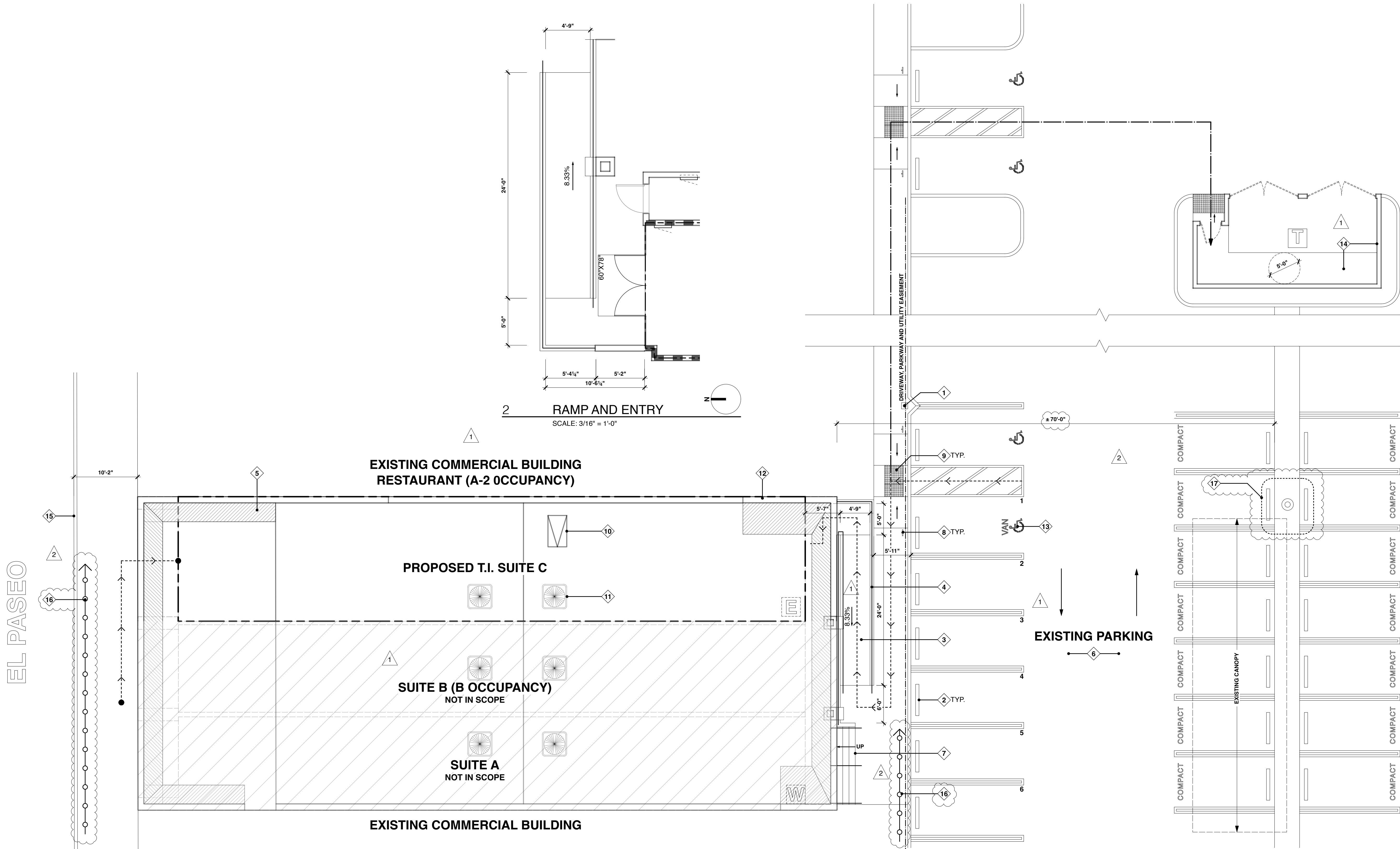
73730 EL PASEO, SUITE C
PALM DESERT, CA 92260

△	Date	Description
	01/09/26	PERMIT SUBMITTAL
1	03/09/26	2ND SUBMITTAL
2	04/08/26	3RD SUBMITTAL

Project No.: 2540
Date Modified: 03/09/2026
Scale: 1/8" = 1'-0"
Drawn By: AA

Existing Site Plan

A1.0



SHEET NOTES

- A. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- B. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE, ENGINEER, AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. CEASE OPERATIONS IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- C. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED. REMOVE MATERIALS TO BE RE-INSTALLED OR RETAINED IN MANNER TO PREVENT DAMAGE.
- D. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
- E. GC TO ESTABLISH A CONSTRUCTION WASTE DIVERSION. ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- F. COORDINATE THE REMOVAL OR RELOCATION OF ALL EXISTING PLANTS WITH THE LANDSCAPE ARCHITECT.

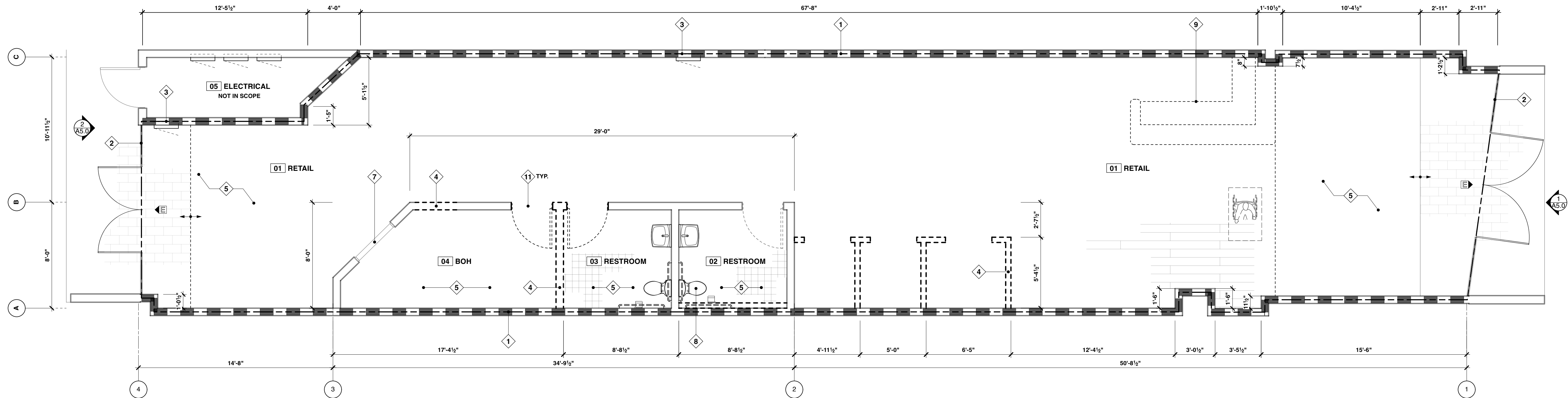
KEYNOTES

1. (E) LIGHT POST
2. (E) CONCRETE CURB STOP
3. (E) RAMP, GC TO VERIFY IN FIELD FOR COMPLIANCE
4. (E) RAILING
5. (E) CRICKET
6. (E) DRIVEWAY
7. (E) STEPS, GC TO VERIFY IN FIELD FOR COMPLIANCE
8. (E) ACCESSIBLE PARKING SIGN
9. (E) TRUNCATED DOMES MAT

10. (E) ACCESS HATCH TO ROOF
11. (E) A/C ROOF TOP UNIT, TYP.
12. (E) PARAPET, TYP.
13. (E) VAN ACCESSIBLE PARKING. GC TO VERIFY IN FOR COMPLIANCE
14. INTERIOR WALLS AND FLOOR TO THE TRASH ENCLOSURE MUST BE SMOOTH AND PAINTED WITH AN EPOXY SEALER FOR CLEANING PURPOSES.
15. EXISTING SIDEWALK TO REMAIN
16. ENTRY QUEUEING LINE; SIDEWALK AND NEIGHBORING BUSINESSES MUST NOT BE BLOCKED
17. PROVIDE SMOKING AREA APPROXIMATELY 70' FROM THE NEAREST BUILDING. OWNER TO PROVIDE FREESTANDING CIGARETTE RECEPTACLE. UPON CLOSING, CLEAN ADJACENT AREA AND RELOCATE RECEPTACLE TO THE LEASE PREMISES

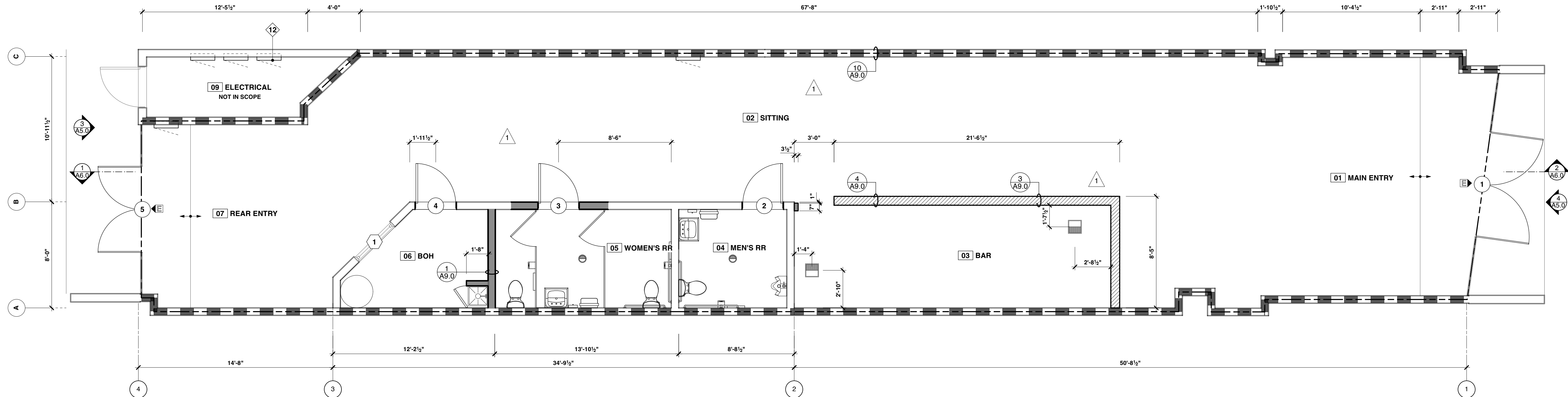
LEGEND

- LEASE LINE
- ACCESSIBLE PARKING SPACE
- > ACCESSIBLE PATH OF TRAVEL
- REFER TO KEY NOTES
- ELECTRICAL METER
- WATER METER
- EXISTING TRASH ENCLOSURE W/ 8" CMU WALL ENCLOSURE AND RECYCLING AREA
- ROUTE TO THE NEAREST EXISTING TRASH ENCLOSURE



1 EXISTING / DEMO FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

- A. GC TO REPAIR ALL DAMAGED EXISTING TO REMAIN ITEMS AS REQUIRED TO MATCH EXISTING.
- B. DEMO (E) PLUMBING FIXTURES AS SHOWN AND TEMPORARILY CAP OFF (E) DRAINS AS REQUIRED FOR NEW CONSTRUCTION.
- C. ARRANGE AND PAY FOR DISCONNECTING, REMOVING, CAPPING, & IDENTIFICATION OF UTILITY SERVICES WITHIN AREAS OF DEMOLITION. NOTIFY ARCHITECT, OWNER, AND THE AFFECTED UTILITY COMPANY IN ADVANCE BEFORE STARTING THIS WORK. MARK LOCATION OF DISCONNECTED UTILITIES, THEN IDENTIFY AND INDICATE CAPPING LOCATION ON PROJECT RECORD DOCUMENTS.
- D. DEMO ALL ELECTRICAL LIGHTING/ WIRING (BEYOND SERVICE AND SUB-PANELS). MAINTAIN OUTLETS WHERE THEY CAN BE REUSED. COMPARE WITH NEW PLAN.
- E. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT BUILDING AREAS. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
- F. GC TO NOTIFY ARCHITECT AND STRUCTURAL ENGINEER ABOUT (E) POST, SHEAR WALL, OR OTHER LOAD-BEARING STRUCTURAL ELEMENT NOT VISIBLE PRIOR TO DEMOLITION.
- G. THE ARCHITECT AND OWNER HAVE NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE.
- H. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
- I. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT BUILDING AREAS. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
- J. EXCEPT WHERE NOTED OR SPECIFIED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED; IMMEDIATELY REMOVE FROM SITE.
- K. GC TO ESTABLISH A CONSTRUCTION WASTE DIVERSION. ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS. OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- L. GC REQUIRED TO PROVIDE MEASURES DURING DEMOLITION. AND OTHER DUST CREATED WORK. TO ENSURE DUST CONTAMINATED AIR DOES NOT GO INTO THE ADJACENT TENANTS' PREMISES.

KEYNOTES

1. (E) DEMISING 1 HOUR WALLS TO REMAIN UNALTERED, TYP.
2. (E) FIXED STOREFRONT TO REMAIN
3. (E) ELECTRICAL SUB PANEL TO REMAIN
4. (E) WALL TO BE DEMOLISHED
5. (E) FLOORING TO REMAIN, GC TO CLEAN, PATCH & REPAIR, AND PREPARE FOR EPOXY
6. -
7. (E) WINDOW TO REMAIN
8. REPLACE ALL PLUMBING FIXTURES AND ACCESSORIES. REFER TO PLUMBING FIXTURE SCHEDULE
9. DEMO ALL EXISTING CABINETS AND DECORATIVE DISPLAYS AT FRONT OF HOUSE.
10. -
11. (E) INTERIOR DOOR TO BE REPLACED WITH NEW, SEE DOOR SCHEDULE
12. (E) ELECTRICAL METER FOR SUBJECT SUITE

LEGEND

- (E) DEMISING 1 HOUR WALL
- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE DEMOLISHED
- (N) 3-5/8" METAL STUD W/ 5/8" GYP BD. BOTH SIDES TO EXTEND 6" ABOVE CEILING.
- (N) PARTIAL HEIGHT WALL
- CHANGE IN FLOORING MATERIAL
- REFER TO DOOR SCHEDULE
- REFER TO WINDOW SCHEDULE
- REFER TO KEY NOTES
- EXIT SIGN ABOVE
- LEASE LINE

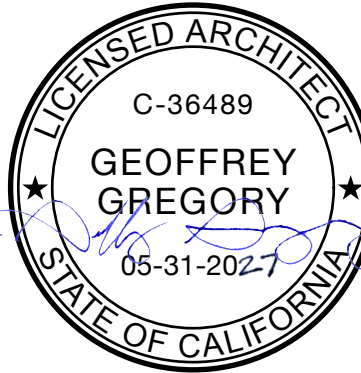


GREGORY ARCHITECTS

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ROCK'N AVENUE

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Date	Description
01/09/26	PERMIT SUBMITTAL
03/09/26	2ND SUBMITTAL
04/08/26	3RD SUBMITTAL
Project No.:	2540
Date Modified:	03/09/2026
Scale:	1/4" = 1'-0"
Drawn By:	AA

Existing / Demo /
Proposed Floor Plans



A2.0



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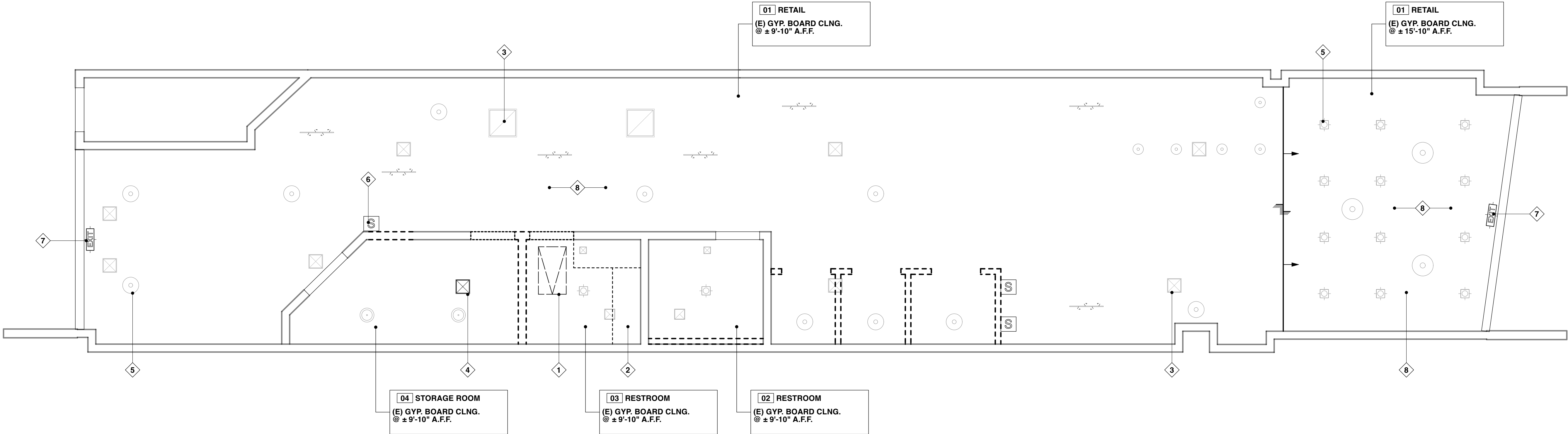
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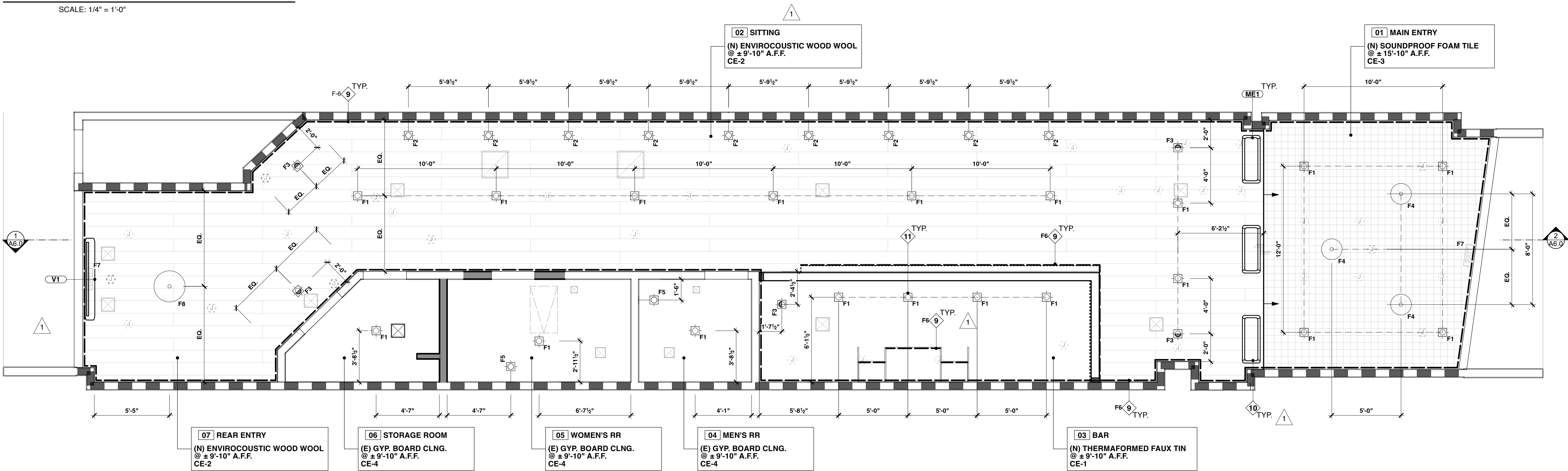
ROCK'N AVENUE

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PALM DESERT, CA 92260



1 EXISTING / DEMO RCP

SCALE: 1/4" = 1'-0"



2 PROPOSED RCP & LIGHTING PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

- A. SECTION INCLUDES:
1. REMOVE DESIGNATED BUILDING EQUIPMENT AND FIXTURES.
 2. REMOVE DESIGNATED PARTITIONS AND COMPONENTS.
 3. CAP AND INDICATED UTILITIES
 4. TEMPORARY PARTITIONS TO ALLOW BUILDING OCCUPANCY.
 5. THE ARCHITECT AND OWNER HAVE NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE.
- B. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- C. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT BUILDING AREAS. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
- D. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND SUB-OFF. NOTIFY ARCHITECT, AND THE AFFECTED UTILITY COMPANY IN ADVANCE BEFORE STARTING THIS WORK.
- E. EXCEPT WHERE NOTED OR SPECIFIED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED; IMMEDIATELY REMOVE

FROM SITE.

- F. ERECT AND MAINTAIN WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS. ERECT AND MAINTAIN TEMPORARY PARTITIONS TO PREVENT SPREAD OF DUST, FUMES, NOISE, AND SMOKE TO PROVIDE FOR OWNER OCCUPANCY, ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES.
- G. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED. REMOVE MATERIALS TO BE RE-INSTALLED OR RETAINED IN MANNER TO PREVENT DAMAGE.
- H. DISCONNECT, REMOVE, AND CAP DESIGNATED UTILITY SERVICES WITHIN DEMOLITION AREAS. MARK LOCATION OF DISCONNECTED UTILITIES. IDENTIFY AND INDICATE CAPPING LOCATION ON PROJECT RECORD DOCUMENTS.
- I. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
- J. GC TO ESTABLISH A CONSTRUCTION WASTE DIVERSION. ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

KEYNOTES

1. (E) ACCESS PANEL TO REMAIN
2. (E) SHELVING TO BE REMOVED
3. (E) MECHANICAL SUPPLY & RETURN TO REMAIN, TYP.
4. (E) MECHANICAL SUPPLY TO BE RELOCATED
5. GC TO REMOVE ALL (E) LIGHT FIXTURES. PATCH AND REPAIR CEILING AS REQ'D
6. (E) SPEAKER TO BE REMOVED, TYP.
7. (E) EXIT SIGN TO REMAIN
8. (E) GYP. BD CELING TO REMAIN. PATCH AND REPAIR WHERE NEEDED.
9. PROVIDE ELECTRICAL OUTLET FOR LED LIGHT STRIP @ EVERY 30 FT
10. PROVIDE ELECTRICAL OUTLET FOR SPEAKERS
11. LIGHTS ABOVE BAR PREP AREA TO BE SHATTER RESISTANT

LEGEND

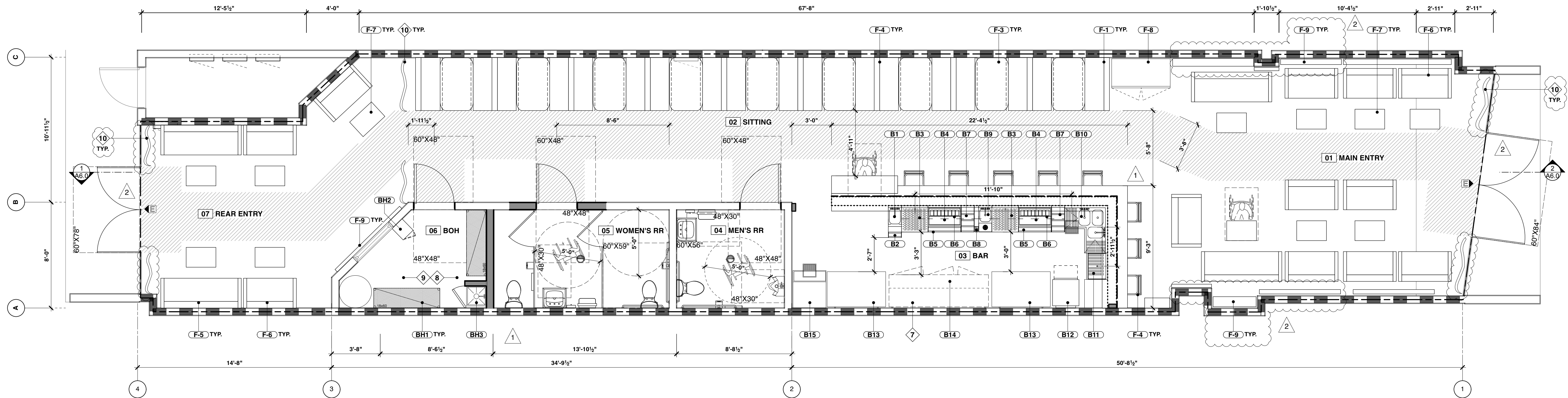
	REFER TO KEY NOTES		CEILING MOUNTED JUNCTION BOX
	EMERGENCY EXIT LIGHTING		SPEAKER
	RECESSED CAN LIGHT		RETURN REGISTER
	WALL SCONCE		SUPPLY DIFFUSER
	RECESSED DIRECTIONAL CAN LIGHT		EXHAUST REGISTER
	LED STRIP LIGHT		CEILING HEIGHT CHANGE
	PENDANT LIGHT		REFER TO SCHEDULE ON A8.0
	UTILITY LIGHT		
	TRACK LIGHT		

Date	Description
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04/08/26	3RD SUBMITTAL

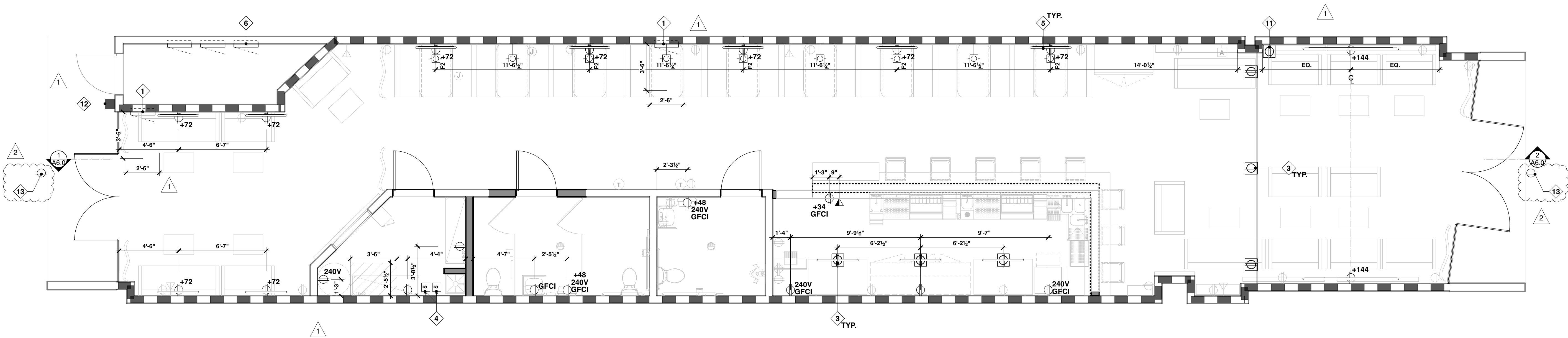
Project No.:	2540
Date Modified:	03/09/2026
Scale:	1/4" = 1'-0"
Drawn By:	AA

Existing / Demo RCP & Lighting Plans

A3.0



1 FURNITURE / EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



2 POWER PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT / MILLWORK NOTES

- GC TO SUBMIT SHOP DRAWING OF MILLWORK FOR REVIEW.
- ALL OWNER SUPPLIED ITEMS ARE TO BE INSTALLED BY GC, U.O.N.
- GC TO PROVIDE PROPER PROTECTION OF ALL EXISTING TO REMAIN ITEMS DURING ALL PHASES OF CONSTRUCTION
- GC TO REPAIR ALL DAMAGED EXISTING TO REMAIN ITEMS AS REQUIRED TO MATCH EXISTING
- GC TO FLASH PATCH, REPAIR AND LEVEL THE EXISTING CONCRETE SLAB AS REQUIRED TO RECEIVE THE SCHEDULED FINISH AND MAINTAIN A LEVEL DATUM LINE
- VERIFY IN FIELD DIMS AND ALL (E) CONDITIONS PRIOR TO START CONSTRUCTION
- ANY SECURITY OR OTHER EQUIPMENT LOCATED IN THE MAIN ENTRY AREA MUST BE INSTALLED IN A MANNER THAT IS CONCEALED FROM PUBLICVIEW. ALL SECURITY DEVICES AND SYSTEMS SHALL BE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES, FREE STANDING SENSOR PEDESTALS ARE PROHIBITED.
- DURING THE COURSE OF THE TENANT IMPROVEMENT CONSTRUCTION THE TENANT / TENANT GC IS REQUIRED TO PUT BACK ALL FLOOR SLAB PENETRATIONS FOR PLUMBING AND ELECTRICAL LINES IN A "LEAK PROOF" CONDITION. IN ADDITION, ALL PLUMBING AND ELECTRICAL LINES LOCATED BEHIND THE SUSPENDED SLAB ARE REQUIRED TO BE PAINTED TO MATCH THE CEILING COLOR FOR UNDERGROUND PARKING GARAGE.
- ANY ELECTRICAL, DATA, WIRING CONNECTIONS TO MILLWORK/CASEWORK WITHIN THE SALES, RETAIL OR CUSTOMER AREA MUST BE FULLY INTEGRATED AND CONCEALED FROM PUBLIC VIEW.

