



## Planning Commission Staff Report

DATE: August 27, 2014

SUBJECT: CITY OF PALM SPRINGS FOR A GENERAL PLAN AMENDMENT TO CHANGE CURRENT LAND USE DESIGNATIONS FROM SMALL HOTEL TO CENTRAL BUSINESS DISTRICT; LOCATED WEST OF BELARDO ROAD, NORTH OF BARISTO ROAD, EAST OF LUGO ROAD AND SOUTH OF ARENAS ROAD; AND SOUTHWEST OF TAHQUITZ DRIVE AND CAHUILLA ROAD (CASE 5.1322 GPA).

FROM: Department of Planning Services

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### SUMMARY

The Planning Commission will consider an amendment to the Land Use Element of the 2007 Palm Springs General Plan. The City is considering changing the Land Use designations of three blocks adjacent to the downtown core from "SH" (Small Hotel) to "CBD" (Central Business District) as follows:

- Block 1: Entire block encompassed by Belardo Road to the east, Baristo Road to the South, Cahuilla Road to the west and Arenas Road to the north.
- Block 2: Entire block encompassed by Cahuilla Road to the east, Baristo Road to the south, Lugo Road to the west and Arenas Road to the north.
- Block 3: Roughly 36,500 sq. ft. of land located at the southwest corner of Tahquitz Drive and Cahuilla Road.

### RECOMMENDATION:

Recommend the City Council adopt the mitigated negative declaration and approve the proposed amendment.

### ISSUES:

- Blocks are fully developed with the exception of a few parcels.
- Current zoning (R-2 and R-3) inconsistent with current SH designation.
- Current density inconsistent with SH land use designations.

### BACKGROUND:

<b>Planning Areas</b>		
Specific Plan	None	
Design Plan	None	
Airport Overlay	None	
Indian Land	None	

<b>Prior Actions</b>	
None	

<b>Notification</b>	
August 12, 2014	Property owners affected by the proposed amendment were sent notices of the possible re-designation.
August 14, 2014	Public hearing notice sent to all property owners and registered occupants within 500 feet of the site. The notice was also published in the local paper.

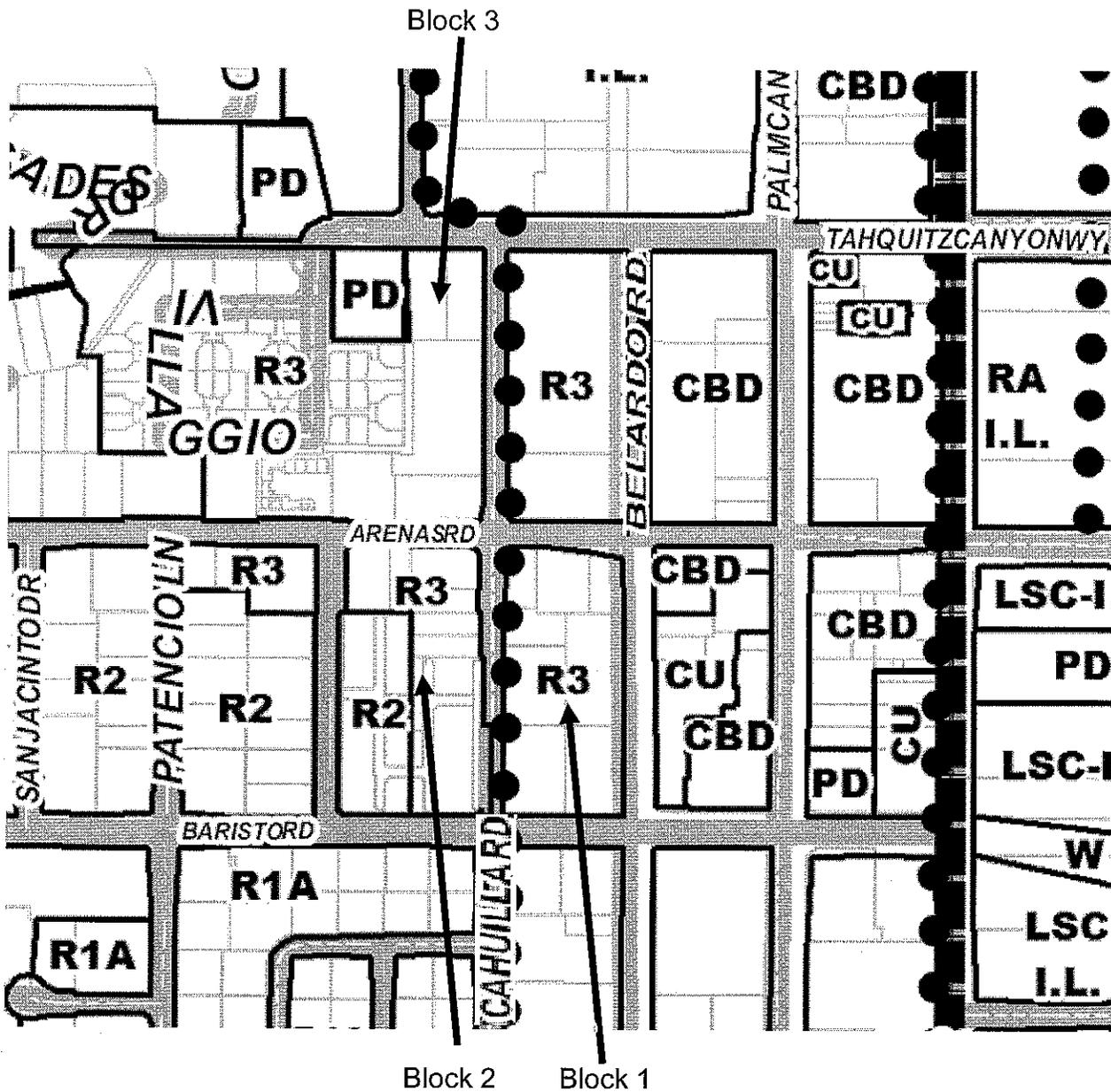
<b>Neighborhood Meeting</b>	
None	Not required.

