



# HILLSIDE PLANNED RESIDENTIAL DESIGN STANDARDS

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Prepared  
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# PROJECT OUTLINE

- Explore, understand, and define the **built form and character of hillside development in Palm Desert.**
- Optimize **engagement** with residents, City staff, and decision-makers to understand expectations of **hillside development.**
- Translate community values into **design standards** that **foster the natural identity of the hillside** and acknowledge the **balance between nature and development.**



*Calle de los Campesinos looking west*

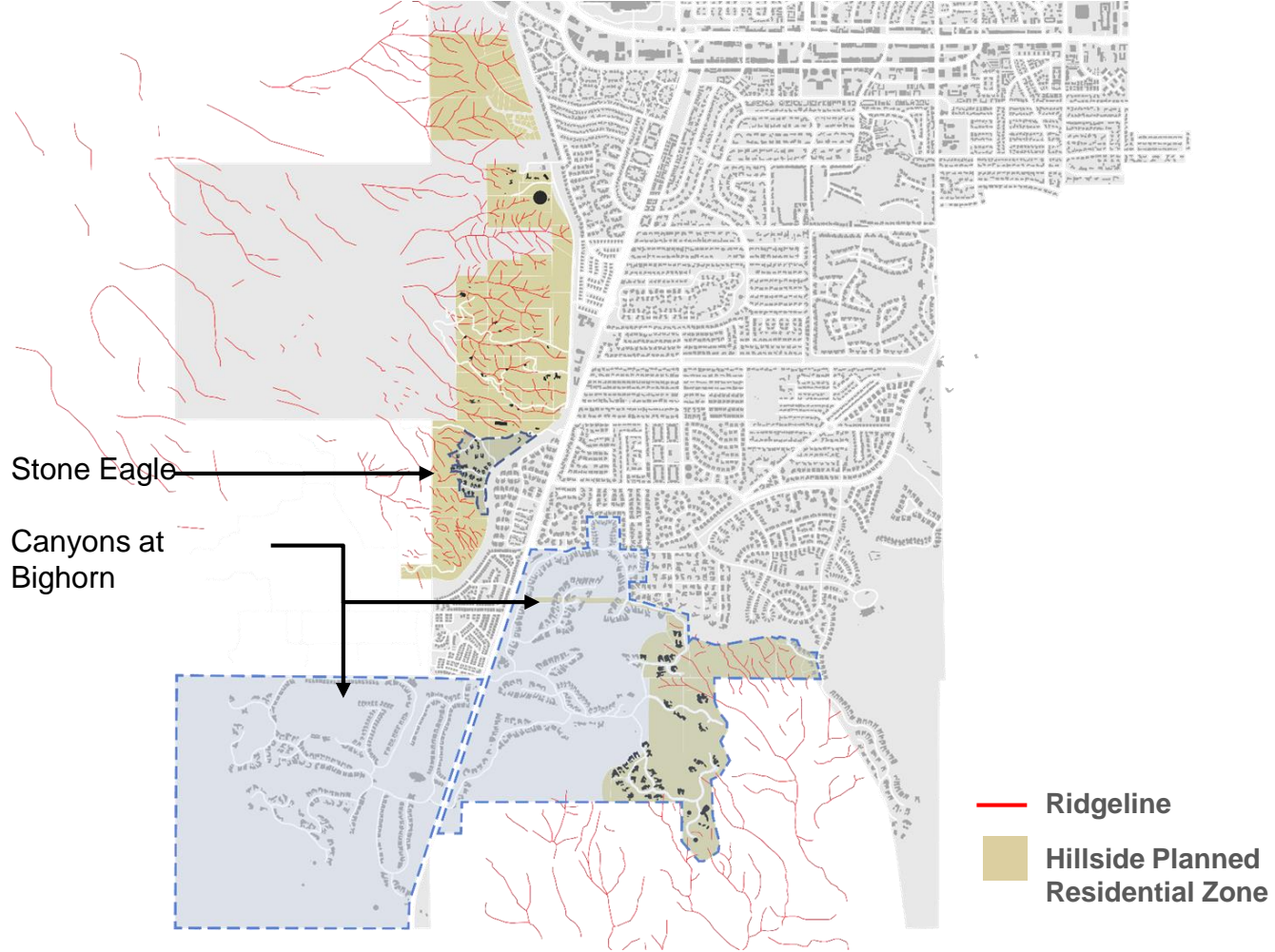
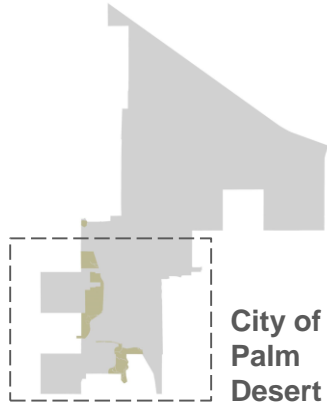
# DESIGN STANDARDS

## OBJECTIVES

- ❑ **Conserve views to and from Palm Desert's iconic hillsides and mountains.**
- ❑ **Protect major ridges, public lands, public pathways and trails, and environmentally sensitive areas** within the Hillside Planned Residential Zone (HPR). and Hillside Planned Residential Drainageway, Floodplain, Watercourse Overlay Zone (HPR, D).
- ❑ Create a fit that **blends the design and placement of buildings, structures, access roads and drives and the existing and natural hillside environment** within the HPR and HPR, D Zone areas.
- ❑ **Minimize grading** associated with building projects and realize graded slopes that merge with and are similar in appearance to the existing and natural topography of the hillsides within the HPR and HPR, D Zone areas.
- ❑ **Minimize visual intrusion** caused by exterior lighting within the HPR and HPR, D Zone areas.

# APPLICABILITY: HILLSIDE PLANNED RESIDENTIAL

- HPR Zone
- HPR-D Zone



# EXAMPLE DESIGN STANDARD

## 2.1 HILLSIDE GRADING AND RIDGELINE PROTECTION

**2.1.4 Major Ridgeline protection.** Any structure visible from Highway 74 shall be designed such that the highest point of the structure, inclusive of antennas, chimneys, flag poles, parapets, roof ridges, rooftop equipment, satellite dishes, and all building and any accessory components associated with the project, is set at or below any “Major Ridgeline” and within 100 feet of the building and any accessory component(s). Notwithstanding this requirement, if the Project utilizes an existing building pad as determined by the Director of Development Services, any structure and any accessory component associated with a project may not exceed the height limits otherwise required by the Palm Desert Municipal Code.



- MAJOR RIDGELINE
- MINOR RIDGELINE
- HILLSIDE PLANNED RESIDENTIAL ZONE

# WHAT HAS EVOLVED? - KEY REVISIONS

Since the 9/25/25 ARP/PC Study Session

- ❑ **General text and diagram revisions** to improve clarity.
- ❑ **Section 1.5: HPR Design Standards Approval Process** - a flow chart explaining the steps required to achieve approval on a hillside project.
- ❑ **Figure 1: Major Ridgeline Map** revised for clarity, now includes entire HPR zone.
- ❑ **Standard 2.4.8. Rooftop equipment.** Additional information provided.
- ❑ **Standard 2.4.14. Building wall, shading.** Revised to encourage shadows on the east-facing building wall at 9AM on the summer solstice.
- ❑ **Section 2.6: Colors and Materials** - revised for organization and clarity.
- ❑ **Chapter 3: HPR Design Standards Compliance Checklist** now included in the document.
- ❑ **Chapter 4: Glossary** - added additional words/phrases.



PALM DESERT

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# QUESTIONS, COMMENTS, AND DISCUSSION

# THANK YOU!