POWER NOTES

- ALL OUTLETS SHALL BE INSTALLED AS DIMENSIONED ON THIS PLAN. ANY DISCREPANCIES AS TO LOCATION BETWEEN PLAN AND EXISTING FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
- VERIFY EXACT LOCATIONS AND MOUNTING HEIGHT OF ALL ELECTRICAL OUTLETS AND DEVICES W/ KITCHEN EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.
- ALL ELECTRICAL WIRING RUNS SHALL BE CONCEALED IN WALLS, FLOOR, CEILING OR COUNTERS.
- ALL 125V SINGLE PHASE, 20 AMP RECEPTACLES INSTALLED IN THE KITCHEN, BATHROOM AND ON THE ROOF SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION PER NEC.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL JUNCTION AND FILL BOXES REQUIRED FOR THE INSTALLATION OF ELECTRICAL DEVICES AND EQUIPMENT WHETHER OR NOT SPECIFICALLY INDICATED ON PLANS. SIZING OF BOXES SHALL BE PER NEC.
- CONDUITS THAT ARE EXPOSED TO WIDELY DIFFERENT TEMPERATURES, SUCH AS COOLERS, FREEZERS, DIRECT SUN OR SERVICE ENTRANCE CONDUCTORS, SHALL BE SEALED TO PREVENT CIRCULATION OF AIR AND/OR MOISTURE.
- IN ALL KITCHEN FOOD PREP, DISHWASHING, AND SERVING AREAS, PROVIDE STAINLESS STEEL OUTLET COVER PLATES. IN ALL OTHER AREAS, MATCH ADJACENT FINISH COLOR. COORDINATE W/ ARCHITECT.
- ALL EQUIPMENT SHALL BE HARDWIRED W/ AN AFFORDABLE DISCONNECTING MEANS UNLESS EQUIPMENT IS SUPPLIED W/ A FACTORY INSTALLED CORD AND PLUG.
- ELECTRICAL CONTRACTOR TO VERIFY ALL POWER REQUIREMENTS AND LOCATIONS OF FOOD SERVICE EQUIPMENT W/ FOOD SERVICE CONTRACTOR PRIOR TO ROUGH-IN.

- ALL RECEPTACLES ON COMMON WALLS SHALL BE SEPARATE BOXES AND OFFSET 12" MINIMUM. FIRE RATED WALLS SHALL HAVE AN OFFSET OF 24" MINIMUM. COORDINATE W/ ARCHT. FIRE RATED WALL DETAILS.
- ALL PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE PROTECTED FROM THE SPREAD OF FIRE W/ AN APPROVED FIRES TOP SYSTEM, EQUAL OR GREATER THAN THE FIRE RATING OF THE WALL.
- HEIGHT OF ALL RECEPTACLES AT COUNTER SHELVES, ETC. SHALL BE VERIFIED W/ OWNER PRIOR TO ROUGH-IN. PROVIDE G.F.C.I TYPE RECEPTACLE WITHIN 6 FEET OF ANY SINK.
- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4" C. RUN CODE SIZE INSULATED EQUIPMENT GROUND CONDUCTOR.
- EACH AND EVERY 15 AND 20 AMP, 120 VOLT RECEPTACLE IN KITCHEN, FOOD PREP, BAR AREAS AND RESTROOMS SHALL BE G.F.C.I TYPE PROTECTION.
- ALL ELECTRICAL, WIRING OR DATA CABLING RUNS IN THE OPEN CEILING AREA OF TENANT PREMISES IN THE FOH MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
- BUG-EYE TYPE EMERGENCY LIGHTING OR COMBO TYPE LIGHT FIXTURE IS NOT ALLOWED IN AREAS THAT ARE VISIBLE TO THE PUBLIC. TENANT IMPROVEMENT PLANS AND FINAL CONSTRUCTION MUST INSTALL A RECESSED OR SURFACE MOUNTED CLEAR ACRYLIC BLADE EXIT SIGN AT THE STOREFRONT ENTRY.
- ELECTRICAL CONTRACTOR TO PROPERLY LABEL ALL PANELS AND TRANSFORMER.

KEYNOTES

- (E) ELECTRICAL PANEL
- PROVIDE ELECTRICAL OUTLET FOR LED LIGHT STRIP @ EVERY 30 FT
- CEILING MOUNTED OUTLET FOR TV AND SPEAKER
- RELOCATED TIMER BOX; COORDINATE WITH GC
- TV'S TO BE DAISY CHAINED VIA HDMI CABLING & HOMERUN BACK TO BACK OF HOUSE
- (E) ELECTRICAL METER
- MILLWORK SHELVES ABOVE BAR
- ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY 6" HIGH EASILY CLEANABLE LEGS COMMERCIAL CASTERS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CONTINUOUSLY COVED BASE OR CONCRETE CURB.
- ALL STORAGE SHELVING MUST BE ACCESSIBLE WITH 30" AISLE CLEARANCE
- (N) DECORATIVE ACOUSTIC CURTAIN
- PROVIDE CEILING OUTLET FOR TAPE LIGHTS (AS SHOWN IN PREVIOUS SHEET) & SPACE EVERY 30'
- (E) KNOX BOX SHALL BE RELOCATED TO BE OPERABLE AND 5 FT FROM THE GROUND.
- PROVIDE POWER FOR ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT); COORDINATE FINAL LOCATION WITH SIGNAGE CONSULTANT

LEGEND

- | | |
|------|---|
| 1 | REFER TO KEY NOTES |
| FLRX | REFER TO SCHEDULE SHEETS A8.0 & A8.1 |
| CL | CENTER LINE |
| DO | DUPLEX OUTLET WALL MOUNTED @ 15" A.F.F. (U.O.N.) WHITE FINISH (U.O.N.); WHERE OUTLET IS LOCATED NEAR WATER SOURCE, GFCI SHALL BE INSTALLED AS PER CODE. SEE PLANS FOR LOCATIONS, GFCI NOTED ADJACENT TO OUTLET. |
| CO | CEILING OUTLET |
| SB | TIMER BOX |
| PD | PHONE / DATA
(2) CAT 5 CABLES |
| BA | (E) BURGLAR ALARM |
| TR | THERMOSTAT |
| TV | TELEVISION |
| EP | ELECTRICAL PANEL / METER |
| ADA | ADA CLEARANCE |

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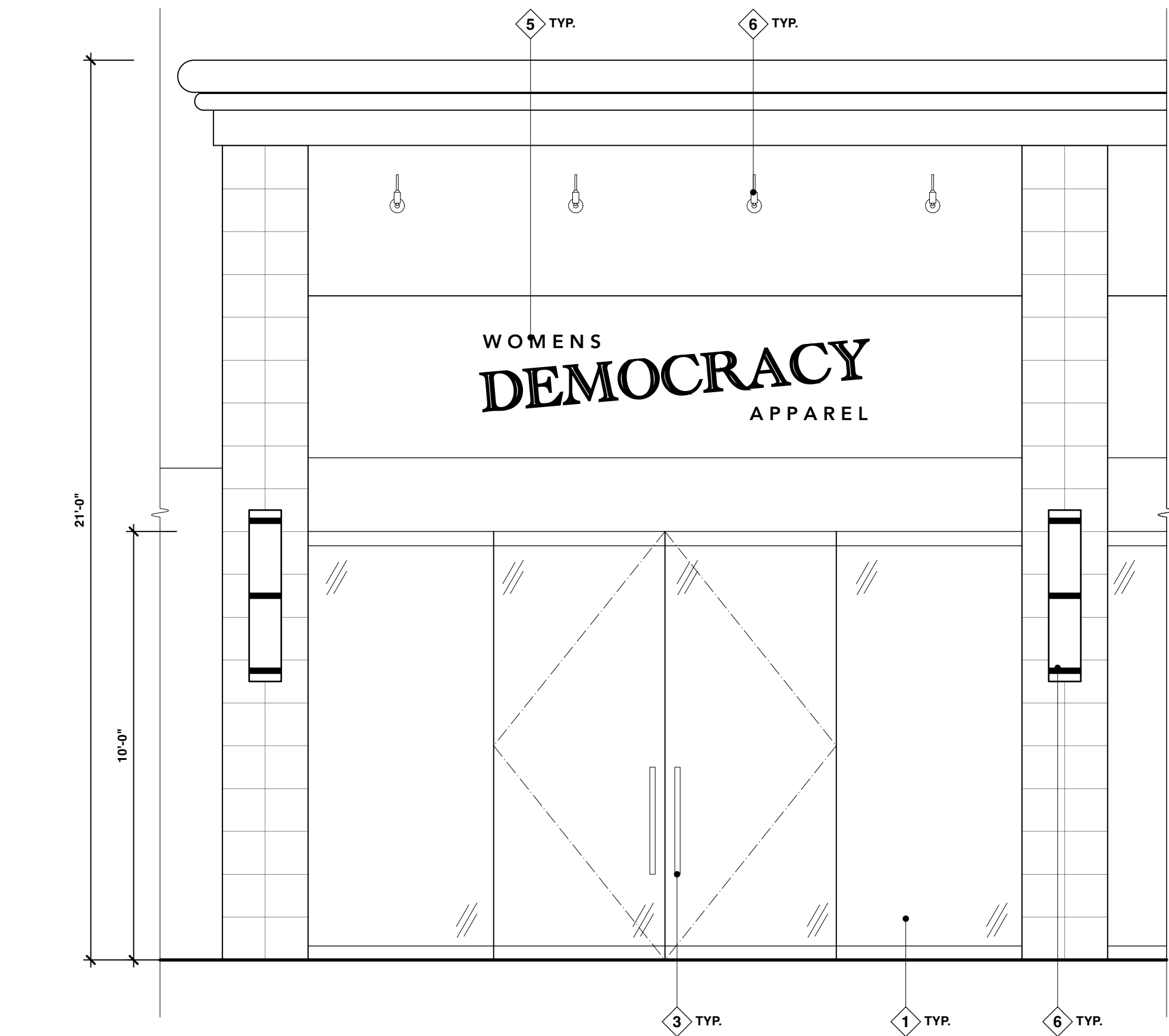
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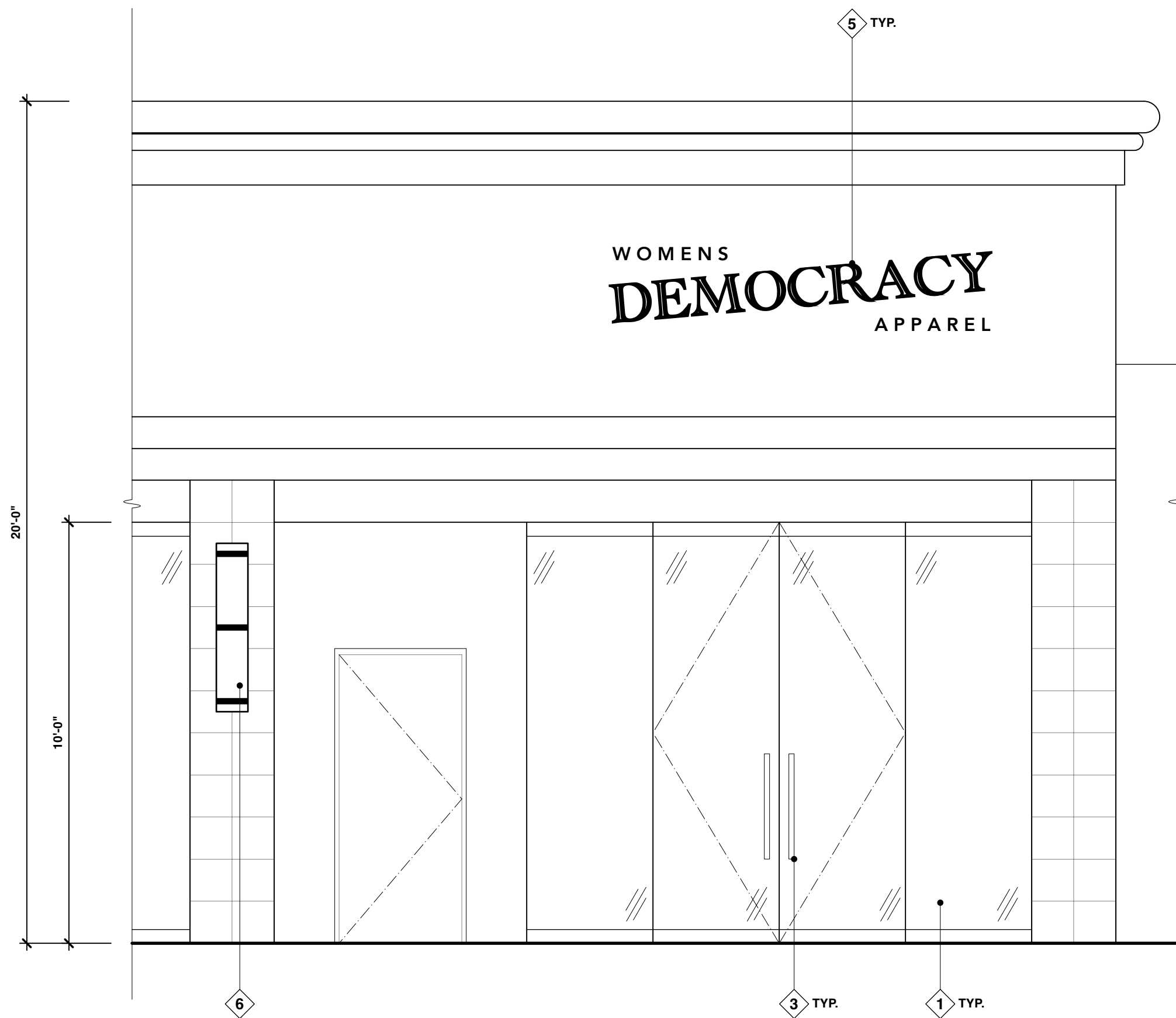
Date	Description
01/09/26	PERMIT SUBMITTAL
03/09/26	2ND SUBMITTAL
04/08/26	3RD SUBMITTAL
Project No.:	2540
Date Modified:	03/09/2026
Scale:	1/4" = 1'-0"
Drawn By:	AA

Furniture / Equipment & Power Plans

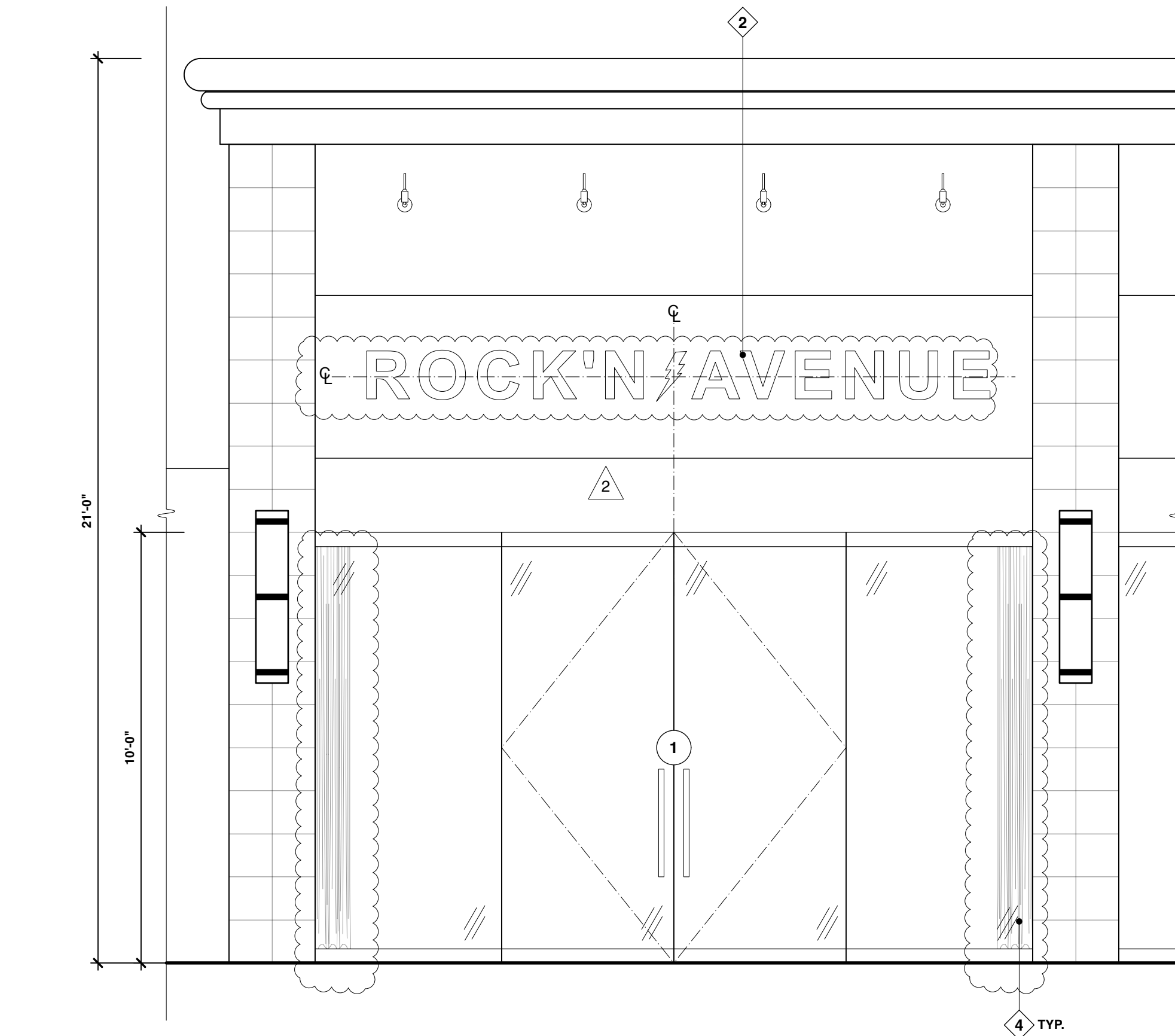
A4.0



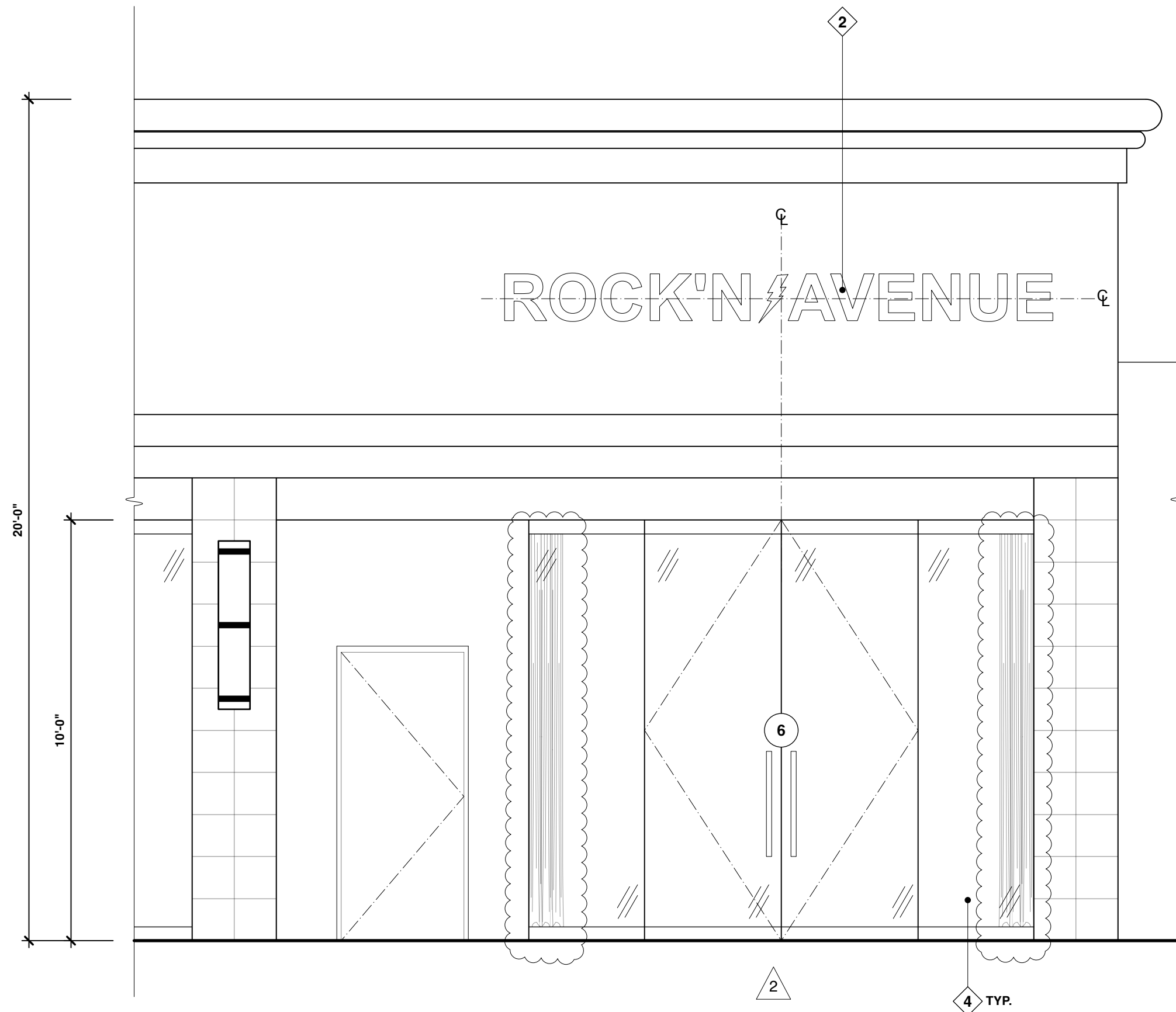
1 EXISTING SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 3/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

SHEET NOTES

- A. GC TO PROVIDE PROPER PROTECTION OF EXISTING TO REMAIN ITEMS DURING ALL PHASES OF CONSTRUCTION.
- B. ALL STRUCTURAL MEMBERS, BULKHEAD HEIGHTS & FIELD DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- C. (N) LIGHTED SIGNAGE-ALL SIGNAGE, LOGO, GRAPHIC AND DISPLAY WINDOW LIGHTING MUST BE OPERATED ON AN AUOTMATIC TIME CLOCK. SIGNS OR OTHER APPARATUS MAY NOT BE AFFIXED TO THE BUILDING'S EXTERIOR WALLS OR ROOF WITHOUT PRIOR WRITTEN CONSENT BY THE LL AND APPROVALBY ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL MOUNTING HARDWARE/ANCHORS SHALL BE NON-FERROUS. "BACIO DI LATTE" LOGO SIGN MOUNTED TO STOREFRONT FACADE. SUBMIT SHOP DRAWINGS TO ALL REQUIRED AUTHORITIES FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL COORDINATE THE LL'S APPROVAL PROCESS WITH THE LL AND SUBMIT ALL SHOP DRAWINGS REQUIRED AND OBTAIN ALL APPROVALS REQUIRED.
- D. LL BULKHEAD TO REMAIN-IF BULKHEAD IS DAMAGED DURING THE CONSTRUCTION PROCESS OR ACCESS ABOVE BULKHEAD IS REQUIRED BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK, THE CONTRACTOR SHALL COORDINATE REFINISHING PROCEDURES AND PRODUCTS WITH THE LL PRIOR TO PERFORMING THE WORK. REFINISHING MAY REQUIRE FINISHING BEYOND THE IMMEDIATE AREA OF WORK (PAINT THE ENTIRE PLANE WHERE THE WORK WAS PERFORMED AS OR IF DIRECTED BY THE LL).

KEYNOTES

- 1. (E) FIXED STOREFRONT GLAZING TO REMAIN.
- 2. (N) SIGNAGE UNDER SEPARATE PERMIT. ILLUMINATED CHANNEL LETTER. GC TO PROVIDE POWER AS REQUIRED.
- 3. (E) DOOR HARDWARE TO REMAIN. GC TO VERIFY CONDITION AND CONFIRM WITH ARCHITECT. PROVIDE NEW SETS OF LOCKS. RERER TO DOOR SCHEDULE
- 4. ACOUSTIC CURTAINS TO REMAIN OPEN UNTIL 9PM FOR COMMUNITY ENGAGEMENT. AFTER 9PM, WHEN ADJACENT RESTAURANTS CLOSE AND MUSIC VOLUME INCREASES, CURTAINS SHALL BE CLOSED AND STOREFRONT DOORTS SHUT.
- 5. (E) SIGNAGE TO BE DEMOLISHED, TYP.
- 6. (E) BUILDING LIGHTING TO REMAIN; GC TO ASSESS CONDITION AND REPAIR AS NEEDED.

LEGEND

- ◇ REFER TO KEY NOTES
- REFER TO SHEET A8.1 FOR DOOR SCHEDULE

NOTE:
ALL EXTERIOR FINISHES AND COLORS TO REMAIN.
SIGNAGE TO BE UNDER SEPARATE PERMIT.