**ANALYSIS:**

In reviewing existing development in the subject area, current zoning and general plan land designations, it was determined that inconsistencies exist. This is partly due to the land use designation "Small Hotel" which was introduced when the City did the 2007 comprehensive update of the General Plan. This designation is described as follows:

*Small Hotel Resort Commercial (15 hotel rooms per net acre; 10 dwelling units per acre). This designation applies to areas with smaller-scale, boutique type hotels that are typically found in the Warm Sands and Tennis Club neighborhoods. It is intended that the tourist resort character of these neighborhoods be preserved; as a result, new residential uses or conversion of small hotels to residential uses are permitted as long as they comply with the conversion requirements outlined within the City's Zoning Code. Stand-alone retail and commercial uses are not permitted in this land use designation. Ancillary commercial uses such as a gift shop associated with a small hotel use are allowed.*

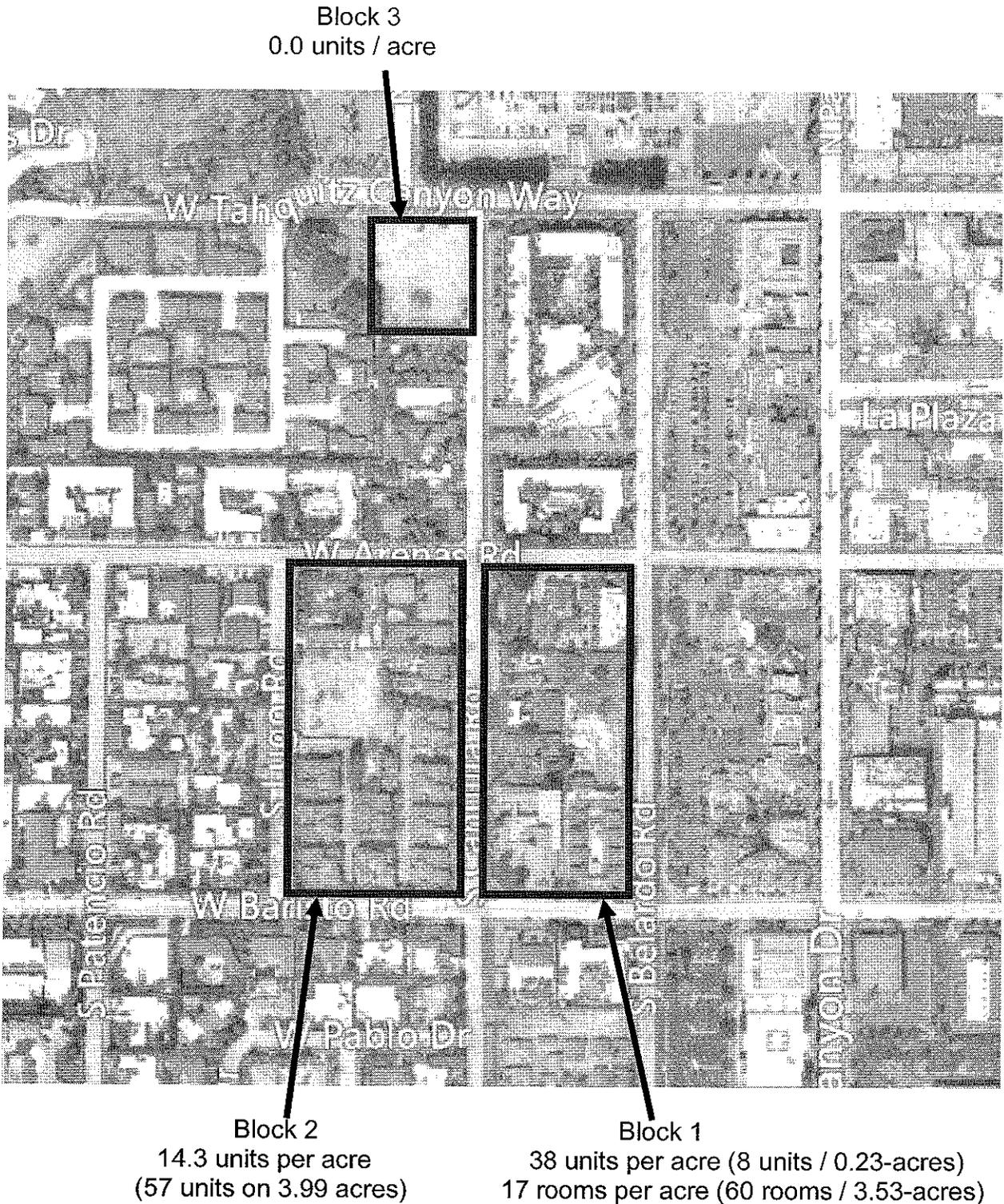
The underlying zoning for much of the area in question is primarily "R-3" with some "R-2" zones. See the following excerpt of the zoning map:



When comparing the "Small Hotel" land use with the zoning, staff notes the following as it relates to density:

	General Plan "Small Hotel"	Zoning	
		"R-3"	"R-2"
Hotel Density	15 rooms per acre	43 rooms per acre (54 w/ subterranean parking)	15 rooms per acre
Residential Density	10 units per acre	21 units per acre	15 units per acre

An aerial showing existing development and current density is below for each of the blocks:



As depicted above, current development is inconsistent with the existing Small Hotel designation in blocks 1 and 2. Block 3 is vacant at this time, but its relative location to the Downtown Palm Springs Renovation project and the underlying zoning of R-3 merit further consideration of a higher intensity / density land designation. Furthermore, the City has applications for development and redevelopment of certain parcels within blocks 1 and 2 at this time.

In considering the appropriate land use designation for these blocks, staff considered adjacent designations. The "CBD" or "Central Business District" General Plan designation exists adjacent to the blocks and includes land uses and densities consistent with those which are currently in blocks 1 and 2. This designation is described as follows:

