

City of Palm Desert

Multifamily and Mixed-Use Objective Design Standards (ODS)

03/29/2024

List of Revisions for the Final ODS

The following revisions to the City of Palm Desert Multifamily and Mixed-Use Objective Design Standards reflect comments from the City Council on March 14, 2024.

CHAPTER 3: LANDSCAPE AND OPEN SPACE ODS	
Pg 19	Under ODS 3.3.5 a reference was added stating that any Invasive, noxious, and nuisance plant species and any plant species designated by the weed control regulations in the Federal Noxious Weed Control and Eradication Act of 2004 and identified on a regional district noxious plant species control list shall be prohibited. Nuisance plant species shall be prohibited and include, but are not limited to, the following species: Washingtonia robusta, Dalbergia sissoo and Euphorbia tirucalli. A footnote was added to the "Desert Museum" Palo Verde option in ODS 3.3.5: "Consider irrigation practices that better emulate natural conditions or move irrigation lines incrementally over time to encourage "Desert Museum" Palo Verde roots to grow more robustly and better prevent this species from falling over."
Pg. 23	The table under ODS 3.9.3 (active amenities) was updated per page 2 of the 3/14/2024 City Council Meeting Question and Answer Memo.
CHAPTER 4: BUILDING ARCHITECTURE ODS	
Pg. 27	In ODS 4.2.1 (building wall, maximum length), language was revised so that no building wall shall exceed 250 feet in length. An additional building break standard (4.2.3) added: "If a private and/or public vehicular street is utilized to provide the open-to-the-sky separation, the vehicular street and/or passageway shall incorporate a minimum five foot sidewalk and adjoining minimum five foot parkway."
Pg. 28	Language revised so that a minimum four out of the 11 options for building modulation (ODS 4.3.1) must be utilized to be in compliance with the standard.
CHAPTER 5: PARKING ODS	
Pg. 42	Removed ODS 5.1.1 (and updated the numbering of the following standards) so that there isn't language that prohibits surface parking lots in the frontage setback or between buildings and the public street.
Pg. 43	Updated ODS 5.1.2.c to add 42 inches in height along with depth requirements for landscape buffers.
CHAPTER 6: ODS COMPLIANCE CHECKLISTS	
Pgs. 56, 84	A typo under 3.5.2 references "ODS 3.14" which does not exist - revised to say "ODS 3.5.2."
Pgs. 48-75	The Multifamily Compliance Checklist has been updated to reflect the above changes to Chapters 3-5.
Pgs. 76-103	The Mixed-Use Compliance Checklist has been updated to reflect the above changes to Chapters 3-5.