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Drawn By:	AA

Exterior Elevations

A5.0



1 DAYTIME PERSPECTIVE (AFTER 2:00 PM)



2 NIGHTTIME PERSPECTIVE (AFTER 9:00 PM)



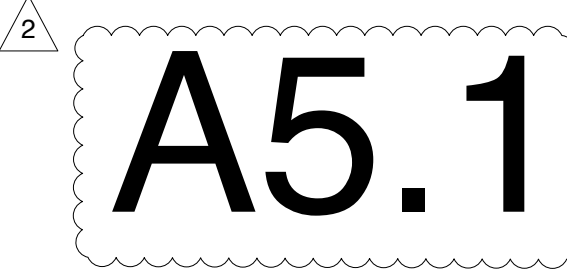
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Rendered Perspectives



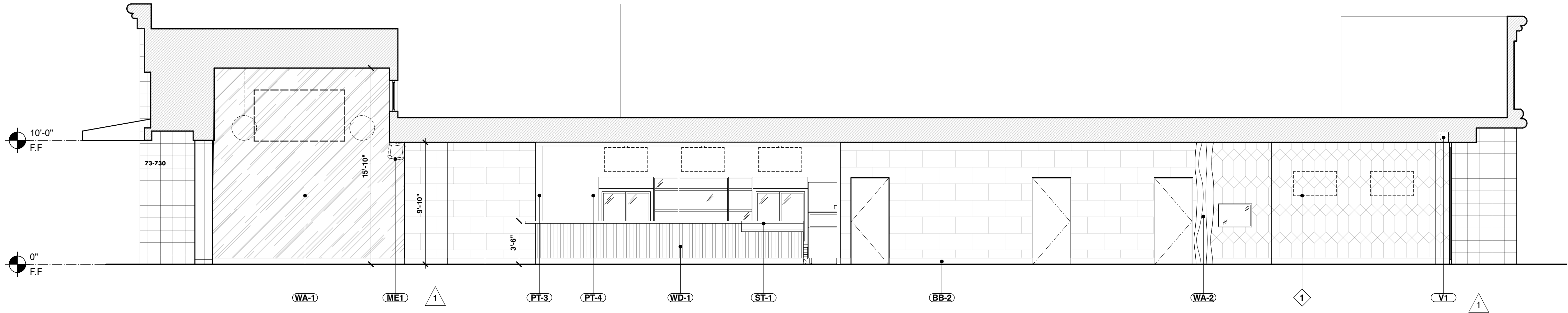


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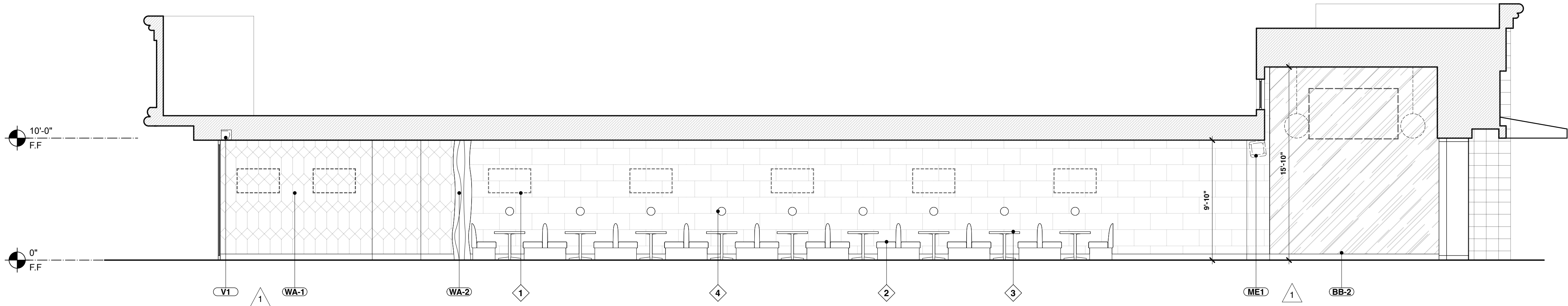
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1 PROPOSED SECTION #1
SCALE: 3/16" = 1'-0"



2 PROPOSED SECTION #2
SCALE: 3/16" = 1'-0"

SHEET NOTES

- REFER TO SHEET A0.1 FOR GENERAL NOTES AND REQUIREMENTS.
- PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
- SEE EXTERIOR ELEVATIONS AND DOOR & WINDOW SCHEDULES FOR TEMPERED GLASS LOCATIONS.
- GC TO PROVIDE PROPER PROTECTION OF EXISTING TO REMAIN ITEMS DURING ALL PHASES OF CONSTRUCTION.

KEYNOTES

- TVS TO BE DAISY CHAINED VIA HDMI CABLING & HOMERUN BACK TO BACK OF HOUSE
- (N) BOOTH SEAT, SEE FURNITURE SCHEDULE
- (N) TABLE, SEE FURNITURE SCHEDULE
- (N) WALL SCNCE, SEE LIGHTING PLAN

LEGEND

- ◊ REFER TO KEY NOTES
- (FLRX) REFER TO SCHEDULE SHEETS A8.0 & A8.1



ROCK'N AVENUE

73730 EL PASEO, SUITE C
PALM DESERT, CA 92260

△	Date	Description
	01/09/26	PERMIT SUBMITTAL
1	03/09/26	2ND SUBMITTAL
2	04/08/26	3RD SUBMITTAL

Project No.:	2540
Date Modified:	03/09/2026
Scale:	1/4" = 1'-0"
Drawn By:	AA

Sections

A6.0



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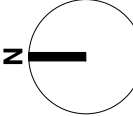
ROCK'N AVENUE

73730 EL PASEO, SUITE C
PALM DESERT, CA 92260

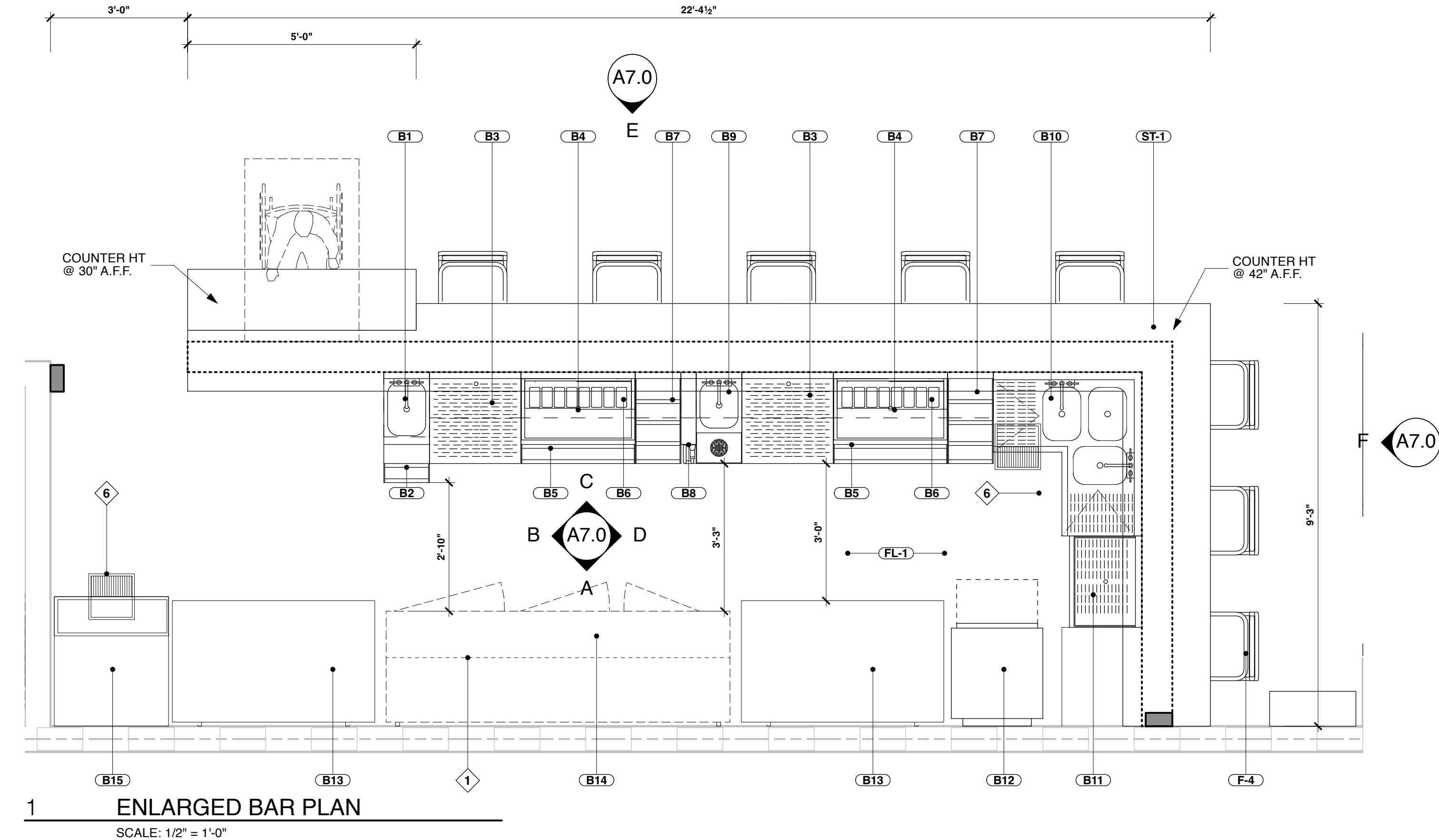
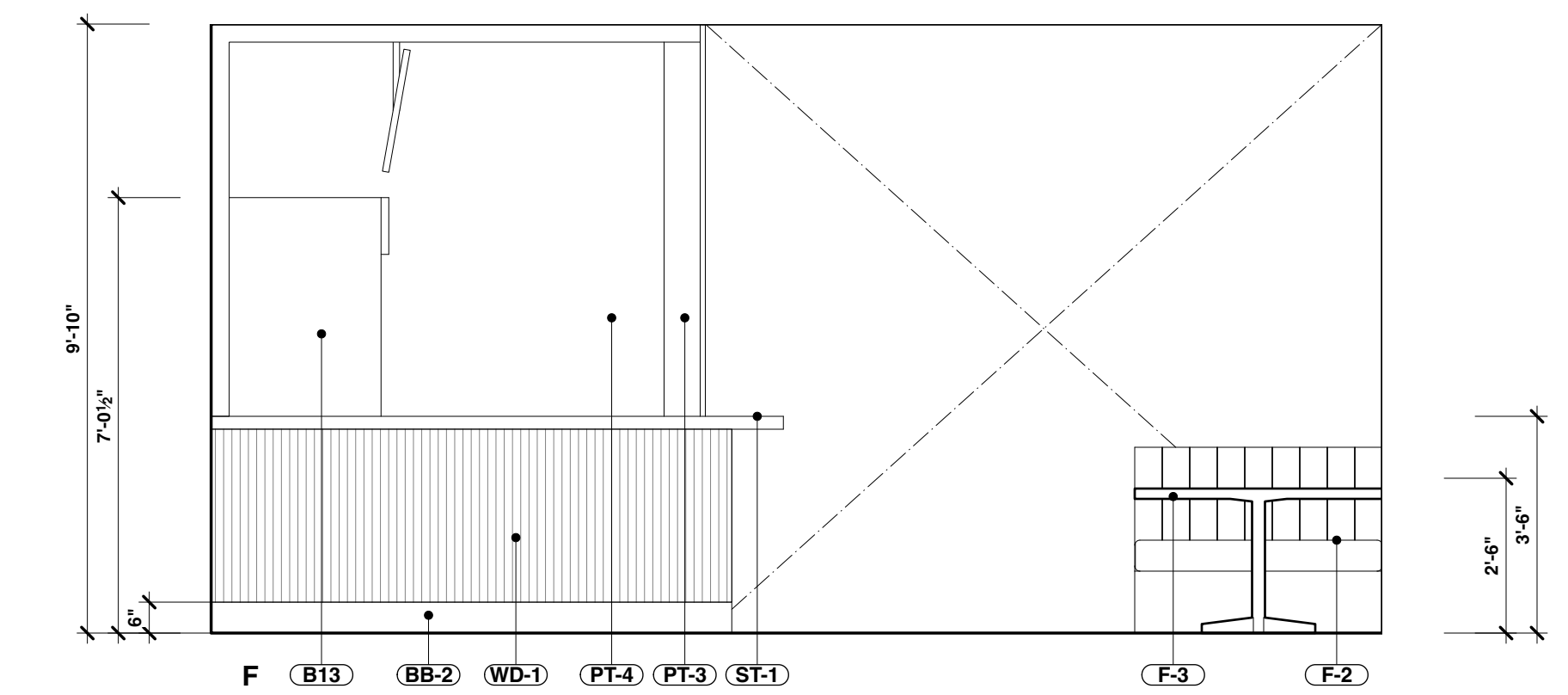
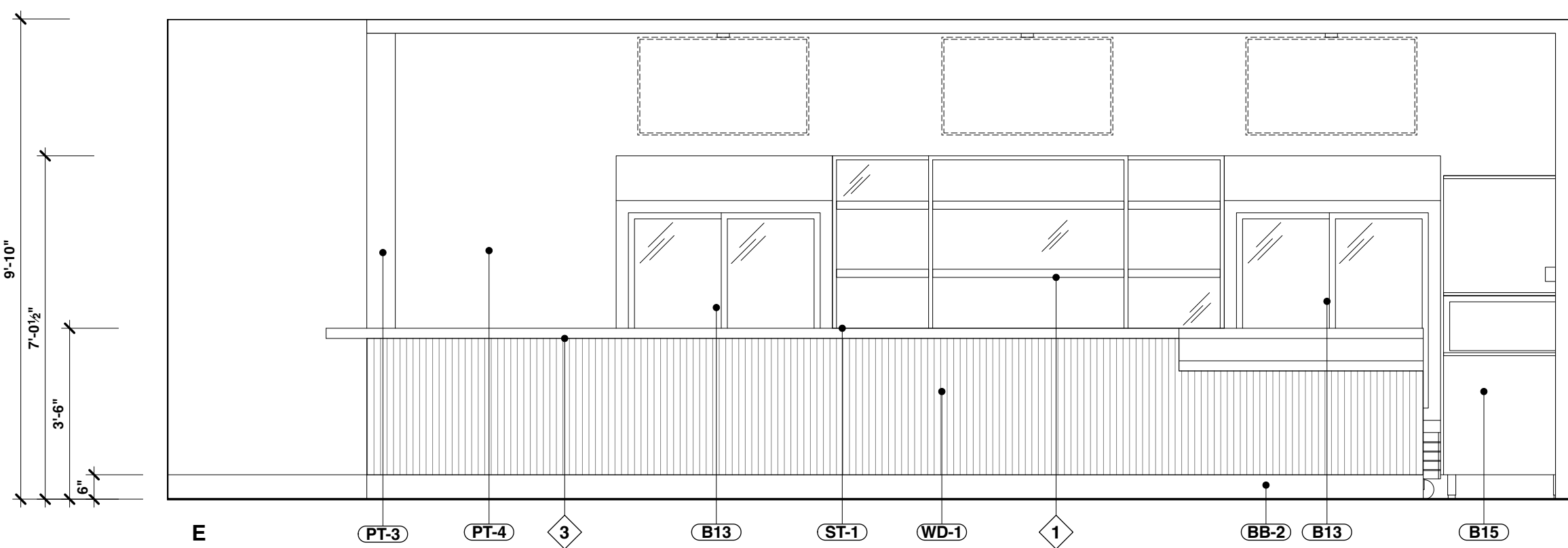
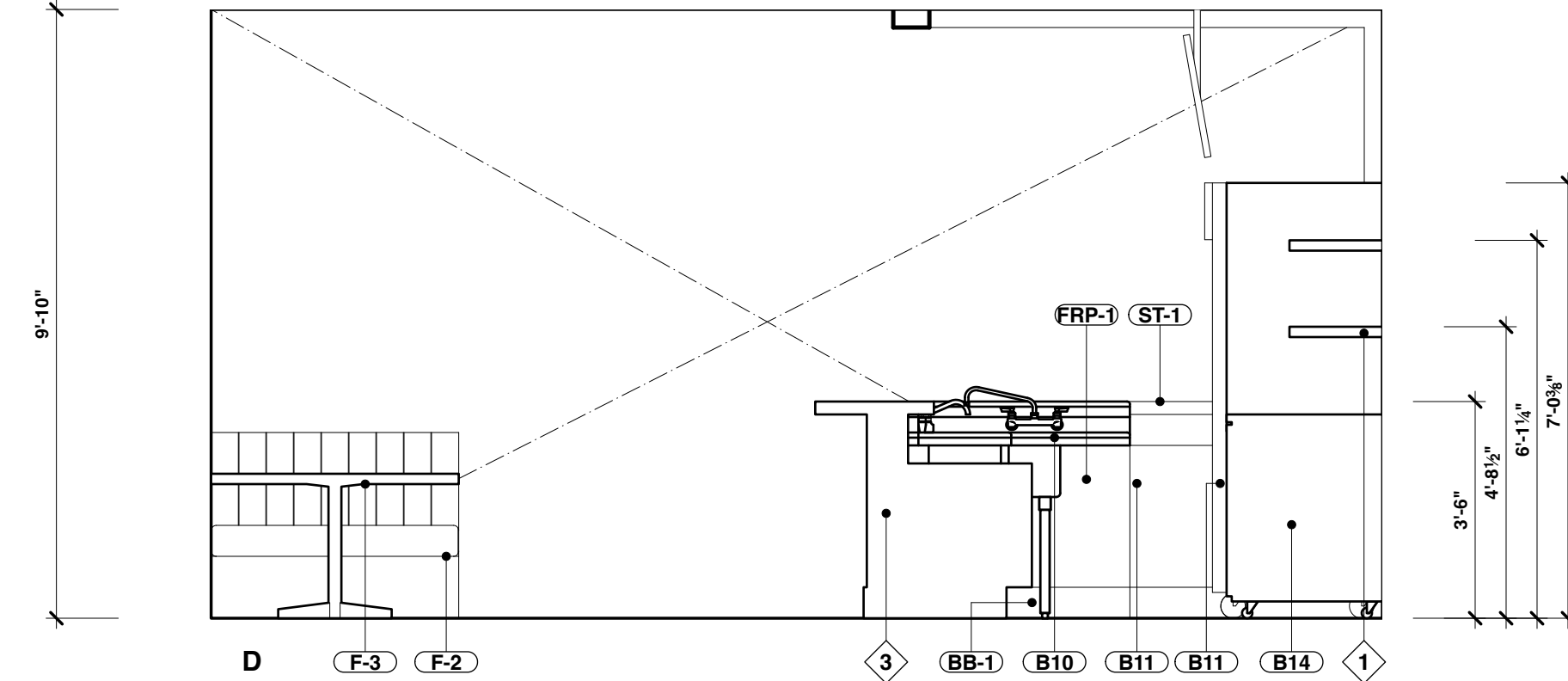
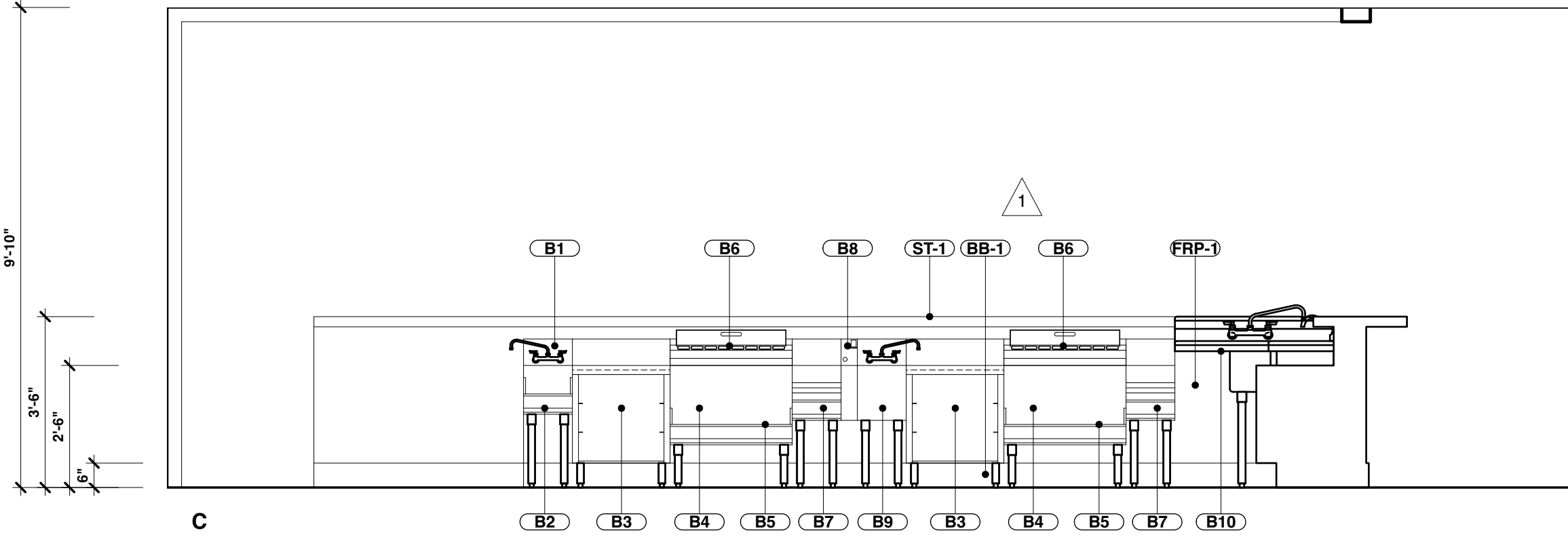
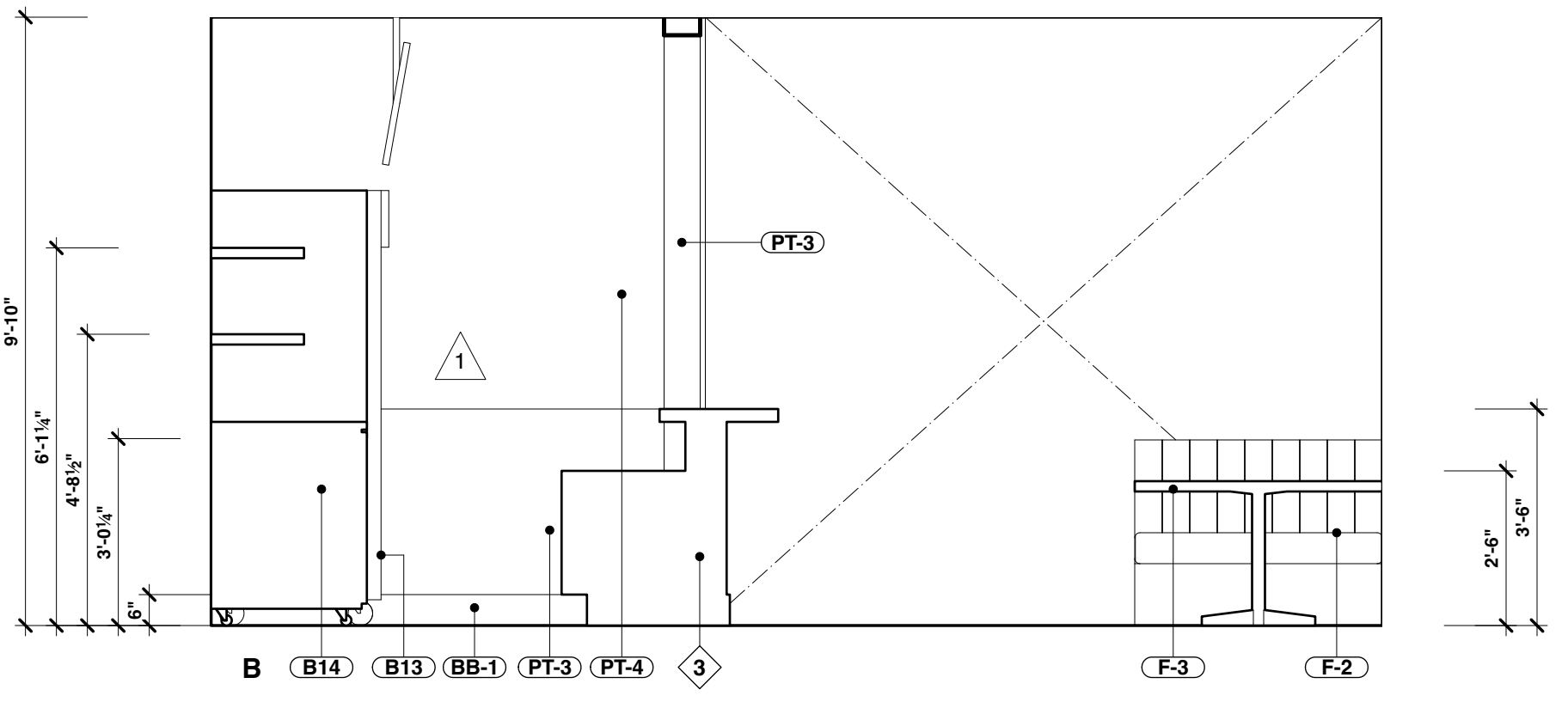
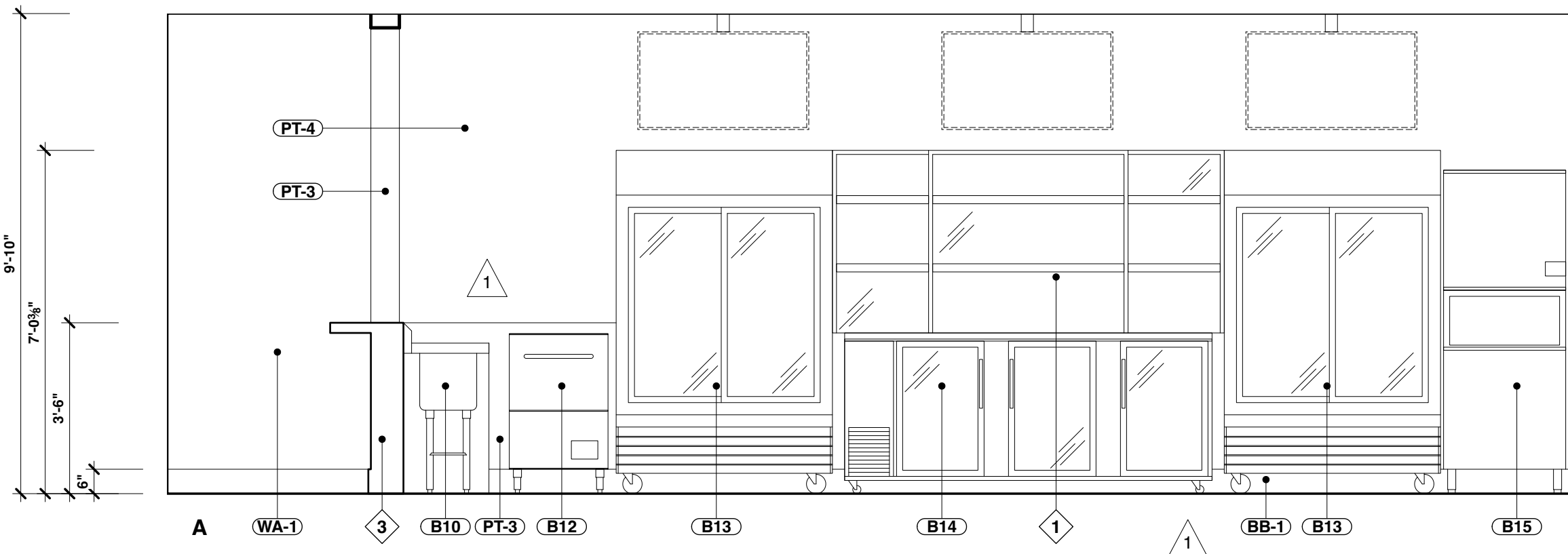
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Interior Elevations