**Central Business District (1.0 FAR; 21–30 dwelling units per acre).** *Bounded approximately by Ramon Road, Calle Encilia, Alejo Road and Belardo Road, the Central Business District designation allows for a mix of commercial, residential, and office uses at a higher concentration, density, and intensity than in other areas of the City. The CBD serves as the main activity center and cultural core of the community and, as such, theatres, museums, retail, and other entertainment venues are encouraged here. Uses such as grocery stores, hardware stores, and convenience or pharmacy stores that provide services to the Downtown's residential population are also encouraged. The Central Business District is subdivided into zones or areas that provide for diversity in development standards and land use intensities. These subareas are defined in Appendix A, Downtown Urban Design Plan. Examples include the gateways into Downtown, Downtown Central Core, and the Downtown Outer Core. The Downtown Central Core (roughly bounded by Amado Road, Tahquitz Canyon Way, Museum Drive, and Indian Canyon Drive) and the Gateway areas (at roughly the north and south ends of the CBD) may be developed with a maximum FAR of 3.5. If projects in these areas provide substantial public spaces or plazas, an FAR of up to 4.0 may be developed upon approval of a Planned Development District or Specific Plan. The Downtown Central Core may also accommodate up to 70 dwelling units per acre for residential or hotel uses if a Planned Development District or Specific Plan is prepared and approved.*

Appendix A of the 2007 Palm Springs General Plan is a workbook that was produced to serve as design guidelines for future downtown development. Within the Ideas and Strategies portion of the Design Plan, it states the following in relation to Land Use & Development / Districts:

**Goals:** *More downtown residential uses; More mixed-use; More cohesive, compact, and vibrant "core" of downtown; Strengthen the identity of the existing districts; Create new districts or recognizable neighborhoods*

**Proposed Actions:** *Create more residential and mixed use developments in downtown; Take advantage of the development opportunities provided by vacant stores and lots; Find short and long term uses for the Desert Fashion Plaza site; Develop Indian Canyon Drive to create a more pedestrian friendly street; Create an "events/entertainment center"; Use specialized landscaping, signage, lighting, flags, banners, and street furniture to differentiate between the various districts*

The Design Plan further defines 'zones' which include:

- Downtown core
- Transition zones
- Gateways
- Resort / Convention Center District
- Tennis Club District

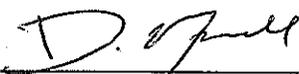
It is important to understand that the above 'zones' are not zones from the Zoning Code. Block 1 is part of the Tennis Club District. It would remain as described in the Design Plan (see attached excerpts).

In conclusion, the existing land development within blocks 1 and 2 are incompatible with existing densities and zoning. While the "CBD" designation includes a broad description of business types and land uses, the underlying zoning would remain R-3 and R-2 which allows residential, hotel and other related uses. The re-designation to the "CBD" land designation would provide compatibility with underlying zoning and existing development.

#### ENVIRONMENTAL DETERMINATION:

The Planning Department has reviewed this project under the provisions of the California Environmental Quality Act (CEQA). An environmental Initial Study (I.S.) was prepared and a Mitigated Negative Declaration (MND) was determined, noting that all future subsequent development proposals in the affected areas will be required to conduct a separate environmental assessment pursuant to CEQA Guidelines and, if necessary, additional mitigation measures will be incorporated.

A Notice of Intent to adopt the MND was noticed and published on June 26, 2014. The twenty-day comment period concluded on July 15, 2014. No comments on the determination have been received as of the writing of this staff report.



