

**ARCHITECTURAL REVIEW COMMISSION  
CITY OF PALM DESERT  
STAFF REPORT**

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MEETING DATE: December 10, 2024

PREPARED BY: Carlos Flores, AICP, Principal Planner

SUBJECT: CONSIDERATION TO APPROVE A DESIGN REVIEW FOR A NEW ROVE ELECTRIC VEHICLE STATION WITH A 4,500 SQUARE FOOT MARKET WITHIN THE MONTEREY CROSSINGS SPECIFIC PLAN (CONTINUED FROM NOVEMBER 12, 2024)

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**RECOMMENDATION:**

Staff recommends the ARC determines that the requirements of the findings have been met based on the analysis and approves the Design Review, subject to the following conditions:

1. The Applicant shall provide a final photometric plan with renderings, that prove conformance with Palm Desert Municipal Code Section 24.16.035
2. All equipment shall be screened from public view.
3. The Applicant shall comply with all conditions of approval provided by the City's Land Development Division.

**BACKGROUND/ANALYSIS:**

Rove Operating (Applicant) is proposing a new "Rove" electric vehicle charging station, complete with a 4,500 square foot (SF) market, restrooms, and lobby area for customers to use as they utilize electric vehicle charging stations onsite, located at the northeast corner of Dinah Shore Drive and Monterey Avenue, within Monterey Crossings.

**Executive Summary:**

**Case No.: Design Review 24-0006 (DR24-0006)**

**Project Summary:**

**Architectural Review Commission (ARC):**

The ARC considered the project request at its meeting on November 12, 2024, and following discussion, a motion carried to continue Case No. DR24-0006 with the following comments:

1. Revisit parapets; create four sided elements out of the two towers proposed on the north and south ends of the buildings and increase height of towers by one foot to screen roof top equipment more effectively.
2. Consider making parking canopies horizontal instead of angled to better match the building architecture.
3. Paint colors should be consistent on all exhibits.

4. The proposed "Bulbine" plant should be substituted for a plant that is better suited for this environment.
5. Consider an alternative for the proposed Palo Verde trees such as a Chilean Mesquite or hardier tree to withstand high winds experienced in this area.

The Applicant has re-submitted the plans to address each comment (Attachment 2) as follows:

- 1) Sheet A.7 shows the towers as four-sided elements.
- 2) Sheet A9.0 shows revised parking canopies to be horizontal.
- 3) Paint colors are consistent on the exhibits.
- 4) Sheet L1.1 shows Bulbine shrub replaced with Blue Elf Aloe.
- 5) Sheet L1.1 shows Palo Verde replaced with Chilean Mesquites.

No other changes to the project were made by the Applicant. The staff report from November 12, 2024, including the findings, remains accurate and is attached as reference for information on the project.

**ATTACHMENTS:**

1. November 12, 2024, ARC Staff Report
2. Updated Project Plans
3. November 12 Project Plans (REFERENCE)