A7.0



SHEET NOTES

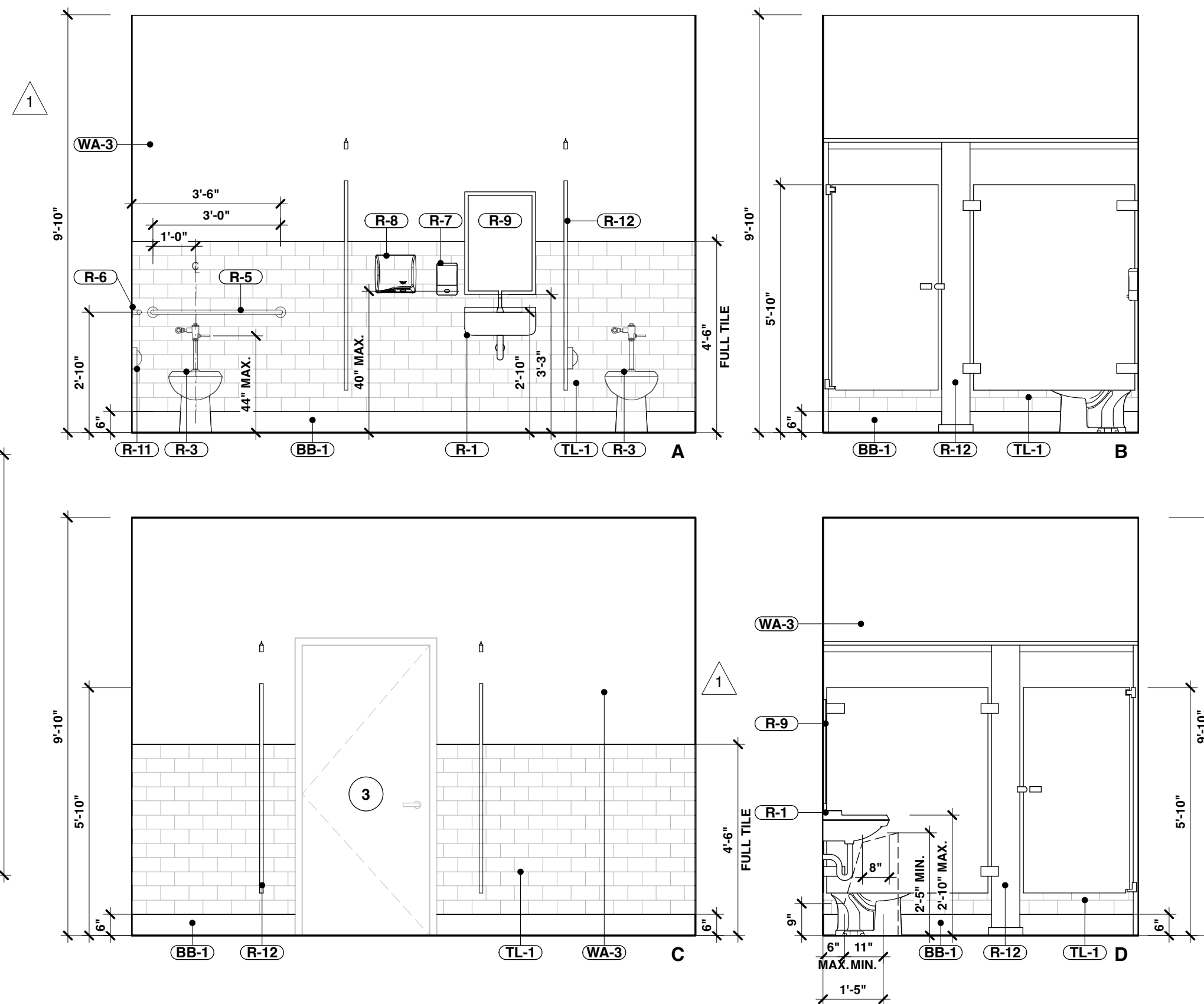
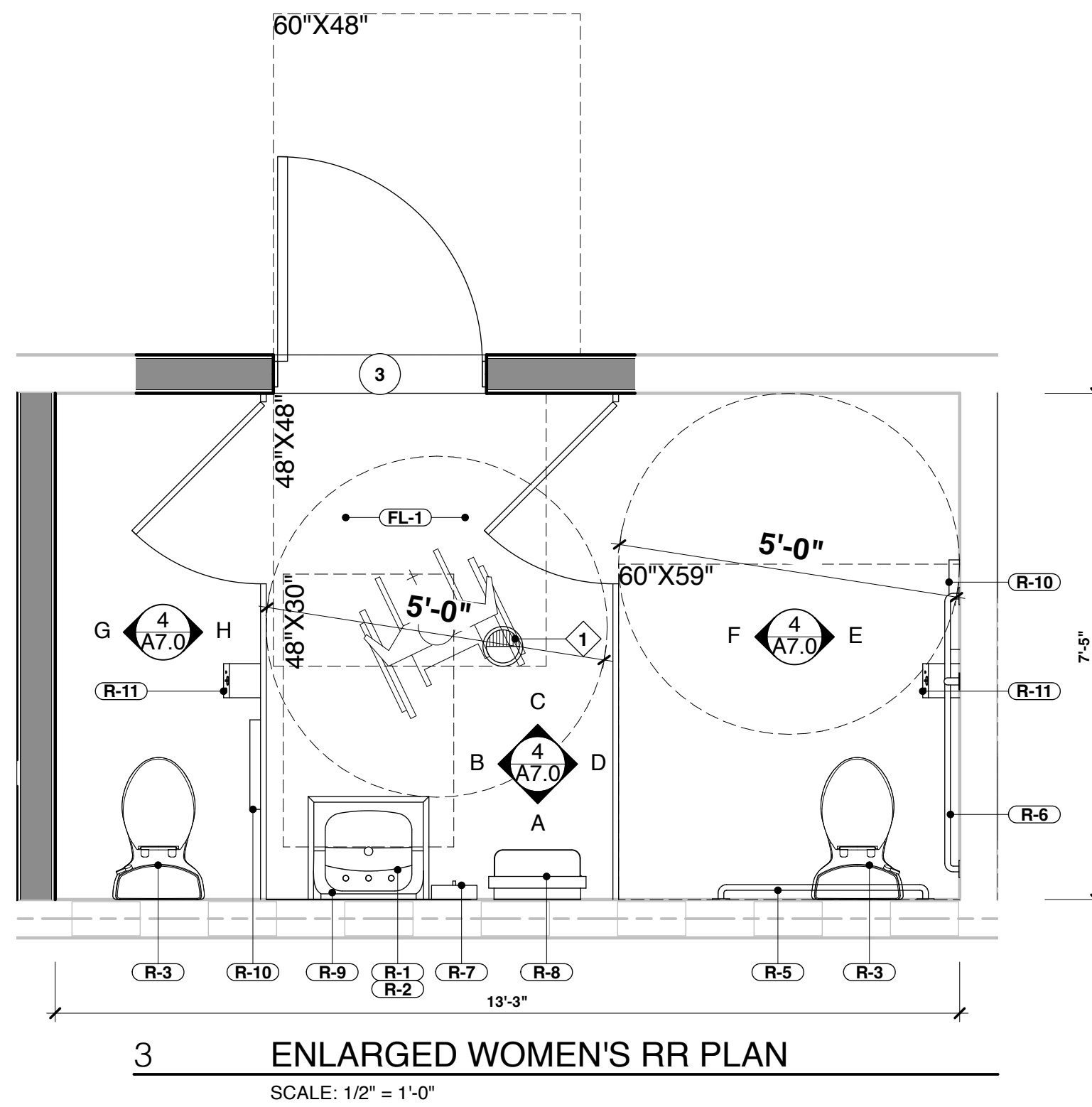
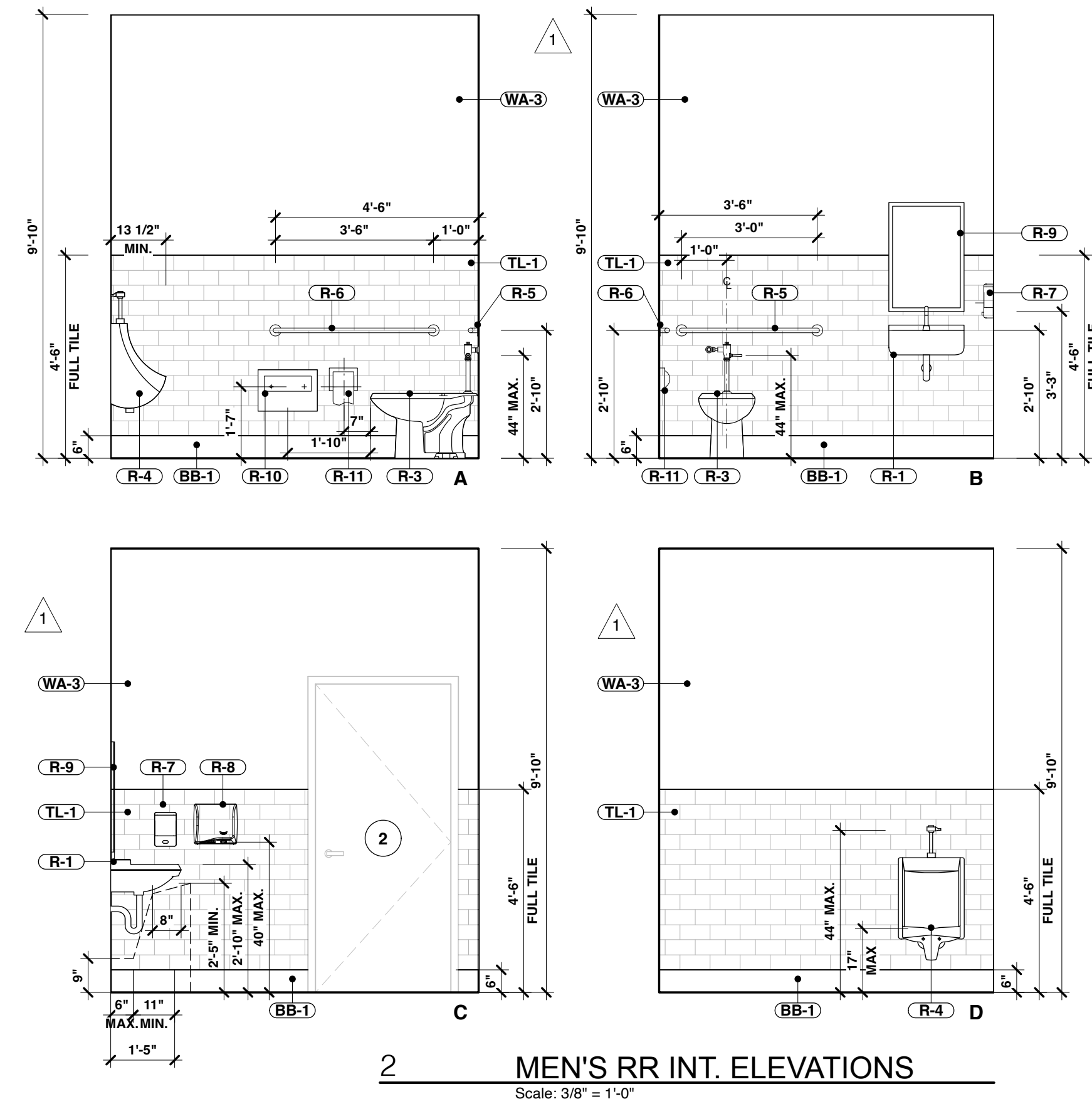
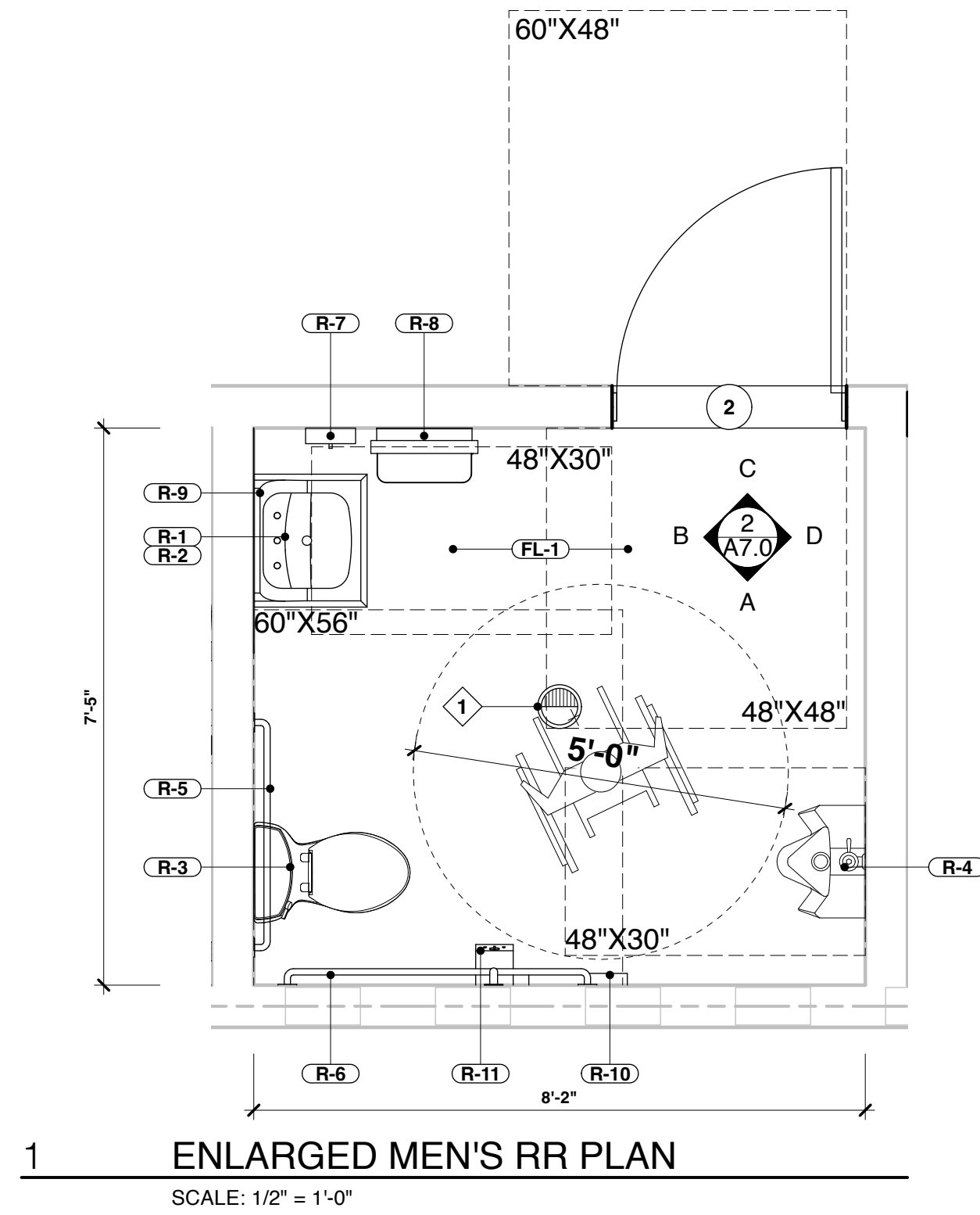
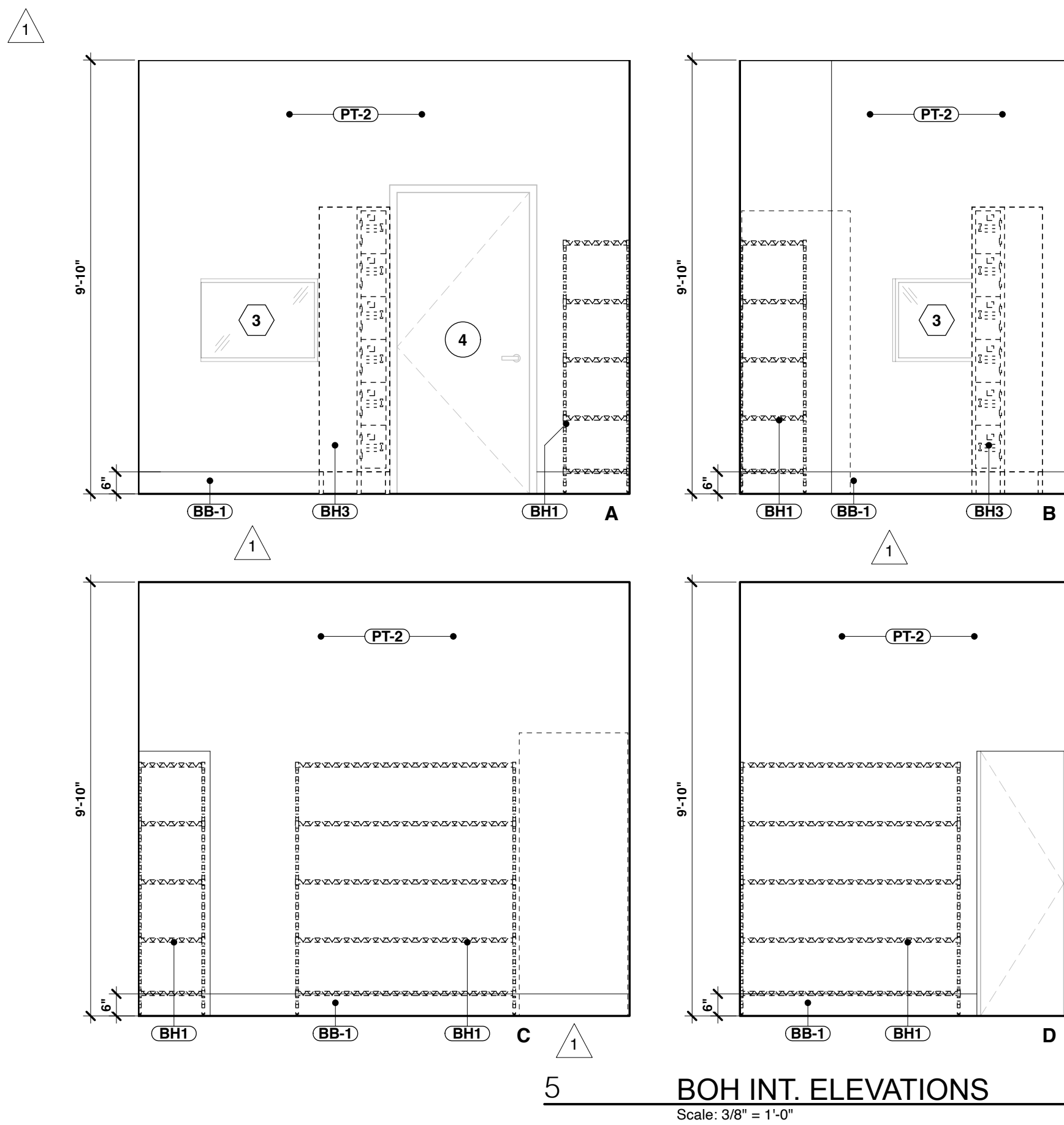
- A. REFER TO SHEET A0.1 FOR GENERAL NOTES AND REQUIREMENTS.
- B. PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
- C. GC TO PROVIDE PROPER PROTECTION OF EXISTING TO REMAIN ITEMS DURING ALL PHASES OF CONSTRUCTION.

KEYNOTES

- 1. SHELVING ABOVE
- 2. FLOOR BASE, SEE FINISH SCHEDULE
- 3. NEW MILLWORK TO BE BUILT
- 4. FRP @ 42" HT A.F.F.
- 5. FLUTED WOODEN WALL PANEL
- 6. FLOOR SINK, SEE PLUMBING

LEGEND

- 0 REFER TO KEY NOTES
- (FLRX) REFER TO SCHEDULES SHEETS A8.0 & A8.1



SHEET NOTES

- REFER TO SHEET A0.1 FOR GENERAL NOTES AND REQUIREMENTS.
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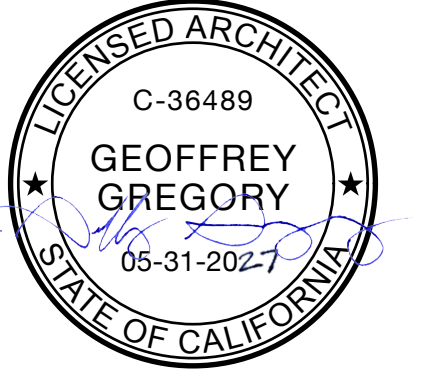
KEYNOTES

- FLOOR DRAIN, SEE PLUMBING

LEGEND

- REFER TO KEY NOTES
- REFER TO SHEET A7.0 FOR DOOR SCHEDULE
- REFER TO SHEET SCHEDULE SHEETS A8.0 & A8.1

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Drawn By:	AA

Interior Elevations

A7.1

DRY STORAGE SHELVING

NO.	LIN. SHELVING UNIT	WALL-MOUNT SHELVES	QUANTITY	RUN. FEET OF SHELF
BH1	18" DEEP X 60" LONG X 5 TIER	-	2	50'0"
-			TOTAL	50'0"

EQUIPMENT SCHEDULE

SYMBOL	ROOM #	QTY	LOCATION	ITEM	MANUFACTURER	MODEL NUMBER	SIZE	VOLTAGE	REMARKS
B1	3	1	BAR	HAND SINK	KROWNE	KR24-1C	12" X 24"		PROVIDE WATERLINE, 6" STAINLESS STEEL SPLASHGUARD ON BOTH SIDES
B2	3	1	BAR	SINGLE SPEED RAIL	KROWNE	RS-12	12"		
B3	3	2	BAR	GLASS STORAGE CABINET W/ DRAINBOARD	KROWNE	KR24-GSB1	24" X 24"		W/ 24" PERFORATED INSERT FOR DRAINBOARD
B4	3	2	BAR	ICE BIN W/ COLD PLATE	KROWNE	KR19-30DP-10	30" X 19"		
B5	3	2	BAR	SINGLE SPEED RAIL	KROWNE	RS-30	30"		
B6	3	2	BAR	GARNISH STATION W/ COVER	KROWNE	KR-521	30"		
B7	3	2	BAR	4-STEP LIQUOR DISPLAY	KROWNE	KR24-12RD	12" X 24"		
B8	3	1	BAR	SODA GUN HOLDER	KROWNE	KR19-4SH-R	4" X 19"		
B9	3	1	BAR	SPEED UNIT W/ DUMP SINK & RINSER	KROWNE	KR24-MS12	12" X 24"		PROVIDE WATERLINE, 6" STAINLESS STEEL SPLASHGUARD ON BOTH SIDES
B10	3	1	BAR	CORNER 3-COMPARTMENT SINK	EAGLE GROUP	C314-10-3-12	43" X 21"		PROVIDE WATERLINE, 6" STAINLESS STEEL SPLASHGUARD ON BOTH SIDES
B11	3	1	BAR	CORNER DRAIN BOARD	KROWNE	KR19-C24R	19" X 24"		W/ 24" PERFORATED INSERT FOR DRAINBOARD
B12	3	1	BAR	GLASSWASHER	JACKSON	DISHSTAR HT-E-SEER	24"	208v	PROVIDE WATERLINE & POWER, 6" METAL LEG STAND
B13	3	2	BAR	SLIDING GLASS DOOR REFRIGERATOR	AVANTCO	178GDS47HCB	53" X 32" X 84"	115v	PROVIDE POWER
B14	3	1	BAR	COUNTER HEIGHT REFRIGERATOR	AVANTCO	178UBB4GHC	91" X 29" X 37"	115v	PROVIDE POWER, 2" ADA CASTER W/ LOCKER
B15	3	1	BAR	1200 LBS ICE MACHINE	MANITOWOC	IDT1200A / D-570	30" X 34" X 80"	208v	PROVIDE WATERLINE & POWER
BH1	6	2	BACK OF HOUSE	STORAGE RACK	REGENCY	460EC1860K75	18" X 60" X 74"		5 TIER
BH2	6	1	BACK OF HOUSE	EMPLOYEE LOCKERS	GSW	ELS-6DR	12" X 16" X 77"		
BH3	6	1	BACK OF HOUSE	MOP SINK	KROWNE	MS-1818	18" X 18" 13"		PROVIDE WATERLINE
ME1	1	3	MAIN ENTRY	SPEAKER	JBL	PARTYBOX 1000	15.6" X 15.3" X 43.3"	240v	PROVIDE POWER
V1	7	1	VIP ENTRY	AIR CURTAIN	BERNER	7 SLC07-1072AA-BK 72"	72" X 8.5" X 8.5"	120v	PROVIDE POWER, 2500 FPM

FURNITURE SCHEDULE

SYMBOL	QTY	LOCATION	ITEM	MANUFACTURER	MODEL NUMBER	FINISH	SIZE	OPTIONS	REMARKS
F-1	2	SITTING	SINGLE BOOTH	MODERN LINE	EXPO-CHANNEL-48L-36H	CLASSIC BLK	48"X24"		BLACK MATTE BASE
F-2	8	SITTING	DOUBLE BOOTH	MODERN LINE	EXPO-CHANNEL-DBL-48L-36H	CLASSIC BLK	48"X46"		BLACK MATTE BASE
F-3	9	SITTING	TABLE	MODERN LINE	TT-23-2IN-3048	NERO MARQU	30"X48"	2"	TABLE BASE 105029-28-BKZ - BLACK MATTE
F-4	12	BAR	BAR STOOL	MODERN LINE	BS782	GUNITE & BLK	19"X21"		
F-5	2	VIP ENTRY	LONG COUCH	MODERN LINE	CAPRI73	CLASSIC BLK	73"X27"		
F-6	7	MAIN ENTRY VIP ENTRY	SHORT COUCH	MODERN LINE	CAPRI48	CLASSIC BLK	48"X27"		
F-7	9	MAIN ENTRY VIP ENTRY	SIDE TABLE	MODERN LINE	LEON-ST	STND BLK	27"X18"		
F-8	1	SITTING	TRASH CAN	-	-	BLACK	54"X24"		
F-9		MAIN ENTRY	WALL / STATIONARY ART	-	-	VARIES	VARIES		

RESTROOM FIXTURE SCHEDULE

NO.	QNTY.	ITEM	SUPPLY / INSTALL	DESCRIPTION	CATALOG NUMBER	REMARKS
R-1	2	SINK	GC	WALL MOUNTED/VESSEL BATHROOM SINK	NAMEEK'S CERASTYLE 037100-U	WHITE PORCELAIN FINISH
R-2	2	FAUCET	GC	SINGLE-HANDLE LAVATORY FAUCET	NAMEEK'S ABSOLUTE REMER AU11USNL-CR	POLISHED CHROME FINISH
R-3	3	TOILET	GC	COMMERCIAL FLUSHOMETER TOILET	AMERICAN STANDARD EDGEMERE RIGHT HEIGHT ELONGATED 12" ROUGH TOILET	WHITE PORCELAIN FINISH
R-4	1	URINAL	GC	SYSTEM W/ SELECTRONIC FLUSH VALVE	AMERICAN STANDARD MAYBROOK ULTRA HIGH EFFICIENCY UNIVERSAL URINAL	URINAL: WHITE PORCELAIN, FLUSH: POLISHED CHROME
R-5	2	36" GRAB BAR	GC	1 1/4" DIA. STAINLESS STEEL GRAB BAR	BOBRICK B-5806X36	POLISHED CHROME FINISH
R-6	2	42" GRAB BAR	GC	1 1/4" DIA. STAINLESS STEEL GRAB BAR	BOBRICK B-5806X42	POLISHED CHROME FINISH
R-7	2	SOAP DISPENSER	GC	SURFACE-MOUNTED SOAP DISPENSER	BOBRICK B-2111	
R-8	2	HAND DRYER	GC	SURFACE-MOUNTED HAND DRYER	DYSON AIRBLADE	SPRAYED NICKEL
R-9	2	MIRROR	GC	BISTRO MIRROR	JOSS & MAIN SABINE METAL ROUNDED RECTANGLE WALL MIRROR	
R-10	3	TOILET SEAT COVER DISPENSER	GC	SURFACE-MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK B-4221	
R-11	3	TOILET TISSUE DISPENSER	GC	SURFACE-MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK B-2888	
R-12	2	TOILET PARTITION	GC	OVERHEAD-BRACED MOUNTED TOILET PARTITION	BOBRICK BUDGET METROSERIES 1552	