David A. Newell  
Associate Planner



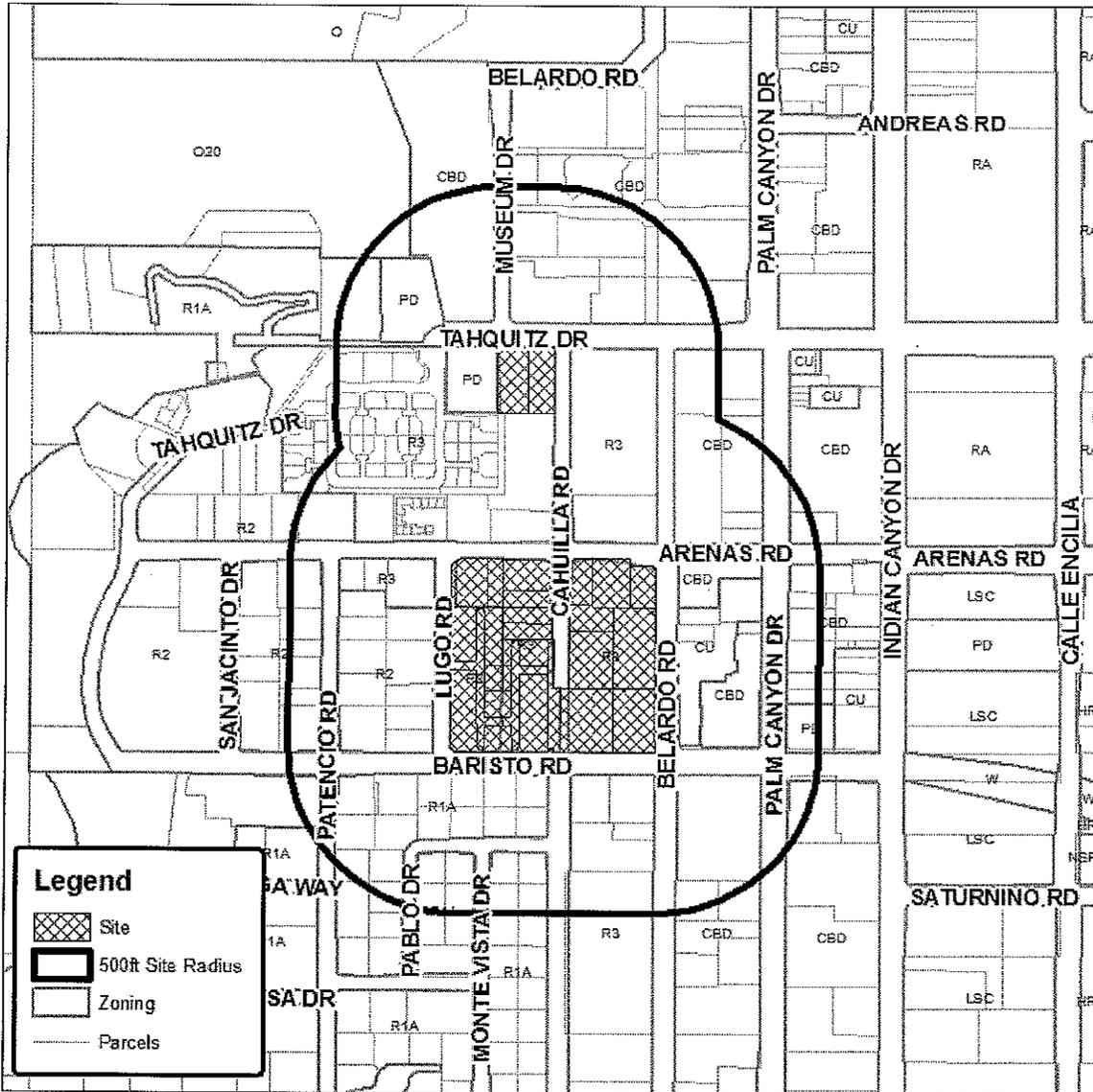
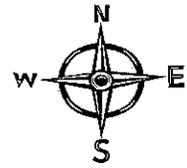
Edward O. Robertson  
Principal Planner

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Land Use Exhibit Map
4. 2007 General Plan - Appendix A Downtown Urban Design Plan (excerpts)
5. Correspondence from Public
6. Initial Study / Mitigated Negative Declaration



# Department of Planning Services Vicinity Map



**Legend**

- Site
- 500ft Site Radius
- Zoning
- Parcels

## CITY OF PALM SPRINGS

**CASE NO:** 5.1322 GPA

**APPLICANT:** City of Palm Springs

**DESCRIPTION:** An application by the City of Palm Springs for a General Plan Amendment (GPA), to change current land use designations of three City blocks from Small Hotel (SH) to Central Business District (CBD). The change is intended to create consistency between the existing development, General Plan and Zoning Code.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE 2007 PALM SPRINGS GENERAL PLAN ADOPTED BY RESOLUTION NO. 22077 REVISING THE LAND USE DESIGNATION FROM "SH" (SMALL HOTEL) TO "CBD" (CENTRAL BUSINESS DISTRICT) FOR THREE AREAS LOCATED ADJACENT TO DOWNTOWN.