BAR ACCESSORIES

SYMBOL	QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER	FINISH	SIZE	REMARKS
BA-1	4	2" STAINLESS STEEL BAR FOOT RAIL KIT	KEGWORKS	PSS-BARRAIL-KIT	POLISHED STAINLESS STEEL	6'0"	
BA-2	13	UNDERBAR PURSE HOOK	MOCKETT	HK29	POLISHED STAINLESS STEEL	3.5" X 2.25"	



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Scale: **N.T.S.**

Drawn By: **AA**

Schedules

A8.0

MATERIALS SCHEDULE

1

MATERIAL	NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NAME/ #	FINISH/ COLOR	SIZE	CUT / PATTERN	COMMENTS
FLOORING	FL-1	EPOXY FLOORING	SPARTAN EPOXIES	METALLIC EPOXY KIT	EPOXY / MANATEE		METALLIC	LOC: ALL FACILITY
BASEBOARD	BB-1	TROWELED EPOXY COVE BASE	SPARTAN EPOXIES	HDWB-V - VERTICAL EPOXY	DARK GRAY	6" H; 3/16" THK		3/8" RADIUS, LOC: RESTROOMS, BOH, BAR BACK
	BB-2	EXISTING BASE BOARD	-	-	DARK ENGINE DE6350			(E) TO BE PAINTED, NEW @ BAR TO MATCH (E)
TILE	TL-1	4'-6" WAINSCOT TILE	DALTILE	ARTIGIANO	GLOSSY BLACK	3" X 6"	SUBWAY	GC TO INCLUDE BULLNOSE TRIM ALONG TOP, TYP.
WOOD	WD-1	WOOD TAMBOUR	SURFACING SOLUTION	SOLID WOOD TAMBOUR PANEL	POPLAR	1"W X 11/32"H SLAT	T461	LOC: BAR
STONE	ST-1	BAR COUNTERTOP	CAESARSTONE	QUARTZ	5820 DARCREST	CUSTOM	VEINED	LOC: BAR
CEILING	CE-1	CEILING PANEL	SURFACING SOLUTION	ALLUSIONS THERMOFORMED FAUX TIN	BLACK	2' X 4' W/ 12" REPEAT	320	LOC: BAR
	CE-2	WOOD FIBER CEILING	ACOUSTICAL SURFACES	ENVIROCOUSTIC WOOD WOOL	BLACK	24" X 24", 1" THICK	SQUARE BEVELED	LOC: SEATING, VIP
	CE-3	SOUNDPROOF FOAM	SOUNDPROOF COW	UDDERLY QUIET	CHARCOAL	4"	PYRAMID	LOC: MAIN ENTRY HIGH CEILING
	CE-4	5/8" GYP. BOARD CEILING	DUNN EDWARDS	WARM WHITE DEW 380	SEMI-GLOSS / WHITE			LOC: RESTROOMS, BOH
WALL	WA-1	POLYESTER ACOUSTICAL	KOROSEAL	ANDANTE ACOUSTIC WALLCOVERINGS	AND-009, 012, 017, 027	54" W X 33 YARDS	ANDANTE	PATTERNS: TBD, LOC SITTING
	WA-2	SOUND ABSORBING CURTAINS	QUIET CURTAINS	ACOUSTIC CURTAINS	CHARCOAL	V.I.F.	CRESCENT VELOUR	LOC: VIP, MAIN ENTRY
	WA-3	CUSTOM WALL VINYL	CUSTOM	CUSTOM	MATTE			GC TO COORDINATE W/ SUPPLIER WALL SUBSTRATE
PAINT	PT-2	BOH WALL PAINT	DUNN EDWARDS	SILVER CITY DE6337	SEMI-GLOSS / GRAY			LOC: BOH
	PT-3	BAR WALL PAINT	DUNN EDWARDS	DARK ENGINE DE6350	SEMI-GLOSS / BLACK			LOC: BAR 42" HT
	PT-4	BAR WALL PAINT	DUNN EDWARDS	DARK ENGINE DE6350	VENETIAN PLASTER			LOC: BAR - ABOVE BAR HEIGHT
FRP	FRP-1	FRP PANEL	MARLITE	SYMMETRIX FRP	BLACK			

LIGHT FIXTURE SCHEDULE

FIX NO.	QTY.	SYMBOL	FIXTURE TYPE	MANUFACTURER / MODEL	SIZE	FINISH/ COLOR	LAMP TYPE	LAMP WATT.	REMARKS
F1	20		ROUND RECESSED DOWNLIGHT	PRESCOLITE / LFR-4RD	4"	BLACK / BLACK	LED	8-54 W RANGE	LFR-4RD-T-30K-LWW-SS-BT, LFR-4RD-H-IC
F2	9		WALL SCONCE	ET2 / ALUMILUX E41501-ABZ	6.75" DIAMETER	ALUMINUM / BLACK	LED	14 W	
F3	5		ROUND RECESSED WALL WASH	PRESCOLITE / LRF-4RW	4"	BLACK / BLACK	LED	8-54 W RANGE	LFR-4RW-T-30K-LWW-SS-BT, LFR-4RD-H-IC
F4	3		PENDANT LIGHT	VISO / GLOBO PENDANT	19.7" DIAMETER	WHITE	LED	23 W	
F5	2		WALL SCONCE	BROWNL EE / SPLIT 5260	26" X 2.75" X 2.69"	BRUSHED NICKEL	LED	16 W	5260-26-BN-H16-30K
F6	±295'		STRIP LIGHT	GOVEE / H70A3	98'4 51/64"	RGB	LED	72 W	PLUG-IN
F7	2		EDGE-LIT EXIT SIGN	-	-	WHITE	-	-	EXISTING TO REMAIN
F8	1		PENDANT LIGHT	VISO / GLOBO PENDANT	25.6" DIAMETER	WHITE	LED	23 W	

DOOR SCHEDULE

DOOR #	LOCATION	ROOM #	TYPE	(E)/(N)	MFR	MODEL	OPERATION	HANDING	NOMINAL DOOR SIZE			MATERIAL	GLAZING	HARDWARE TYPE	REMARKS
									WIDTH	HEIGHT	THKN				
1	MAIN ENTRY	01	-	(E)	-	-	DOUBLE SWING	LHR / RHR	8'-0"	10'-0"	1/2"	ALUMINUM	TEMP	NON-LATCHING PANIC	
2	MEN'S RR	04	A	(N)	-	-	SWING	LHR	3'-0"	7'-0"	2"	SOLID CORE WOOD	-	HW-1	SELF-CLOSING
3	WOMEN'S RR	05	A	(N)	-	-	SWING	RHR	3'-0"	7'-0"	2"	SOLID CORE WOOD	-	HW-2	SELF-CLOSING
4	BOH	06	A	(N)	-	-	SWING	RHR	3'-0"	7'-0"	2"	SOLID CORE WOOD	-	HW-3	SELF-CLOSING, TOP & BOTTOM LOUVER
5	REAR ENTRY	07	-	(E)	-	-	DOUBLE SWING	LHR / RHR	6'-6"	10'-0"	1/2"	ALUMINUM	TEMP	NON-LATCHING PANIC	

HARDWARE SCHEDULE

HRDWR #	LOCATION	RM #	DESCRIPTION	MFR	MODEL	TYPE	FINISH	PROVIDED BY	REMARKS
HW-1	MEN'S RR	04	PRIVACY LOCKSET	-	-	LEVER	SATIN ALUMINUM	GC	SELF-CLOSING
HW-2	WOMEN'S RR	05	PASSAGE LOCKSET	-	-	LEVER	SATIN ALUMINUM	GC	SELF-CLOSING
HW-3	BOH	06	STOREROOM LOCKSET	-	-	LEVER	SATIN ALUMINUM	GC	SELF-CLOSING
HW-4	VIP ENTRY	07	STOREROOM LOCKSET	-	-	LEVER	SATIN ALUMINUM	GC	SELF-CLOSING

DOOR / DOOR HARDWARE NOTES:

*Door handles shall be lever type, push / pull or equivalent. Maximum effort to operate doors shall not exceed 5 lbs per CBC 11B-309.4.

*All wood doors to be solid core.

*All exterior doors to be rodent proof.

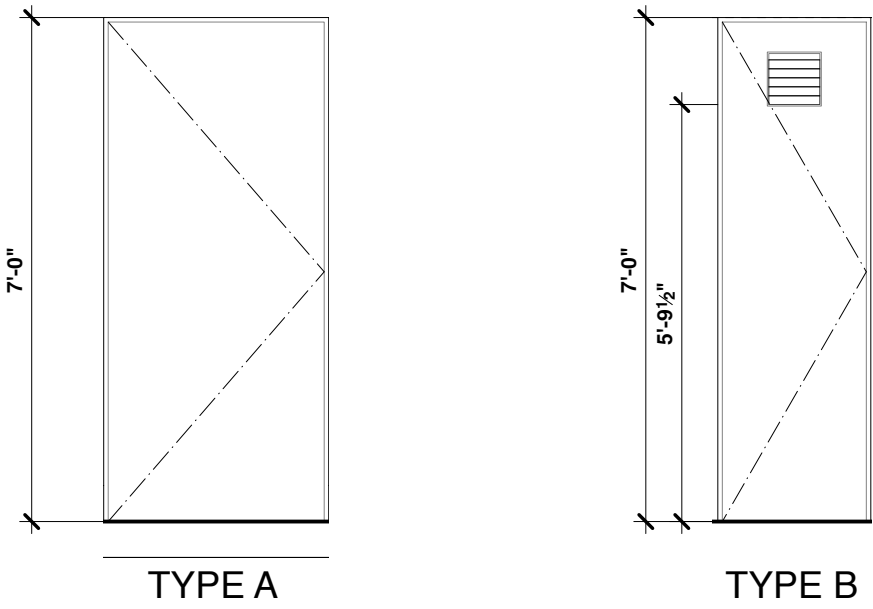
*Exit doors to be operable from the inside without the use of a key, special knowledge or effort.

*All exit doors shall provide a min. clear opening width of 32" and be capable of opening 90 degrees per CBC 1010.1.1.

*All exit doors should have a maximum width of 48" nominal of a swinging door leaf. Exit doors shall be side-hinged swinging type.

*Sign above entry doors: "This door to remain unlocked while building is occupied"

DOOR TYPES



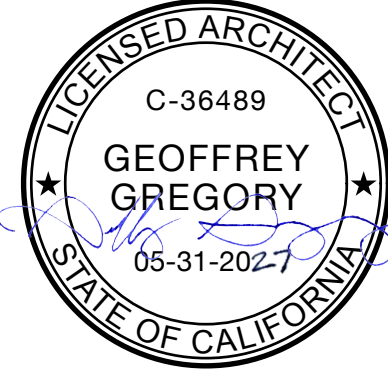
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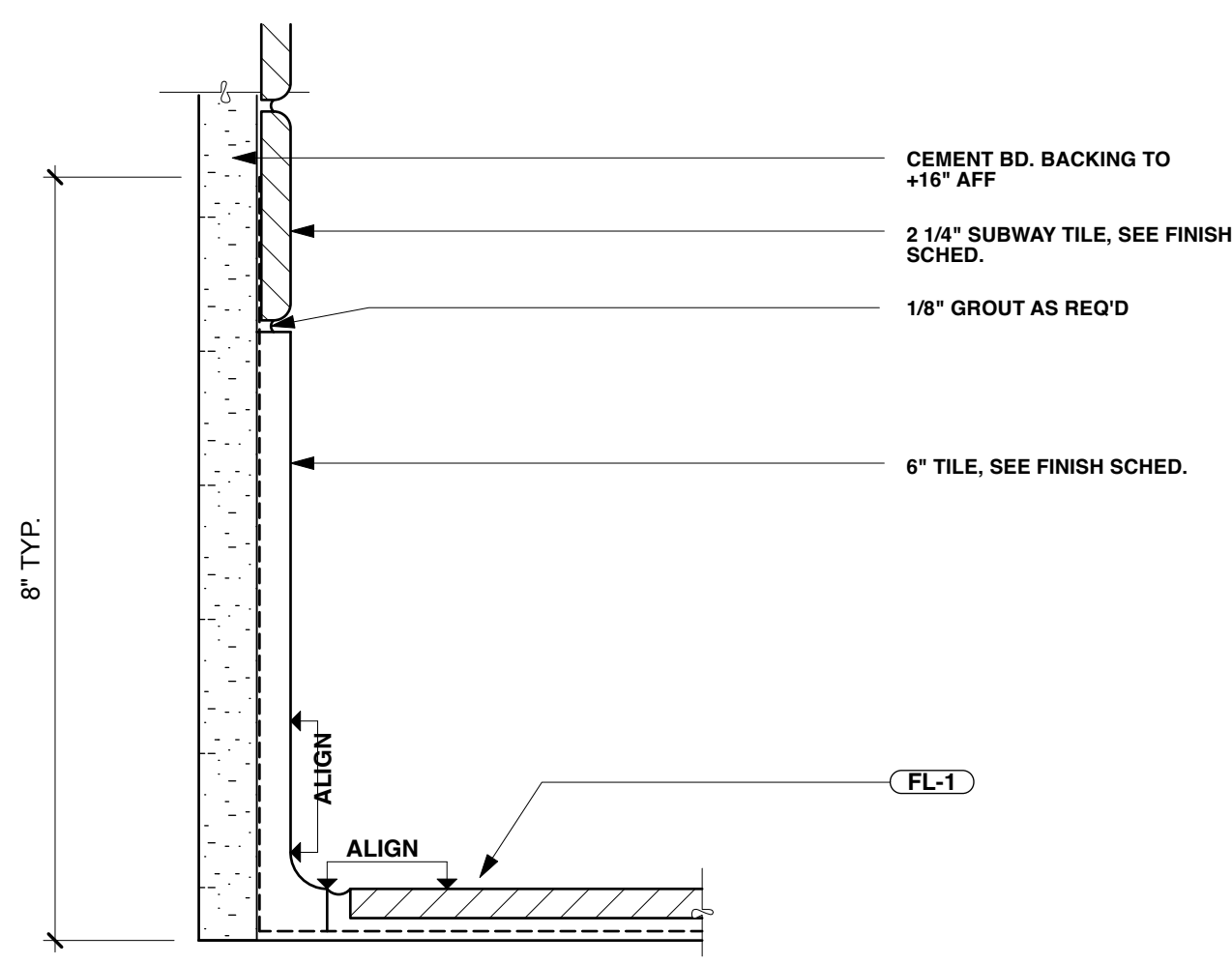
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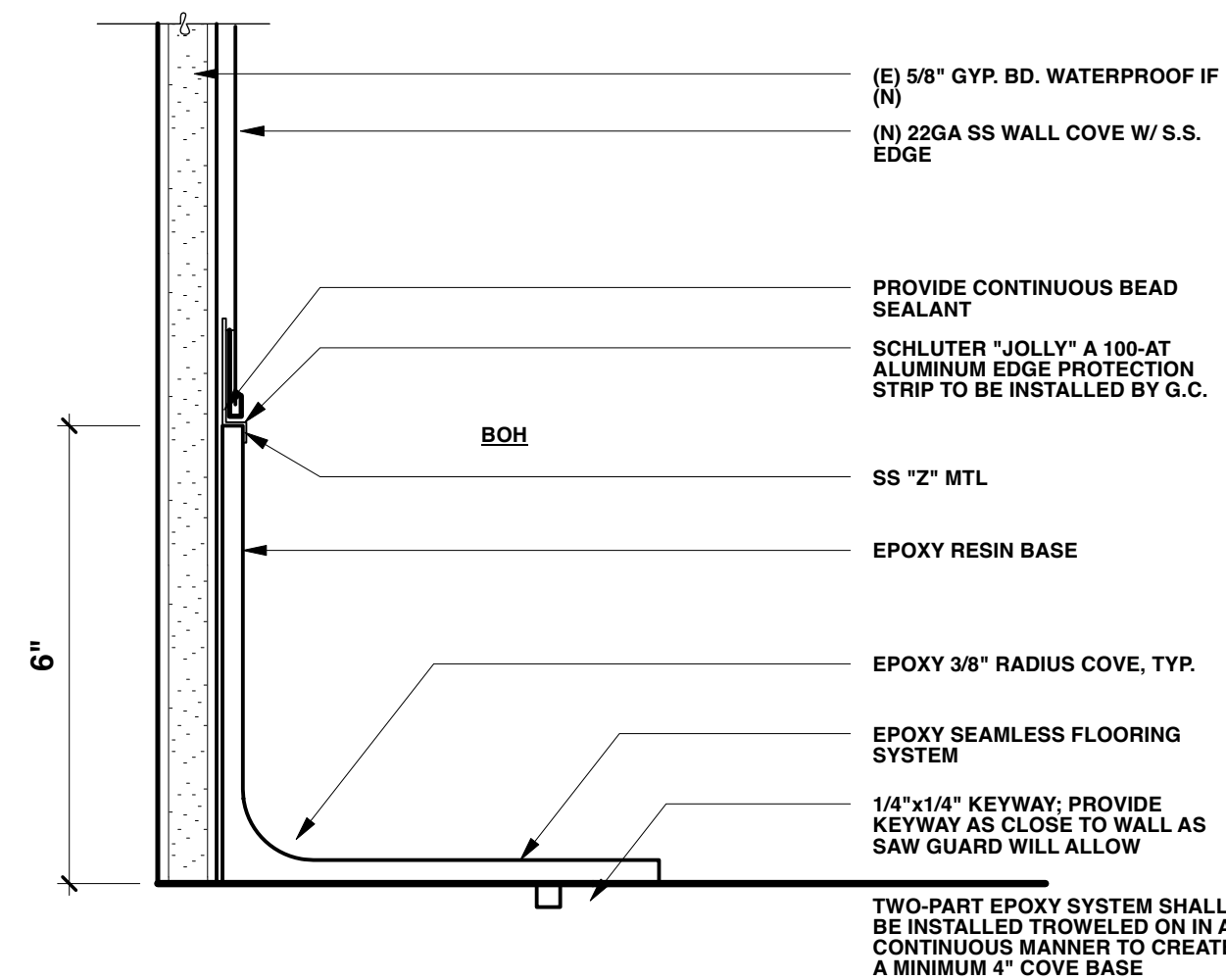
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Schedules

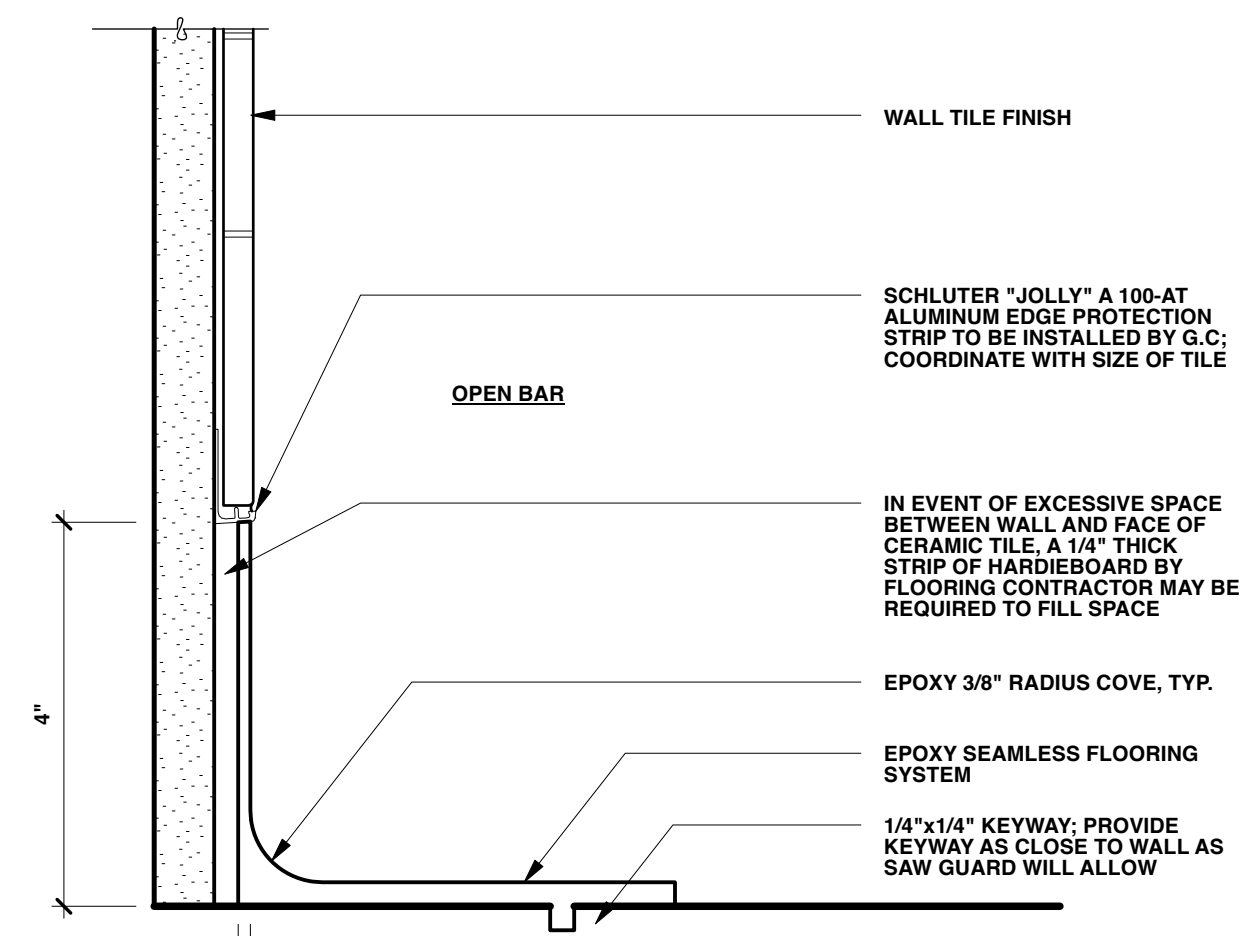
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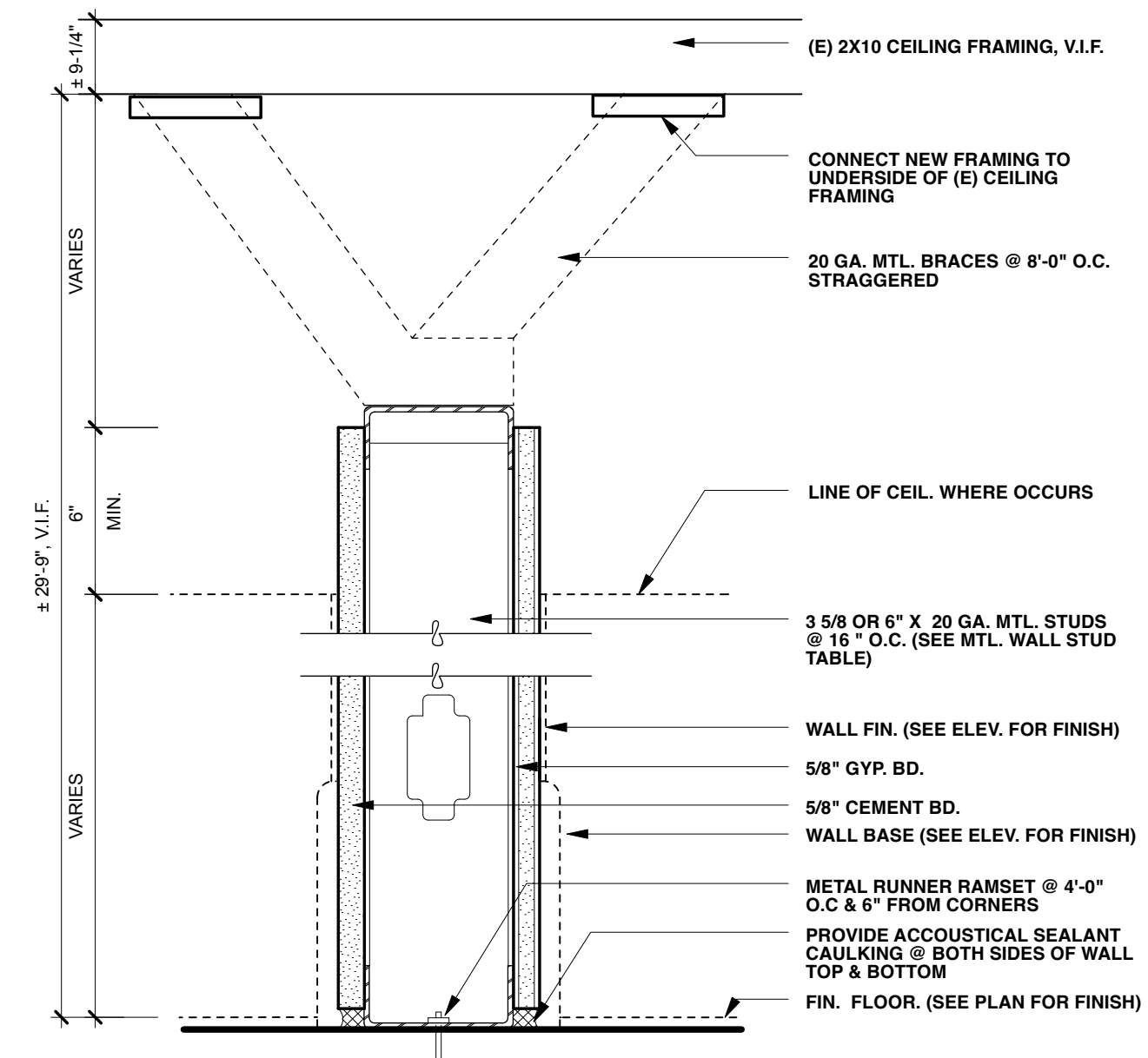
BASE DETAIL @ RR Scale 6"=1'-0"	10
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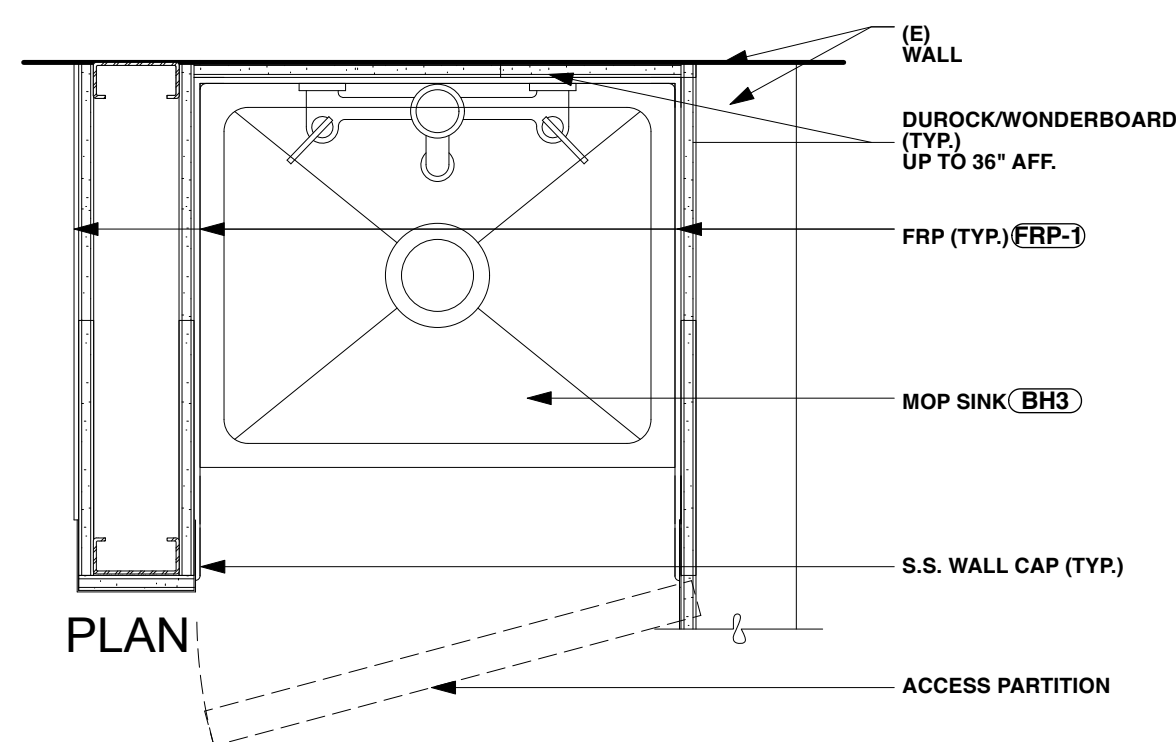
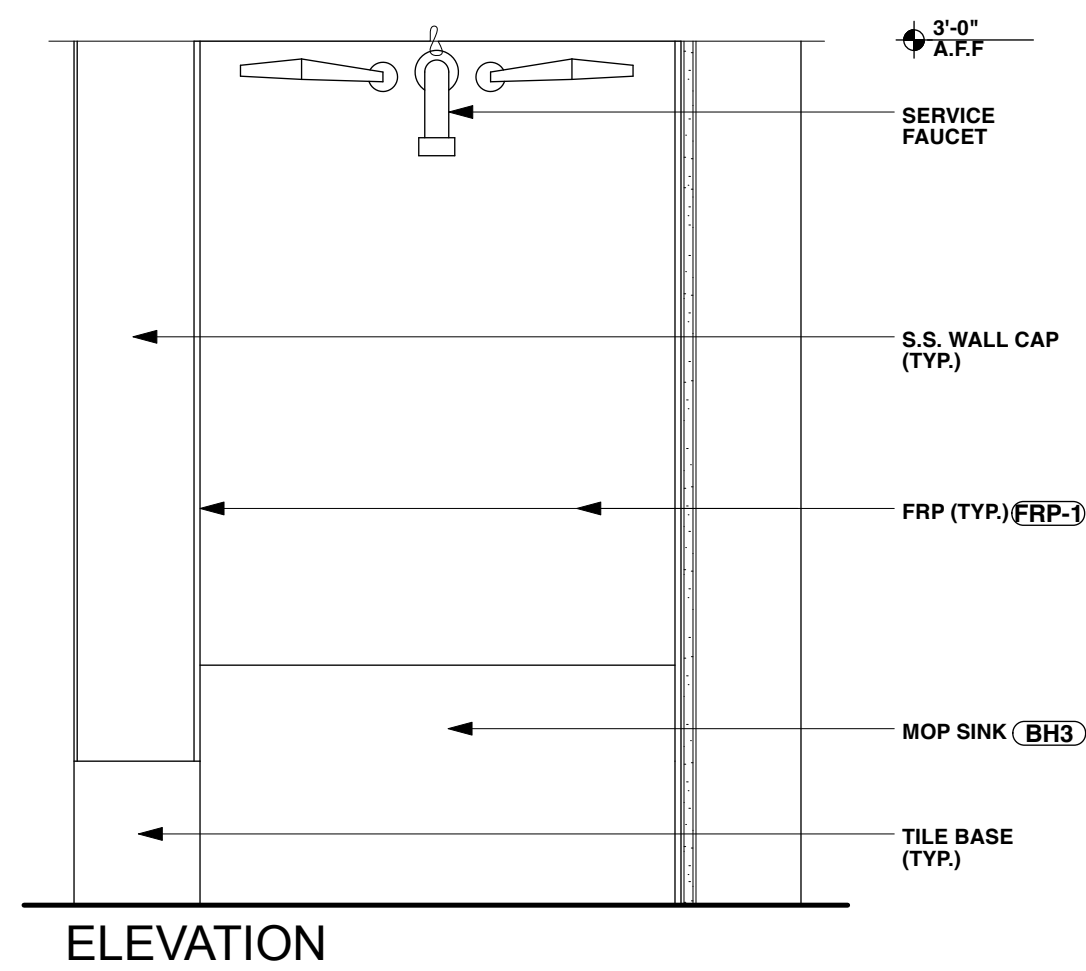
BASE DETAIL @ BOH	07
Scale 6"=1'-0"	



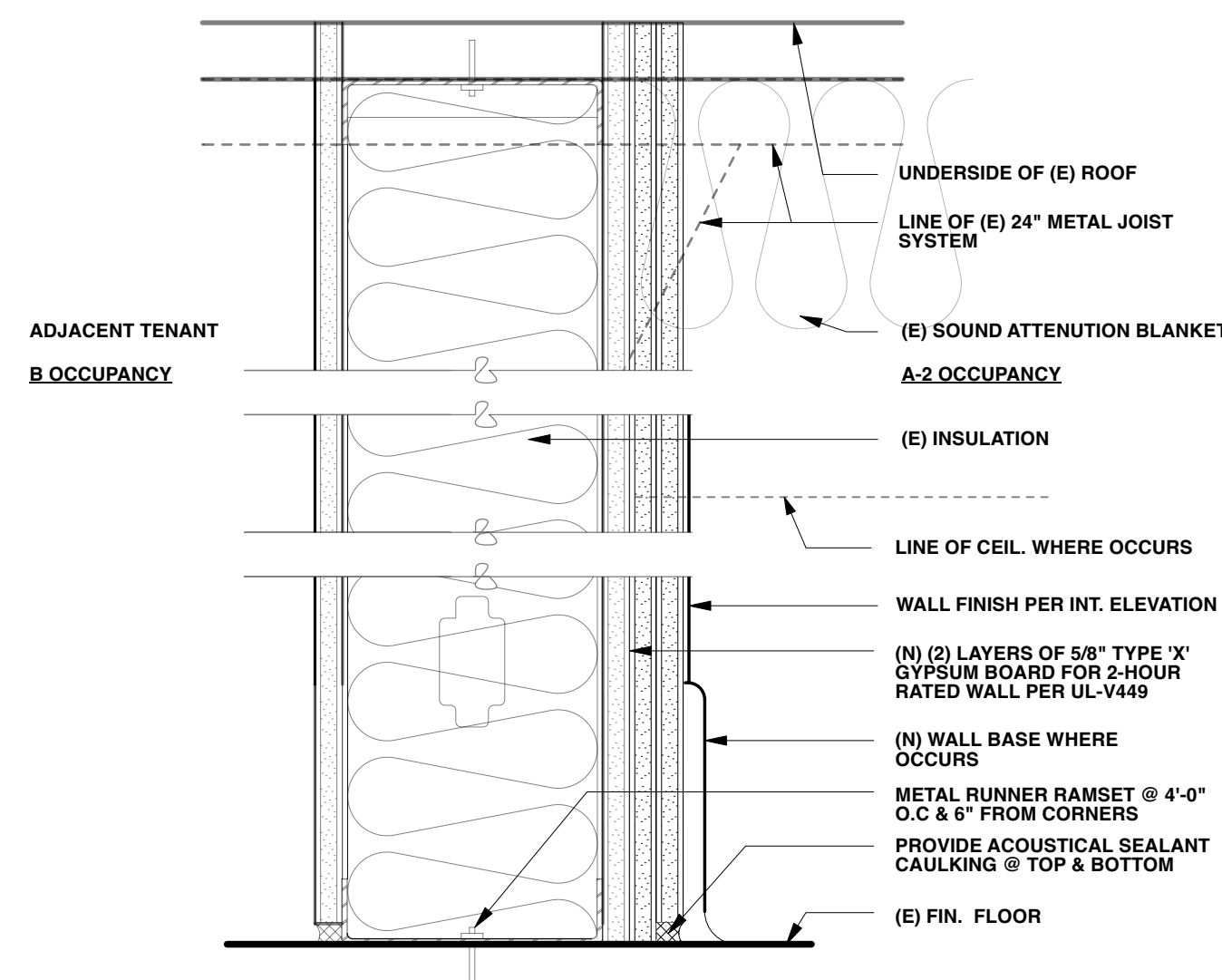
BASE DETAIL @ BAR	04
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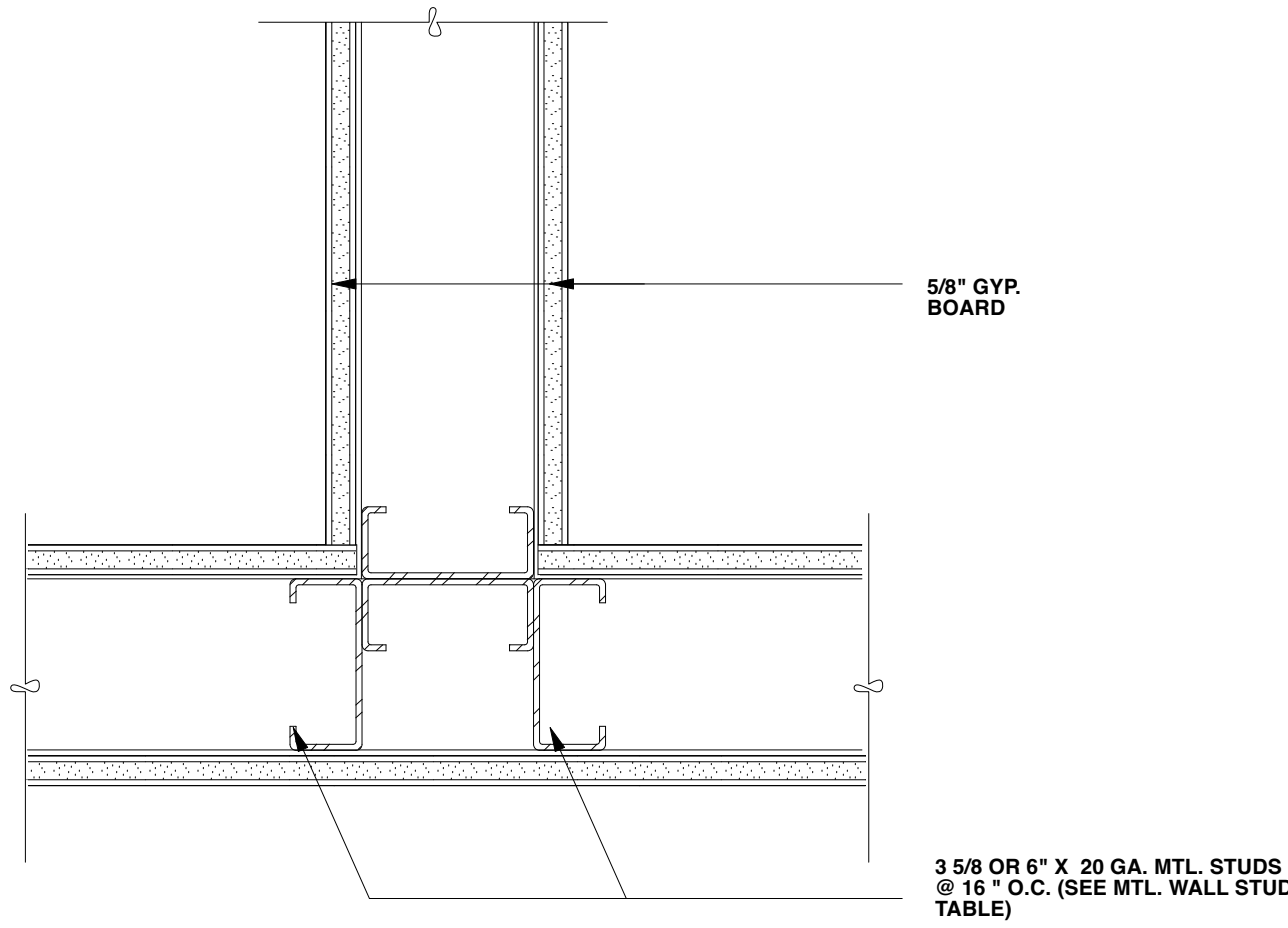
NON-RATED CEL. HT.	01
Scale 3"=1'-0"	



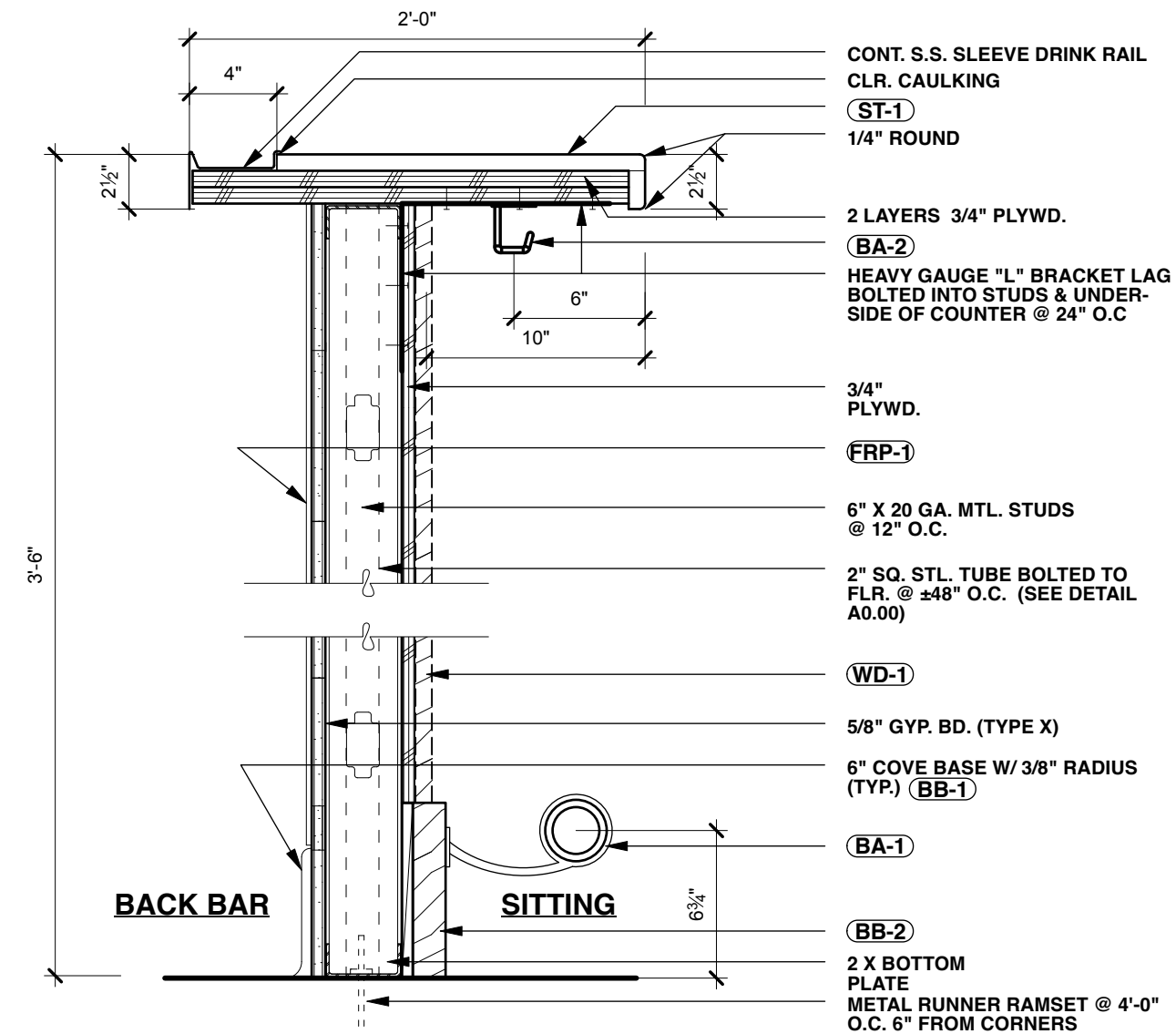
MOP SINK Scale 1-1/2"=1'-0"	11
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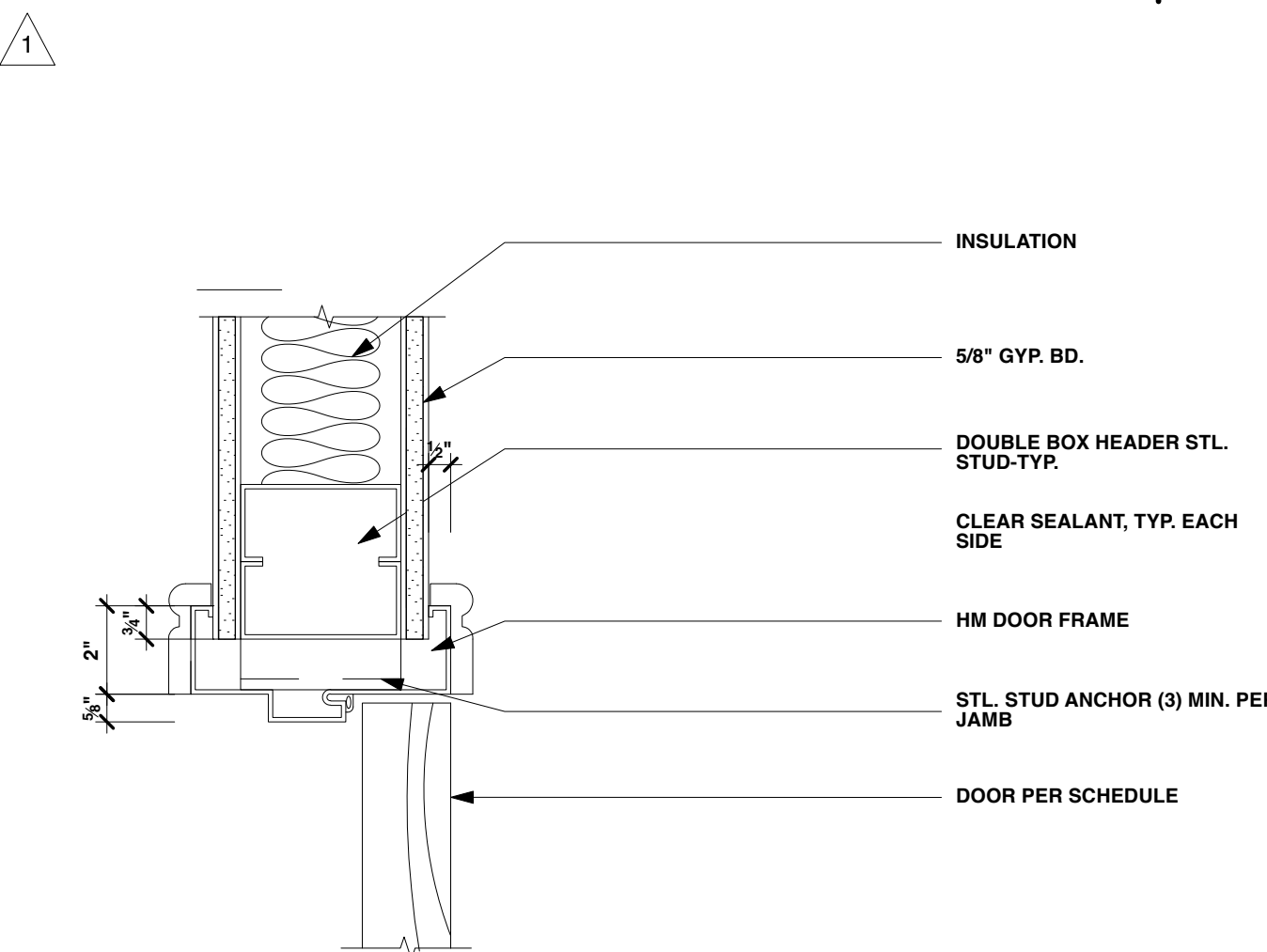
(N) DEMISE WALL - 2-HR FIRE BARRIER 08
Scale 3"=1'-0"



90-DEGREE PARTITION

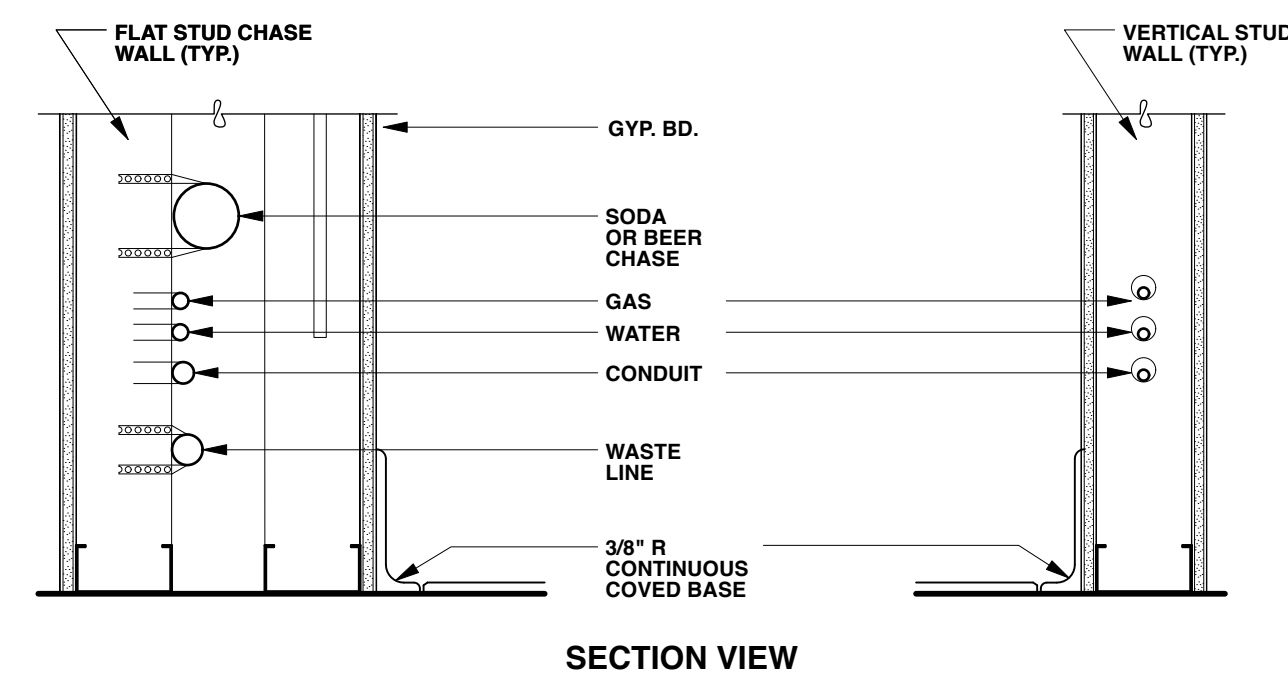


PONY WALL @ BAR COUNTER 02



INTERIOR DOOR HEADER 09

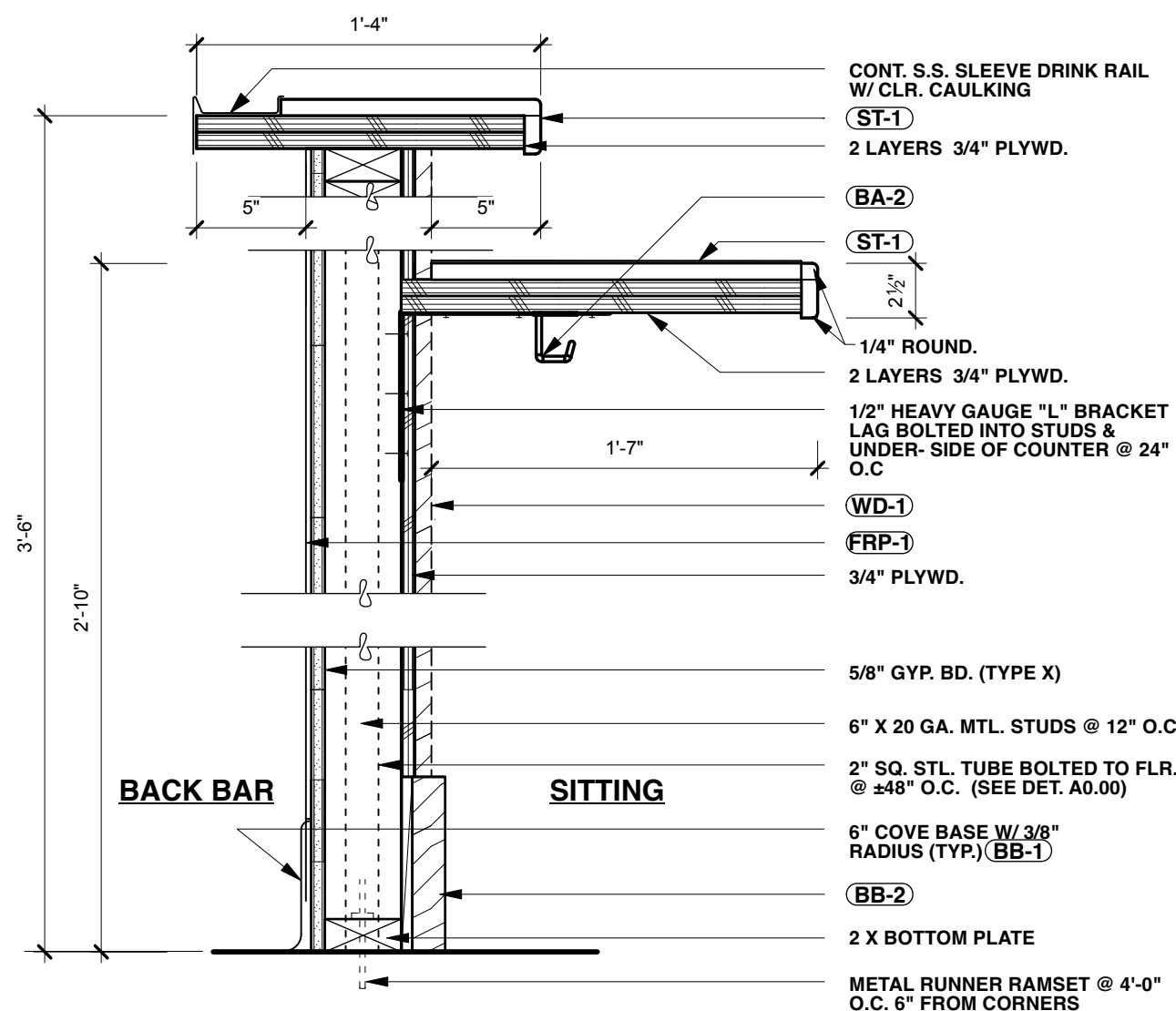
Scale 3"=1'-0"



NOTE:

- 1. ALL LINES (CO, SYRUP, LIQUOR, SODA, ETC.) MUST BE FIXED IN PLACE TO PREVENT VIBRATION OR OTHER MOVEMENT.**
- 2. ANY IN-LINE VALVES MUST BE MADE ACCESSIBLE. (EXCEPTIONS) WILL BE GRANTED ONLY IF STATED IN THE UBC/UBC/UMC.)**
- 3. IF SOLID WALLS (ie. CONCRETE BLOCK) ARE ENCOUNTERED, WALL TO BE FURRED OUT WALL TO CONCEAL THE CONDUIT, PIPES, ETC.**

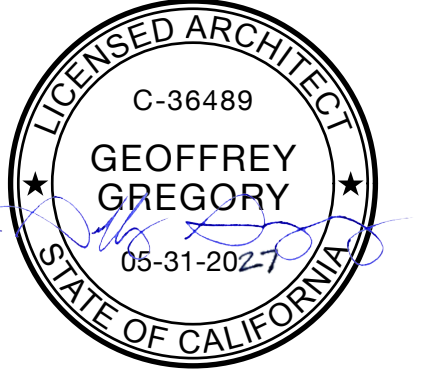
PLUMBING WALL Scale 6"=1'-0"	06
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PONY WALL W/ ACCESSIBLE COUNTER



All drawings and written material appearing herein constitute original and unpublished work of Gregory Architects. This document contains proprietary information furnished for the limited purpose of evaluation, bidding, or review and may not be duplicated, used, or disclosed without the prior written consent of Gregory Architects.



ROCK'N AVENUE

73730 EL PASEO, SUITE C
PALM DESERT, CA 92260

	Date	Description
	01/09/26	PERMIT SUBMITTAL
1	03/09/26	2ND SUBMITTAL
2	04/08/26	3RD SUBMITTAL
Project No.: _____		2540
Date Modified:		03/09/2026
Scale:		AS SHOWN
Drawn By:		AA

General Details

A9.0



March 24, 2026

To all neighbors and interested parties:

Gregory Architects, on behalf of the project applicant, invites you to attend a follow-up community meeting regarding the proposed **Rock'N Avenue** bar (Case No. CUP-25-5003), located at 73-730 El Paseo, Suite C.

The project was considered by the City of Palm Desert Planning Commission at a public hearing on March 17, 2026. At that meeting, the Planning Commission continued the public hearing to a date uncertain and directed the applicant to conduct additional community outreach with nearby residents, business owners, and property owners. No final decision has been made regarding the project.

In response to this direction, the applicant will host a community meeting to provide updated project information and receive feedback from the surrounding community.

Meeting Details:

Tuesday, April 7
6:00 p.m. – 7:00 p.m.
73730 El Paseo, Suite C

The meeting will include discussion of:

1. Proposed operations and hours of operation
2. Noise management and mitigation measures
3. Parking and circulation
4. Security and queuing
5. Maintenance and sanitation
6. Overall neighborhood compatibility

Community input received at this meeting will be considered as the project and operational details continue to be refined in coordination with City staff and Planning Commission direction.

Please note that this meeting is conducted by the project applicant and is not a City-sponsored meeting or public hearing. No formal action will be taken at this meeting. A future public hearing before the Planning Commission will be scheduled following additional review.

If you are unable to attend, you are encouraged to provide comments to the project representative or to the City of Palm Desert Planning Division.

We appreciate your time and input.

Sincerely,

Geoff Gregory, AIA
Principal Architect
Gregory Architects

2nd Community Engagement Agenda

INTRODUCTIONS

- Project Applicant: Gregory Architects
Owner: Patrick Masur
Landlord: Chad Vogt
City Planning Staff: Bobby Keatinge
- NOTE: This meeting will be confined to 1 hour and conclude at 7pm. Q&A will be held at the end of our presentation. Please hold all questions until then. We will note all questions asked; any questions unanswered during this meeting will be responded to in a timely manner.

PROPOSED OPERATIONS AND HOURS OF OPERATION

- Rock'N Avenue will offer canned beer, spirits, mixed drinks, cocktails, and non-alcoholic selections.
- No kitchen will be provided. Food will not be prepared, served, or consumed on site unless future compliance with Riverside County Fire Department and Department of Environmental Health requirements is achieved.
- There will be no dedicated dance floor.

Hours of operation:

- Open daily from 2:00 PM to 2:00 AM
- Typical staffing: 2–4 employees per night, plus 2 licensed security personnel after 8:00 PM

Daily operations format

- 2:00 PM – 7:00 PM (Happy Hour):
 - Televised sports programming
 - Low-level ambient background music
 - No low-frequency amplified bass
- Beginning at 9:00 PM:
 - Transition to classic music videos (1960s–early 2000s)
 - Corresponding music played through interior speakers
 - Volume maintained within City-required limits

NOISE MANAGEMENT AND MITIGATION MEASURES

Rock'N Avenue is designed to operate as an indoor, acoustically controlled venue compatible with surrounding businesses and nearby residential areas.

Measures include:

- Acoustically rated wall and ceiling finishes throughout the space
- Acoustic curtains installed at storefront glazing
- Storefront doors closed beginning at 9:00 PM
- Only three interior speakers, oriented away from El Paseo
- No subwoofers

- Pre-opening sound testing to confirm compliance with City noise limits

Rock'N Avenue will comply with City of Palm Desert Municipal Code Section 9.24.030 sound standards:

- 7:00 AM – 10:00 PM: 65 dBA (10-minute average)
- 10:00 PM – 7:00 AM: 55 dBA (10-minute average)

The intent is to provide an engaging indoor music environment without disruption to adjacent businesses or nearby residents.

SECURITY AND QUEUE MANAGEMENT

To maintain a safe and orderly environment:

- Two licensed security personnel on site daily from 8:00 PM – 2:30 AM
- Security stationed at both entrances:
 - El Paseo entrance
 - Presidents Plaza entrance
- ID verification at both entrances
- Dress code enforced after 8:00 PM
- Security cameras installed throughout interior and exterior premises
- Cameras accessible to City Code Compliance as conditioned
- Queueing managed per approved queueing plan
- Exterior areas cleared of loitering and queueing by 1:45 AM

PARKING AND ACCESS

Patrons may access the venue from both:

- El Paseo frontage
- Presidents Plaza rear entry

Parking is available:

- Along El Paseo
- Within Presidents Plaza parking areas directly adjacent to the site

Both parking areas provide convenient pedestrian access to the venue.

SMOKING AREA AND CLOSING PROCEDURES

- A designated smoking area will be located approximately 70 feet from the nearest building within Presidents Plaza
- Smoking area inspected nightly and cleaned at closing
- Patrons will be directed off premises at closing time
- Sidewalk frontage along both El Paseo and Presidents Plaza cleaned within 30 minutes after closing

Open flames will not be permitted anywhere on the premises.

MAINTENANCE, TRASH, AND SANITATION

- Trash disposal will utilize the existing Presidents Plaza tenant trash enclosure
- Staff will monitor exterior conditions during operating hours
- Exterior frontage maintained nightly after closing

OVERALL NEIGHBORHOOD COMPATIBILITY

Rock'N Avenue is designed specifically to complement the refined and pedestrian-oriented character of El Paseo.

Key compatibility features include:

- No dance floor
- No kitchen operations
- Limited number of interior speakers
- No subwoofers
- Acoustic curtain system at storefront glazing
- Security presence at both entrances nightly
- Dress code after 8:00 PM
- Interior-focused entertainment environment

The venue is intended to serve a mature, professional, and visitor-oriented clientele, expanding both daytime and evening activity along El Paseo while supporting surrounding hotels, restaurants, and retail businesses.

QUESTIONS & ANSWERS

Community Questions & Concerns

Sheri Pierattoni, Owner of PizzaVino

- Who wrote the agenda?
The 2nd Community Engagement Meeting agenda was written by Gregory Architects.
- Who's going to police Patrick?
City of Palm Desert Code Compliance, along with the Riverside County Sheriff Department, will be available to assist with any code violations.

Dr. Levy, Resident

- How are the decibels measured? Traffic decibels are quite loud, so will the City be fair in their measurements?
Decibels will be measured as conditioned by the City. The City must remain impartial.

Scott Kuppelli, Resident

- Are these requirements similar for all bars?
Decibel requirements remain the same for all businesses within the City of Palm Desert. Additional conditions must be met by this bar, given its conditional use.

Nurse, Resident

- I can hear music from Tommy Bahama's rooftop bar from my car while driving along El Paseo. Are they allowed different decibel limits?
Decibel requirements remain the same for all businesses within the City of Palm Desert. Should the music be considered a nuisance, Code Compliance may be called to intervene.

Richard Kutcher, ShadowCliff HOA President

- We are concerned about young waiters with hotrod cars roaring around the parking lot. Who will be coming to this bar? The after-hours noise will be annoying.
While we are able to have more control of acoustics within our space, we cannot control the sounds people make outside.

Boyfriend of Sheri Pierattoni, Owner of PizzaVino

- From what I've heard, I think Patrick will be the opposite of a good neighbor.
Patrick must abide by the agreed upon conditions or risk having his Conditional Use Permit revoked by the City.

Mark Furman, Resident

- Will Patrick be an absentee owner or will he be present 12-months of the year to operate his bar?
Patrick must abide by the agreed upon conditions or risk having his Conditional Use Permit revoked by the City.



GREGORY ARCHITECTS

Rock'N Avenue 2nd Community Meeting
Case No. CUP-25-5003
April 7, 2026

Mostaf Tawfik 35906 Hartley St Palm Desert 831 2005935

NAME	PALM DESERT ADDRESS	PHONE	EMAIL
Mark Furman	45632 Act. 110 RPA	360 4026128	
Ronnie & Elizabeth Smith	Nept Beach	949 3783049	
Silvia Nassar	76612 BEGONIA LN	818 6203674	silvia@ensomnaries.com
Maria Womack	334 Red River Rd	818-2165344	womack5344@gmail.com
Darryl Leoy	44355 Les Vistas D.R.	818-430-1700	
Hiroto mi Teranishi	207. LAS LOMAS, CA 92260	650.714.8670	hirotomit@gmail.com
Bobby Keatinge	CITY OF PD		
Scott & Shelby Juppalli	PD		
Ed Leoy	73-061 El Paseo	310 7091440	
Misty Ballard	46180 Cypress Estates Ct PD	760 772301	mistyboatecamp@gmail

NAME	PALM DESERT ADDRESS	PHONE	EMAIL
RICHARD KUTCHER	23699 EL PASO	250 885 6844	KEIING@SNV.CA
Jeff Dawner	46415 San Luis Rey Ave.	206-755-6611	jpdawner@gmail.com
JOE/DIANE GORDANS	Gurley Dr Indian Wells		
Sama Maksoudian	10 University Circle Rancho Mirage 92270	(909) 809-4664	—
Bill Kelly	10 University Circle Rancho Mirage 92270	(760) 250-0868	✓
Steve Stamper	22 Vista Mirage Way	214 463-1608	
Lisa Popst	75163 Palisades Pl. Indian Wells, CA 92240	209-858-8437	lisa.popst@yahoo.com
Amy Smith	73061 El Paseo, Suite 208 Palm Desert, CA 92260	760-341-4888	asmith@charwellproperties.net
Dallas Mohamed	1320 W 35th St		



CITY OF PALM DESERT

73-510 FRED WARING DRIVE
PALM DESERT, CALIFORNIA 92260-2578
TEL: 760-346-0611
INFO@CITYOFPALMDESERT.ORG

CITY OF PALM DESERT PUBLIC HEARING NOTICE CASE NO. CUP-25-5003

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, TO REVIEW A REQUEST BY GREGORY ARCHITECTS FOR THE ADOPTION OF THE NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A NEW 1,900 SQUARE-FOOT BAR USE AT 73-730 EL PASEO, SUITE C

The City of Palm Desert (City), in its capacity as the Lead Agency for this project under the CEQA, finds that the proposed project is categorically exempt under Article 19 Section 15301 Existing Facilities ("Class 1") of the State CEQA guidelines; therefore, no further environmental review is necessary, and that a Notice of Exemption can be adopted as part of this project.

PROJECT LOCATION: 73-730 EL PASEO, SUITE C, PALM DESERT, CA 92260 (APN 627-212-014)

PROJECT DESCRIPTION: Consideration to approve a Conditional Use Permit (CUP) to operate a new 1,900 square-foot bar use. This project was previously considered by the Planning Commission on March 17, 2026 and was continued to a date uncertain to address concerns and additional conditions.

PUBLIC HEARING: NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Palm Desert, California, will hold a Public Hearing at its meeting on May 5, 2026. The Planning Commission meeting begins at 6:00 p.m. in the Council Chamber at 73510 Fred Waring Drive, Palm Desert, California. Pursuant to Senate Bill 707, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person. Options for remote participation will be listed on the Posted Agenda for the meeting at: <https://www.palmdesert.gov/government/meetings>

PUBLIC REVIEW: The plans and related documents are available for public review Monday through Friday from 8:00 a.m. to 5:00 p.m. by contacting the project planner, Bobby Keatinge. Please submit written comments to the Planning Division at the following address:

Bobby Keatinge, Associate Planner
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260
(760) 776-6479
rkeatinge@palmdesert.gov

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing [Government Code Section 65009(b)(2)].

PUBLISH: THE DESERT SUN
APRIL 24, 2026

ROSIE LUA, SECRETARY
PALM DESERT PLANNING COMMISSION

POSTING OF ON-SITE PUBLIC NOTICE SIGN



MAIN ENTRY FROM EL PASEO



REAR ENTRY FROM PRESIDENTS' PLAZA

Pursuant to the requirements of PDMC 25.60.060(G), project with Case No. CUP-25-5003 requiring a public hearing before the Planning Commission and/or City Council has two (2) public notice signs (On-Site Public Notice Signs) posted on the property: one along the main (south) entry from El Paseo, the other along the rear (north) entry from Presidents' Plaza.

Thank you,
Gregory Architects

To Planning Commission Members:

I want to thank you for the consideration you gave to the opposition for the CUP of Rock N' Avenue Bar on El Paseo. All the questions asked by the Planning Commission and proposed regulations are of great value to determine whether this is a good fit for El Paseo namely and next to my restaurant secondly. I appreciate the care you're taking to ensure that this is a good fit and if you decide to allow this business if Patrick Masur does not meet the standards imposed there will be repercussions beyond a slap on the wrist.

The City is aware of the ongoing problems businesses have with Libations. Code Enforcement hasn't addressed the ongoing problems. It would not be good for anyone if this pattern is allowed to repeat itself on our beautiful street, much less on the same block.

Thank you again.

Sincerely,

Sheri Pierattoni

Bobby Keatinge

From: Jay Masur [REDACTED]
Sent: Thursday, March 19, 2026 7:12 AM
To: Bobby Keatinge
Cc: citycouncil@palmdesert.gov; patrick@rocknavenue.com
Subject: Night club in Palm Desert



Dear Mr. Kealinge, my name is Jay Masur, and I am requesting, Freedom of Information Act for all relevant planning commission documents related to any bar/night club in Palm Desert that has applied for a license to operate a business in this town, all restrictions applied to any bar that have exceeded standard normal operations for such businesses. This information is also requested for any establishment that serves alcohol with food. I was at the planning commission meeting and listened to all testimony. I also have concern with a member with a possible conflict of interest, having a business close to Mr. Masurs proposed place of business. On a side note, one of the commissioners did not like the fact at this time Mr. Masur would not be serving food or having live music using his personal view as a reason not to support Mr. Masurs business.

I took the time after the meeting to travel to some of the night clubs in the area, without a dress code, and was amazed at the cleanliness expecting to see vomit/ Urine/garbage and feces all over this beautiful town, along with fights and disturbances. Did not see any of this non-sense but being from out of town the rhetoric of this non-sense does not fair well because of neighbor who simply don't want a business next to them, it's only a vibe and not reality that this is or would happen with a night club with a dress code catering to the older crowd.

There were some personal and disturbing attacks at Mr. Masur's character that will be delt with.

I look forward to this information ASAP as so Mr. Masur can control the bleeding all this time has caused in his attempted to open a legit operation in this town.

Please share this with the planning commission.

Thank you, Jay Masur Medstar Paramedic Ambulance Inc. [REDACTED]
[REDACTED]

Bobby Keatinge

From: Patrick Masur [REDACTED]
Sent: Thursday, March 19, 2026 8:25 AM
To: Bobby Keatinge
Subject: Please forward to all members.



Hi, I started a petition 12 hours ago and its gaining momentum quickly. People here support ROCK'N AVENUE. Please take a look and read it.

<https://www.change.org/p/support-rock-n-avenue-equal-conditions-for-all-bars-on-el-paseo>

Sent from my Galaxy

Bobby Keatinge

From: Niko Romaidis on behalf of Planning
Sent: Thursday, March 19, 2026 7:54 AM
To: Bobby Keatinge
Subject: FW: Bar on El Paseo

Hi Bobby,

I believe this email is email is intended for Rockin Ave. Just bringing it to your attention.

Regards,



Niko Romaidis
Planning Technician

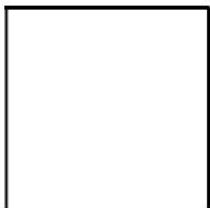
City of Palm Desert
73510 Fred Waring Drive, Palm Desert, CA 92260
nromaidis@palmdesert.gov | [760.776.6309](tel:760.776.6309) | www.palmdesert.gov



**Vote for Palm Desert's Next
Roundabout Sculpture**
Click Here!



From: Jeannie Collins [REDACTED]
Sent: Wednesday, March 18, 2026 7:19 PM
To: Planning <planning@palmdesert.gov>
Cc: Percoski, Patrick [REDACTED]
Subject: Bar on El Paseo



Hi
I was in attendance at the meeting last night and wanted to add my 2 cents but I have laryngitis. So I thought I'd send an email.

My husband and I live 3 blocks from El Paseo and own 2 retail stores on El Paseo. Quite frankly we are concerned about the

direction El Paseo is going in PERIOD. We realize there are many vacancies that need to be filled but feel some of the choices made are going to bring down the quality of the street. This Bar proposal is definitely one of them. As the Pierros' owner stated last night - nothing good happens after midnight. I have said this to my kids when they were young and continue to say it to them as adults. The average age here in Palm Desert is 56 years old, the majority of this demographic is home by 10pm. I don't understand why you would even consider having a bar only , no food in such a small location open 7 days a week for 12 hours a day. It's just common sense that this location will attract the wrong crowd, particularly after 9 pm

I hope that you take into consideration all of the comments and concerns that have been made regarding this bar.

thank you

Jeannie Collins



Bobby Keatinge

From: Doug N [REDACTED]
Sent: Monday, March 30, 2026 4:20 PM
To: Bobby Keatinge
Subject: Re: NOTICE OF COMMUNITY MEETING - CUP-25-5003 - ROCK'N AVENUE BAR



Bobby

Why are you guys giving this kid such a hard time?

He's a responsible, enterprising young man trying to bring a diversity of experiences to this town.

Everyone deserves a chance to prove themselves. If there's a problem, then go after him. I'm confident that will not be an issue. Don't put a bunch of unrealistic and overly burdensome requirements that will guarantee his failure before he even starts. To many old NIMBY's that want to stand up in meetings and shake their fists. Give him a realistic chance.

Thanks

Doug North

Sent from my iPhone

On Mar 30, 2026, at 3:18 PM, Bobby Keatinge <rkeatinge@palmdesert.gov> wrote:

Dear Interested Party,

Please see the attached notice regarding an upcoming applicant-hosted community meeting for the proposed Rock'N Avenue bar (Case No. CUP-25-5003), located at 73-730 El Paseo, Suite C.

This meeting is being held at the direction of the Planning Commission following the public hearing on March 17, 2026, to allow the applicant to provide additional information and receive feedback from nearby residents, business owners, and property owners.

Please note:

1. This is **not** a City-sponsored meeting
2. This is **not** a public hearing
3. No formal decision will be made at this meeting

A future public hearing before the Planning Commission will be scheduled at a later date, at which time the Commission will consider the project and take formal action.

Community input received at the applicant's meeting may be used to inform revisions to the project prior to its return to the Planning Commission.

Bobby Keatinge

From: Sheri Pierattoni [REDACTED]
Sent: Monday, April 13, 2026 10:34 AM
To: Bobby Keatinge
Subject: Petitions Opposing Rock N' Avenue
Attachments: img20260413_10255354.pdf

Bobby,

Good morning. Please pass these onto the Planning Commission along with this email.

To The Planning Commission:

I am aware that this isn't a contest to see who gets the most signatures, Patrick or myself. However it is important to know that there are Concerned Citizens who want to preserve the integrity of El Paseo and don't want to see it lined with Night Clubs. There are many more than I have time to collect as unlike Patrick I am busy running a business.

Kind Regards,
Sheri
PizzaVino

Concerned Citizens for El Paseo

City Planning Commissioners:

We feel compelled to voice our concerns regarding the proposed new bar, "ROCK'N AVENUE." We believe that a bar fails to maintain the integrity and level of standards that make El Paseo the most beautiful street in the Coachella Valley. The bar "Libation" has shown the City what a drinking bar brings to El Paseo with late night drinking and intoxicated patrons. Libation is open only on Friday and Saturday from 9pm-2am. The City has been made aware of the health hazard due to patrons urinating and vomiting on the sidewalks outside that business. We do not need another drinking bar on El Paseo that would be open Monday through Sunday from 2pm to 2am.

We ask that City Planning Commission deny the application to "ROCK'N AVENUE" and look into creating an ordinance that protects El Paseo from future drinking bars and night clubs.

Signed by Concerned Citizens:

Printed Name	ROBERT M. GONZALES	Address	965 ANDREAS CANYON
Signature	<i>[Signature]</i>	City	PALM DESERT
Date	3-30-06		
Printed Name	ANN ROGUES	Address	74520 HUY/11
Signature	<i>[Signature]</i>	City	Palmdesert CA
Date	3-30-06		
Printed Name	Meagan Birntum	Address	3985 West HANAM
Signature	<i>[Signature]</i>	City	LAQUITA
Date	3-31-06		
Printed Name	BURNELL ROGUES	Address	74520 HUY/11
Signature	<i>[Signature]</i>	City	PALM DESERT CA
Date	3-30		
Printed Name	ELIYAH MANQUEZ	Address	3985 West HANAM
Signature	<i>[Signature]</i>	City	LAQUITA
Date	3/30/2006		
Printed Name	BONNY D. MANQUEZ	Address	74520 HUY/11
Signature	<i>[Signature]</i>	City	LAQUITA
Date	4-6-06		
Printed Name	JOSE L. MANQUEZ	Address	74429 CATRALINA
Signature	<i>[Signature]</i>	City	Palmdesert
Date	4-1-06		
Printed Name	DAN DANZINGER	Address	73880 SHADOW MINT DR
Signature	<i>[Signature]</i>	City	P.D.
Date	4/4/06		

Concerned Citizens for El Paseo

City Planning Commissioners:

We feel compelled to voice our concerns regarding the proposed new bar, "ROCK'N AVENUE." We believe that a bar fails to maintain the integrity and level of standards that make El Paseo the most beautiful street in the Coachella Valley. The bar "Libation" has shown the City what a drinking bar brings to El Paseo with late night drinking and intoxicated patrons. Libation is open only on Friday and Saturday from 9pm-2am. The City has been made aware of the health hazard due to patrons urinating and vomiting on the sidewalks outside that business. We do not need another drinking bar on El Paseo that would be open Monday through Sunday from 2pm to 2am.

We ask that City Planning Commission deny the application to "ROCK'N AVENUE" and look into creating an ordinance that protects El Paseo from future drinking bars and night clubs.

Signed by Concerned Citizens:

Printed Name <u>Heidi Lyn Bruno</u>	Address <u>132 Courtside Dr</u>
Signature <u>[Signature]</u>	City <u>Palm Desert</u> Date <u>3-23-26</u>
Printed Name <u>THOMAS V. BRUNO</u>	Address <u>132 COURTSIDE DR.</u>
Signature <u>[Signature]</u>	City <u>PALM DESERT</u> Date <u>3-23-26</u>
Printed Name <u>CHRIS ARITA</u>	Address <u>33020 BARCELONA DRIVE</u>
Signature <u>[Signature]</u>	City <u>THOUSAND PALMS</u> Date <u>3/23/26</u>
Printed Name <u>JOE HERNANDEZ</u>	Address <u>45056 LARKS PUR CANE</u> <u>3/23/26</u>
Signature <u>[Signature]</u>	City <u>PALM DESERT</u> Date <u>3/23/26</u>
Printed Name <u>Jocelyn Hernandez</u>	Address <u>52700 Eisenhower dr</u>
Signature <u>[Signature]</u>	City <u>La Quinta</u> Date <u>3/24/26</u>
Printed Name <u>LINDA HALL</u>	Address <u>74180 Fairway Drive</u>
Signature <u>[Signature]</u>	City <u>Palm Desert</u> Date <u>3/26/26</u>
Printed Name <u>Elpidio Peery</u>	Address <u>74-105 NW</u> <u>3/26-26</u>
Signature <u>[Signature]</u>	City <u>PALM DESERT</u> Date <u>3/26/26</u>
Printed Name <u>Brianda Argim</u>	Address <u>73153 Guadalupe Ave</u>
Signature <u>[Signature]</u>	City <u>Palm Desert</u> Date <u>3/26/26</u>

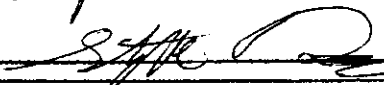
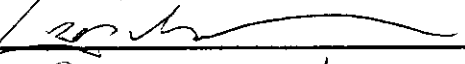
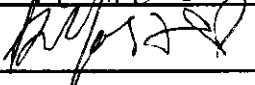
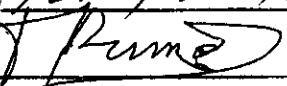
Concerned Citizens for El Paseo

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Signed by Concerned Citizens:

Printed Name	STEPHEN TREVISON	Address	123 CHRISTA CT
Signature		City	Palm Desert Date 3-30-26
Printed Name	Samuel Card	Address	123 Christa Ct.
Signature		City	Palm Desert Date 3/30/26
Printed Name	JOHN MEACHAM	Address	49305 Hwy 74 #86
Signature		City	PD Date 3/30/26
Printed Name	Lisa Meacham	Address	Palm Desert
Signature		City	CA Date 9/27/20 3/30/26
Printed Name	Patricia Yost	Address	229 Linda
Signature		City	CA Date April 4, 2026
Printed Name	TONY ZOCCOLI	Address	132 WATERFORD
Signature		City	RANCHO MIRAGE Date 4-6-26
Printed Name	CRYSTY ZOCCOLI	Address	132 WATERFORD
Signature		City	RANCHO MIRAGE Date 4-6-26
Printed Name	TONY POMPOVIO	Address	37316 BOSLEY ST
Signature		City	INDIO Date 4-2-26

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Signed by Concerned Citizens:

Printed Name <u>Julie Cancino</u>	Address <u>3614 S Cameron Pl</u>	
Signature <u>Julie Cancino</u>	City <u>Palm Desert</u>	Date <u>9/22/11</u>
Printed Name <u>Lisa Ford</u>	Address <u>73480 Buckboard Tr</u>	
Signature <u>Lisa Ford</u>	City <u>D.D. Ct</u>	Date <u>4/1/2026</u>
Printed Name <u>SHARON C'DONNELL</u>	Address <u>79611 Parkway Esplanade</u>	
Signature <u>Sharon C'Donnell</u>	City <u>Fr. Quanta</u>	Date <u>4/1/26</u>
Printed Name <u>Colleen Carroll</u>	Address <u>49711 Sun Corral</u>	
Signature <u>Colleen Carroll</u>	City <u>PD</u>	Date <u>4-1-26</u>
Printed Name <u>Carolyn Taylor</u>	Address <u>74950 Conestoga</u>	
Signature <u>Carolyn S. Taylor</u>	City <u>Thousand Palms Ca</u>	Date <u>4-2-26</u>
Printed Name <u>SCOTT JACKY</u>	Address <u>8401 VERTNER RD</u>	
Signature <u>Scott Jacky</u>	City <u>YAKIMA</u>	Date <u>4/7/26</u>
Printed Name <u>Nicole Foltz</u>	Address <u>8401 Vertner Rd.</u>	
Signature <u>Nicole Foltz</u>	City <u>Yakima, WA</u>	Date <u>4/7/26</u>
Printed Name <u>CASSIDY FOITZ</u>	Address <u>4932 WHITE DRIVE</u>	
Signature <u>C. Foltz</u>	City <u>Richland, WA</u>	Date <u>4/7/26</u>

Concerned Citizens for El Paseo

City Planning Commissioners:

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Signed by Concerned Citizens:

Printed Name <u>Sandra B. Taylor</u>	Address <u>71805 Chuckawalla Way</u>
Signature <u>[Signature]</u>	City <u>Palm Desert CA</u> Date <u>3-21-26</u>
Printed Name <u>JEFF TAYLOR</u>	Address <u>71805 Chuckawalla Way</u>
Signature <u>[Signature]</u>	City <u>PALM DESERT</u> Date <u>3-21-26</u>
Printed Name <u>Kelly Flanagan</u>	Address <u>45576 Kawea Way</u>
Signature <u>[Signature]</u>	City <u>Indian Wells</u> Date <u>3/22/26</u>
Printed Name <u>Karen L. McCune</u>	Address <u>74135 Larrea St.</u>
Signature <u>Karen L. McCune</u>	City <u>Palm Desert CA</u> Date <u>3/22/26</u>
Printed Name <u>THOMAS J. FLANAGAN</u>	Address <u>45576 KAWEA WAY</u>
Signature <u>[Signature]</u>	City <u>INDIAN WELLS</u> Date <u>3/22/26</u>
Printed Name <u>Catherine Montgomery</u>	Address <u>38408 Cactus Lane</u>
Signature <u>[Signature]</u>	City <u>Palm Desert</u> Date <u>3-23-26</u>
Printed Name <u>Shanice Washark</u>	Address <u>74035 Goleter AVE</u>
Signature <u>[Signature]</u>	City <u>Palm Desert</u> Date <u>3-23-26</u>
Printed Name <u>Denni S. Sparks</u>	Address <u>67868 Via Estrella</u>
Signature <u>[Signature]</u>	City <u>Cathedral City</u> Date <u>3-25-26</u>

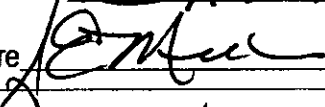
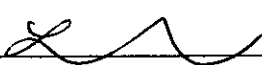
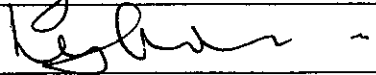
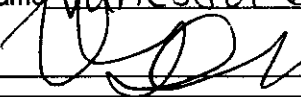
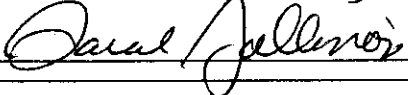
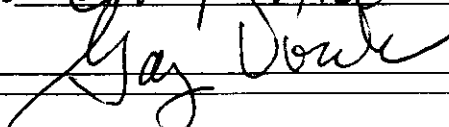
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Signed by Concerned Citizens:

Printed Name	Sam Meek	Address	74204 Adobe Camp Rd
Signature		City	Palm Desert Date 3-20-26
Printed Name	Carole Smith	Address	40588 Meadow Lane
Signature		City	Palm Desert Date 3/20/26
Printed Name	Lynn McGowan	Address	37512 Desert Flower
Signature		City	PD Date 9/22/20
Printed Name	MARCEL ATALLAH	Address	81875 VIDA BELLA
Signature		City	LA QUINTA 92253 Date 3/20/26
Printed Name	Vanessa Beeson	Address	81875 VIDA BELLA DR
Signature		City	LA QUINTA Date 3/20/26
Printed Name	Sarah Tallinga	Address	35998 Rosemont Dr.
Signature		City	P.D. Date 3/20/26
Printed Name	Joyce Dawson	Address	79-770 Rancho La Quinta Ct
Signature		City	La Quinta Ca Date 3/28/26
Printed Name	GARY VACEK	Address	1330 Fenwick Ln
Signature		City	Plymouth, MI Date 3/28/26

Concerned Citizens for El Paseo

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Signed by Concerned Citizens:

Printed Name <u>PAUL REED</u>	Address <u>920 Hawk Hill Trail</u>	
Signature <u>[Signature]</u>	City <u>Palm Desert</u>	Date <u>3/14/26</u>
Printed Name <u>Tamara Unvert</u>	Address <u>920 Hawk Hill Trail</u>	
Signature <u>Tamara Unvert</u>	City <u>Palm Desert</u>	Date <u>3-14-26</u>
Printed Name <u>PETER NIELSEN</u>	Address <u>14825 Blauvelt</u>	
Signature <u>[Signature]</u>	City <u>STARS</u>	Date <u>3-14-26</u>
Printed Name <u>Eileen McCarthy</u>	Address <u>74082 Santa Rosa Circle</u>	
Signature <u>Eileen McCarthy</u>	City <u>Palm Desert</u>	Date <u>3-14-25</u>
Printed Name <u>Philip de Limur</u>	Address <u>45-700 Purple Hills Rd</u>	
Signature <u>[Signature]</u>	City <u>Indian Wells</u>	Date <u>3/20/26</u>
Printed Name <u>Janet Baraján</u>	Address <u>9140 Calle Avenue</u>	
Signature <u>[Signature]</u>	City <u>LA 92253</u>	Date <u>3/20/26</u>
Printed Name <u>CHAD TURNER</u>	Address <u>5 MT HOLYOKE, RANCHO MIRAJE</u>	
Signature <u>[Signature]</u>	City <u>Rancho Mirage</u>	Date <u>3/20/26</u>
Printed Name <u>Angeles Contreras</u>	Address <u>5 Mt Holyoke</u>	
Signature <u>[Signature]</u>	City <u>R. Mirage</u>	Date <u>3/20/26</u>

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Signed by Concerned Citizens:

Printed Name <u>Angelica Cerda</u>	Address <u>46400 One palms</u>	
Signature <u>[Signature]</u>	City <u>La Quinta</u>	Date <u>3-18-26</u>
Printed Name <u>Joan Arden</u>	Address <u>2707 VIA CALIFORNIA</u>	
Signature <u>[Signature]</u>	City <u>Palm Desert</u>	Date <u>3.19.26</u>
Printed Name <u>Elizabeth Quevedo</u>	Address <u>84524 Mercado</u>	
Signature <u>[Signature]</u>	City <u>Coachella</u>	Date <u>3/19/26</u>
Printed Name <u>Big B INGRAM</u>	Address <u>48934 - Greasewood Ln.</u>	
Signature <u>[Signature]</u>	City <u>Palm Desert</u>	Date <u>03/20/26</u>
Printed Name <u>SHERRIE INGRAM</u>	Address <u>48934 GREASEWOOD LN</u>	
Signature <u>[Signature]</u>	City <u>Palm Desert</u>	Date <u>03/20/26</u>
Printed Name <u>PAUL INGRAM</u>	Address <u>48934 GREASEWOOD LN</u>	
Signature <u>[Signature]</u>	City <u>Palm Desert</u>	Date <u>03/20/26</u>
Printed Name <u>Tony GRANDPERRY</u>	Address <u>80814 Glen Haven Dr</u>	
Signature <u>[Signature]</u>	City <u>Palm Desert</u>	Date <u>3-20-25</u>
Printed Name <u>ANITA VASQUEZ</u>	Address <u>80814 Glen Haven Dr</u>	
Signature <u>[Signature]</u>	City <u>Palm Desert</u>	Date <u>3-20-25</u>

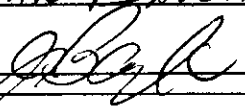
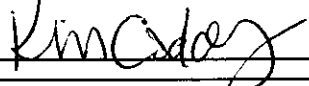
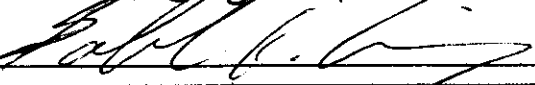
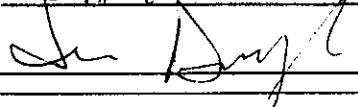
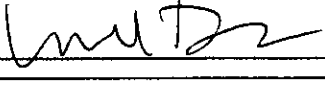
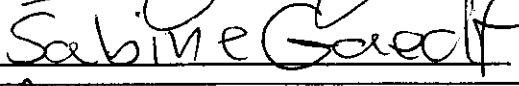
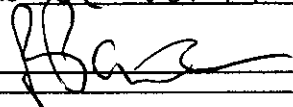
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Signed by Concerned Citizens:

Printed Name	CHERYL & JOHN Baugh	Address	74650 Pala Pkwy
Signature		City	Indian Wells
Date	3/18/26		
Printed Name	JOHN BAUGH	Address	76450 Pala Pkwy
Signature		City	Indian Wells
Date	3/18/26		
Printed Name	Kim Coddling	Address	43297 Joshua Rd
Signature		City	Rancho Mirage CA
Date	3/18/26		
Printed Name	KIM CODDING	Address	43297 JOSHUA RD
Signature		City	RANCHO MIRAGE
Date	3/18/26		
Printed Name	JAMIE LOSE	Address	515 VISTA BONITA
Signature		City	PAUM DESERT, CA
Date	3/18/24		
Printed Name	MARK DOVE	Address	515 VISTA BONITA
Signature		City	PAUM DESERT CA
Date	3/18/26		
Printed Name	SABINE GORELT	Address	PD, CA
Signature		City	
Date	3/18/26		
Printed Name	Pete Pontara	Address	77055 Adelphi Dr
Signature		City	Indian Wells
Date	3/18/26		

From: [REDACTED]
To: rkeating@palmdesert.gov; [CityClerk](#)
Subject: Petition and Signatures: Save El Paseo
Date: Tuesday, April 14, 2026 4:34:14 PM
Attachments: [petition_signatures_jobs_491148251_20260414232342.csv](#)



Dear City Council and City Clerk of Palm Desert,

I am writing to formally submit our petition regarding the future of El Paseo. We are a group of concerned citizens, business owners, and visitors who care deeply about our community.

To provide full context on what we are trying to accomplish and why this issue is so important to us, we have outlined our goals and community concerns in our petition. You can view the full details and our specific requests here: <https://www.change.org/saveelpaseo>

Additionally, I have attached a document containing the signatures of those who have supported this petition to date. We respectfully request that you review these signatures and the information provided in the link above, and consider our community's voice on this matter.

Thank you for your time, service, and attention to this important issue. We look forward to hearing from you and working together to Save El Paseo.

Sincerely,
Amber Castillo

Oppose new Nightclubs on El Paseo

 **Sign petition**

107 

Verified signatures 

 **Let's get to 200 signatures!**

Petitions with 1,000+ supporters are 5x more likely to win!

Recent signers:

aurora B. • 2 weeks ago

Ruben B. • 2 weeks ago

Marcie T. • 2 weeks ago

Cyrus T. • 2 weeks ago

Sharon A. •



The Issue

Living in Palm Desert, CA, for years, I've witnessed firsthand the unique charm and elegance that El Paseo brings to the Coachella Valley. Known affectionately as the "Desert Jewel," El Paseo represents more than just a street; it encompasses the cultural and aesthetic essence of our community. However, recent developments threaten to alter the fabric of our treasured avenue.

While local businesses contribute to a robust community, nightclubs and late night bars in nearby locations have often proven detrimental, failing to uphold the standards that make our street so special. Late night drinking and the resulting intoxicated patrons have historically equated to public disturbances, including health hazards such as patios soiled with vomit and sidewalks marred by urination. Such precedents paint a grim future for our "Desert Jewel" should this new establishment be approved.

It is crucial for the City Planning Commission of Palm Desert to reevaluate the implications of allowing bars and nightclubs on El Paseo. We need a comprehensive city ordinance that prohibits any future bars and nightclubs from potentially endangering the aesthetic and moral fabric of El Paseo.

The integrity of El Paseo as a beautiful, family-friendly environment must be preserved. The well-being of residents and visitors alike is of utmost importance. Allowing establishments that primarily serve alcohol will invariably tarnish our city's reputation.

By signing this petition, you are taking a stand to maintain the beauty and dignity of our beloved El Paseo. Let us protect our heritage and keep El Paseo the proud "Desert Jewel" it truly is.



Amber Castillo

Petition Starter

Media inquiries

The Decision Makers



Palm Desert City Council

5 Members



Ian Harnik

Palm Desert City Council - District 2



Joe Pradetto

Palm Desert City Council - District 2



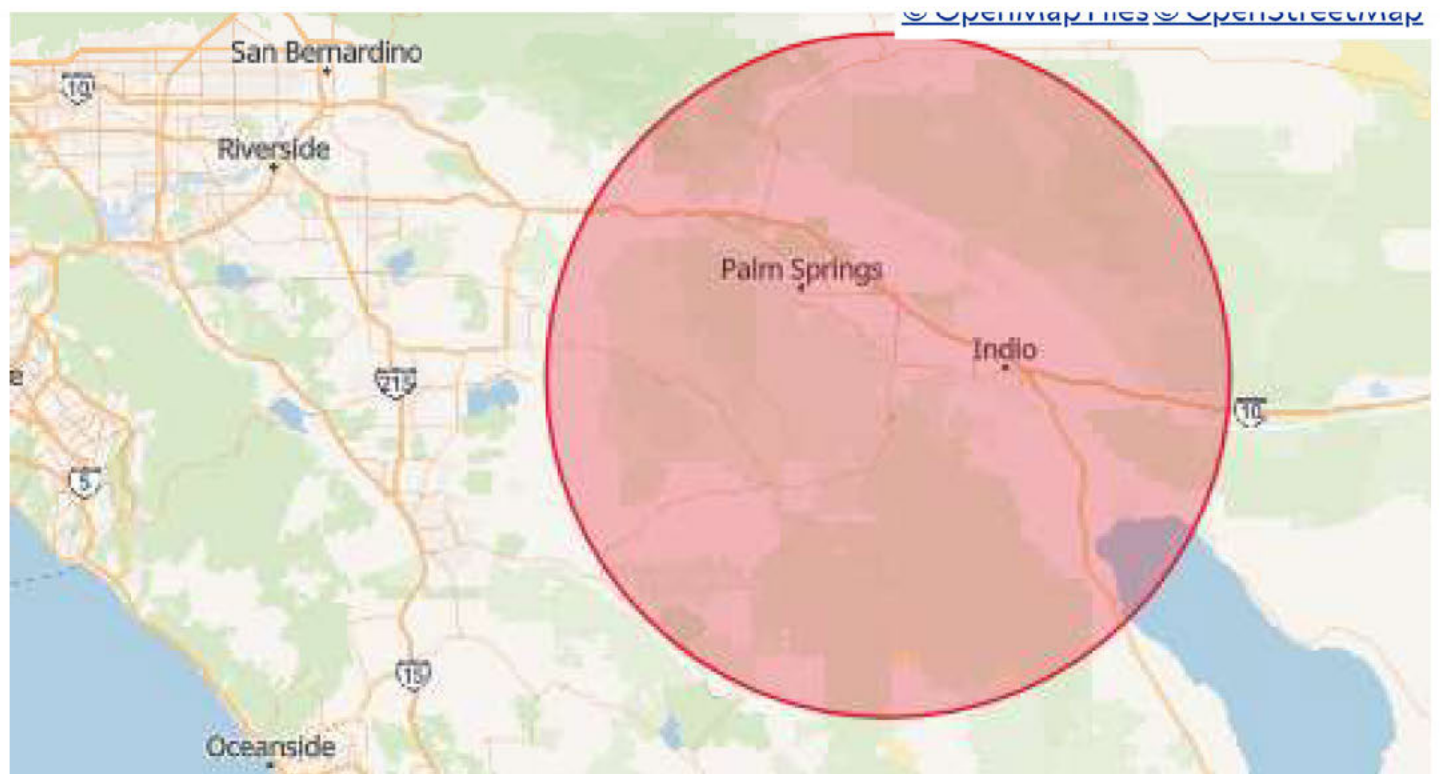
Evan Trubee

Palm Desert City Council - District 2

+ 2 members

About the supporters

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\$21

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100 supporters!

4 days ago

Amber Castillo started this petition!

1 month ago

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Petition created on March 20, 2026

[Change.org](#) > [Public Safety](#) > Oppose new Nightclubs on El Paseo

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Promoted by 98 supporters

**Protect Costa Rica's Pacuare River
Forever: Pass Bill No. 25.189**

 **3,294 signatures**

Sign this petition

 Support now

Name	City	State	Postal Code	Country	Signed On
Amber Castillo	Palm Desert	CA	92260	United States	3/21/2026
Johnny Tran	La Quinta	CA	92253	United States	3/21/2026
Jose Lopez	Cathedral City	CA	92234	United States	3/22/2026
Curt C	Palm Desert	CA	92260	United States	3/22/2026
Jezebel padilla	Banning	CA	92220	United States	3/22/2026
Lea Tubberville	Palm Desert	CA	92260	United States	3/22/2026
Marianne Van Broekhoven	Palm Desert	CA	92260	United States	3/22/2026
Leif Sanchez	Banning	CA	92220	United States	3/22/2026
DEBORAH BAINER	Palm Desert	CA	92260	United States	3/22/2026
Natalie Hanna	Rancho Mirage	CA	92270	United States	3/22/2026
Kaya Swan	Temecula	CA	92591	United States	3/22/2026
Natalia De La Torre	Cathedral City	CA	92234	United States	3/22/2026
Adrienne Jacobsen	Indio	CA	92203	United States	3/22/2026
Tian wang	Indio	CA	92201	United States	3/22/2026
Sandra Carroll	Rancho Mirage	CA	92270	United States	3/22/2026
Robert Carroll	Rancho Mirage California	CA	92270	United States	3/22/2026
Deborah Strieter	Palm Desert	CA	92260	United States	3/23/2026
brooke walker-stanley	Indio	CA	92203	United States	3/23/2026
Rodrigo Jacquez-Vargas	Indio	CA	92201	United States	3/23/2026
Marco Honold	Palm Desert	CA	92260	United States	3/23/2026
Amanda Denton	Indio	CA	92201	United States	3/23/2026
Eric Edmunds	Indio	CA	92203	United States	3/23/2026
Mohammad Reza	Lake Elsinore	CA	92530	United States	3/23/2026
Peggy Ahlstrom	Yucca Valley	CA	92284	United States	3/24/2026
Robert Griffiths	Cathedral City	CA	92234	United States	3/24/2026
Scott chaplin	Palm Desert	CA	92211	United States	3/24/2026
Christa Briggs	Indio	CA	92203	United States	3/24/2026
Danese Maldonado	La Quinta	CA	92253	United States	3/24/2026
kari argovitz	Rancho Mirage	CA	92270	United States	3/24/2026
Abby Briggs	Indio	CA	92203	United States	3/24/2026
Matthew Briggs	Indio	CA	92203	United States	3/24/2026
Heather Lopez	Cathedral City	CA	92234	United States	3/24/2026
Sandra Braun	Indian Wells	CA	92210	United States	3/24/2026
Ty & Valerie Peabody	Indian wells	CA	92210	United States	3/24/2026
MARY PIERCE	Indian Wells	CA	92210	United States	3/24/2026
Brooke Koehler	Palm Desert	CA	92260	United States	3/24/2026
Roy Villicana	Indio	CA	92203	United States	3/24/2026
Sergio Alvarado	Coachella	CA	92236	United States	3/24/2026
Mary Cornell	Palm Desert	CA	92211	United States	3/24/2026
Edelmira Murillo	Mecca	CA	92254	United States	3/24/2026
Christine Johnsen	Indian Wells	CA	92210	United States	3/24/2026
Marci Puetz	Mountain Center	CA	92561	United States	3/24/2026
Danelle Ryan	Indian Wells	CA	92210	United States	3/24/2026

Cheryl Burke	Indian Wells	CA	92210 United States	3/24/2026
Monica Partel	Palm Desert	CA	92260 United States	3/24/2026
andrew gladstein	Rancho Mirage	CA	92270 United States	3/24/2026
Jennifer Hancock	Indian Wells	CA	92210 United States	3/25/2026
Shawn Devlin	Indian Wells	CA	92210 United States	3/25/2026
Kathleen Scanlan	Banning	CA	92220 United States	3/25/2026
Chris Braun	Indian Wells	CA	92210 United States	3/25/2026
veronica Santillan	Cathedral City	CA	92234 United States	3/26/2026
melanie medina	Coachella	CA	92236 United States	3/27/2026
Paul Markillie	Grand Blanc Township	MI	48439 United States	3/27/2026
Chloe Hwang	Buena park	CA	90602 United States	3/27/2026
mariane greer	Hemet	CA	92545 United States	3/28/2026
Peter Galindo	Hemet	CA	92543 United States	3/29/2026
karen parnell	La Quinta	CA	92253 United States	3/29/2026
ANGELICA DE LA TORRE	Cathedral City	CA	92234 United States	3/31/2026
John Marksbury	Palm Springs	CA	92262 United States	3/31/2026
Tesfamariam Okubamichael	Atlanta	GA	30310 United States	3/31/2026
Alex Lopez	San Jacinto	CA	92582 United States	3/31/2026
Liboria Mulero	Grand Rapids	MI	49509 United States	3/31/2026
Jason Simmons	Cathedral City	CA	92234 United States	3/31/2026
Carolina garcia	Hemet	CA	92545 United States	4/1/2026
Carlos Gamez	San Diego	CA	92143 United States	4/1/2026
Sharon AhYet	Crestline	CA	92325 United States	4/2/2026
V Archer	Indio	CA	92201 United States	4/4/2026
Sherry Tobl	Palm Desert	CA	92211 United States	4/4/2026
Yolanda Gabriela Rosaldo	Palm Springs	CA	92262 United States	4/5/2026
JULIE PARKER	Hemet	CA	92544 United States	4/6/2026
Icarus crandall	Twentynine Palms	CA	92277 United States	4/6/2026
Russhell Schmidt	Escondido	CA	92026 United States	4/7/2026
Lili Azhdehfar	Escondido	CA	92026 United States	4/8/2026
Ghazal Bahador	Las Vegas	NV	89113 United States	4/8/2026
Roy Bellamy	San Jacinto	CA	92582 United States	4/8/2026
Reza Asgharpour	Palm Desert	CA	92260 United States	4/8/2026
mandana sarvghad	Sandy	UT	84093 United States	4/9/2026
Shelby Dalton	Indianapolis	IN	46201 United States	4/9/2026
Cyrus tahmasebi	Palm Desert	CA	92260 United States	4/9/2026
Daniel Zanchi	Rancho Mirage	CA	92270 United States	4/9/2026
Marcie Tahmasebi	Palm Desert	CA	92260 United States	4/9/2026
Ruben Beltran	Palm Desert	CA	92260 United States	4/9/2026
Aurora Behm	Palm Desert	CA	92211 United States	4/9/2026
Fuad Modiri	Riverside	CA	92507 United States	4/10/2026
Justin Gillespie	Beaumont	CA	92223 United States	4/10/2026
Danni Hull	Menifee	CA	92584 United States	4/11/2026
Angel Gonzales	Beaumont	CA	92223 United States	4/12/2026

Jonny salazard	Palm desert	CA	92211 United States	4/12/2026
Bahram Aghanabi	Riverside	CA	92504 United States	4/13/2026
Yvonne Gutierrez	Santa Ana	CA	92701 United States	4/13/2026
Alana Preziosi	Swedesboro	NJ	8085 United States	4/13/2026
Jase Figueroa	Yucca Valley	CA	92284 United States	4/14/2026
aiden peek	Palm desert	CA	92260 United States	4/14/2026
Mo Hussein	Murrieta	CA	92562 United States	4/14/2026

Bobby Keatinge

From: Jim Schlagel [REDACTED]
Sent: Sunday, April 19, 2026 4:04 PM
To: Bobby Keatinge
Subject: CUP-25-5003 73730 El Paseo

Dear Mr. Keatinge:

I am a resident of Palm Desert (owner). I am writing to express my unequivocal opposition to the proposed music bar. This proposed business simply has no place on El Paseo. This business will be an attractive nuisance and will promote the attendance of "bad actors" as it seeks to stay open until 2:00 am and will operate strictly as a bar and music venue. Patrons will most certainly make use of the outside tables and chairs after hours from the pizza place next door. The rear entry and parking lot will promote loitering, littering and possibly violence. There is simply nothing good that can come from the establishment of this business on El Paseo. This type of business is better suited to go along with its brethren "The Hood", "Franks Hideout" and the others along Hwy 111. The city should not make any accommodation for this business. Full stop. No go. No way.

Sincerely,
Jim Schlagel
Palm Desert
[REDACTED]

Bobby Keatinge

From: Greg Gill [REDACTED]
Sent: Wednesday, April 29, 2026 6:18 PM
To: Bobby Keatinge
Subject: Proposed bar on El Paseo



Please let me introduce myself. My name is Greg Gill and I have been a full time resident of South Palm Desert for 38 years. I have lived within walking distance of El Paseo for that entire time. I was a commercial real estate agent for 20 of those years and I did lot of business in the area.

I am sure you are aware of the struggles that retail stores have along the street because of the high rents and tough summer environment. There is a constant turnover and many empty storefronts. You have someone who wants to invest money and open a business in a tough location. The street needs some night life. Please do what you can to make this happen.

I have heard some scare stories put forward by the adjacent restaurant owner. If this proposed bar/nightclub is run correctly it will benefit her and the rest of El Paseo.

Thank you, Greg Gill

[Sent from the all new AOL app for iOS](#)

Advisory Body Name: Planning Commission (PC)

Prepared By: Monique Lomeli

Report Date: April 30, 2026

PD Municipal Code

2.34.100: Six unexcused absences from regular meetings in any twelve-month period shall constitute an automatic resignation of members holding office on boards that meet twice monthly.

																										Excused	Unexcused	Total	
Member Name	Status	15-Apr	6-May	20-May	3-Jun	17-Jun	1-Jul	15-Jul	5-Aug	19-Aug	2-Sep	16-Sep	7-Oct	21-Oct	4-Nov	18-Nov	2-Dec	18-Dec	6-Jan	20-Jan	3-Feb	17-Feb	3-Mar	17-Mar	7-Apr	21-Apr	Count	Count	Absences
Collum, John	Active						NM	P	E	P	NM	P	P	P	P	E	NM	P	NM	P	P	P	P	P	NM	NM	2	0	2
Greenwood, John	Active	NM	NM	E	P	NM	NM	P	P	P	NM	E	P	P	P	P	NM	P	NM	P	E	P	P	P	NM	NM	3	0	3
Holt, Lindsay	Active	NM	NM	P	E	NM	NM	P	P	E	NM	P	E	P	P	P	NM	E	NM	P	P	P	P	P	NM	NM	4	0	4
Meyerhoff, Alex	Active	NM	NM	P	P	NM	NM	P	P	P	NM	P	P	P	P	P	NM	P	NM	P	P	P	P	P	NM	NM	0	0	0
Nickerson, Joshua	Active						NM	NM	P	P	P	NM	P	P	P	P	NM	P	NM	P	P	P	P	P	NM	NM	0	0	0

P - Present
E - Excused
A - Absent/Unexcused
R - Remote
NM - No Meeting