WHEREAS, the current General Plan of the City of Palm Springs was adopted by the City Council in 2007; and

WHEREAS, the City has determined existing development and zoning are incompatible with the Small Hotel land use designation of the 2007 General Plan in three locations as follows:

- Block 1: Entire block encompassed by Belardo Road to the east, Baristo Road to the South, Cahuilla Road to the west and Arenas Road to the north;
- Block 2: Entire block encompassed by Cahuilla Road to the east, Baristo Road to the south, Lugo Road to the west and Arenas Road to the north;
- Block 3: Roughly 36,500 sq. ft. of land located at the southwest corner of Tahquitz Drive and Cahuilla Road; and

WHEREAS, the proposed General Plan Amendment, Case 5.1322 GPA, ("Amendment") is considered a project under the guidelines of the California Environmental Quality Act (CEQA); and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider the subject General Plan Amendment, Case No. 5.1322 GPA, was given in accordance with applicable law; and

WHEREAS, on August 27, 2014, a public hearing on the General Plan Amendment, Case 5.1322 GPA, was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the public hearing on the project, including but not limited to the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: The Commission recommends the City Council adopt a Mitigated

Negative Declaration (MND), noting that all future subsequent development proposals in the affected areas will be required to conduct a separate environmental assessment pursuant to CEQA Guidelines and, if necessary, additional mitigation measures will be incorporated.

SECTION 2: The Commission recommends the City Council approve Case 5.1322 GPA, an amendment to the Land Use Map of the 2007 General Plan of the City of Palm Springs by changing the land use designation from “SH” (Small Hotel) to “CBD” (Central Business District) to allow consistency of existing development and underlying zoning, as shown in the attached Exhibit A.

ADOPTED THIS 27TH DAY OF August, 2014.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Douglas R. Evans  
Interim Director of Planning Services

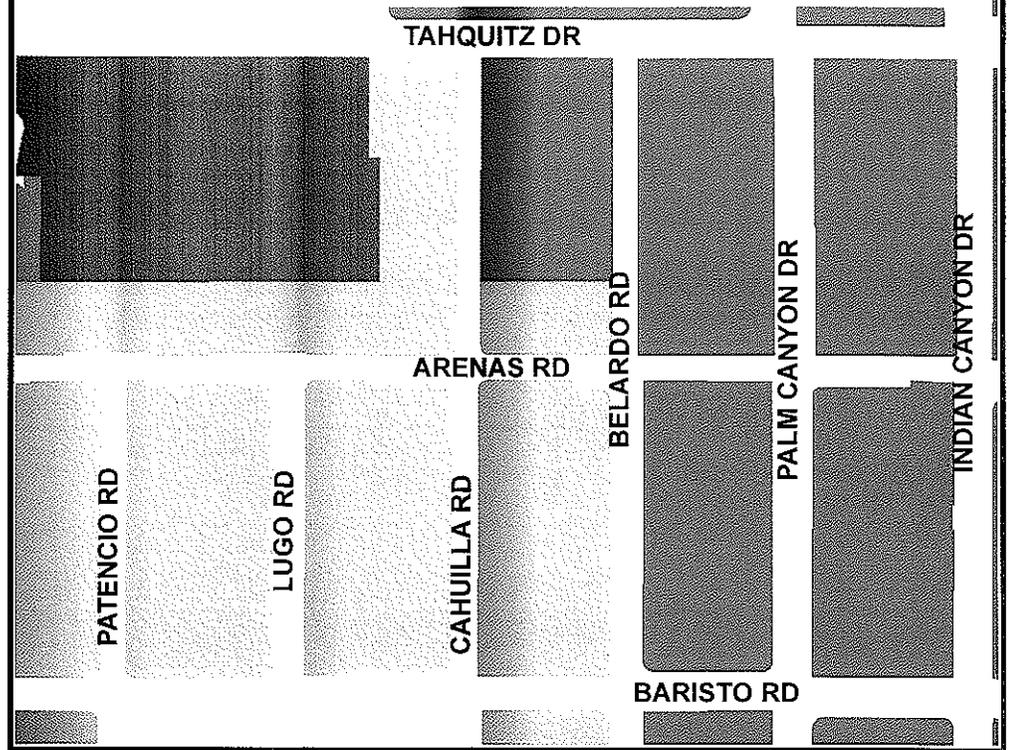


# Department of Planning Services

## General Plan Amendment Case 5.1322 GPA



General Plan Land Use Map (excerpt) - Existing:

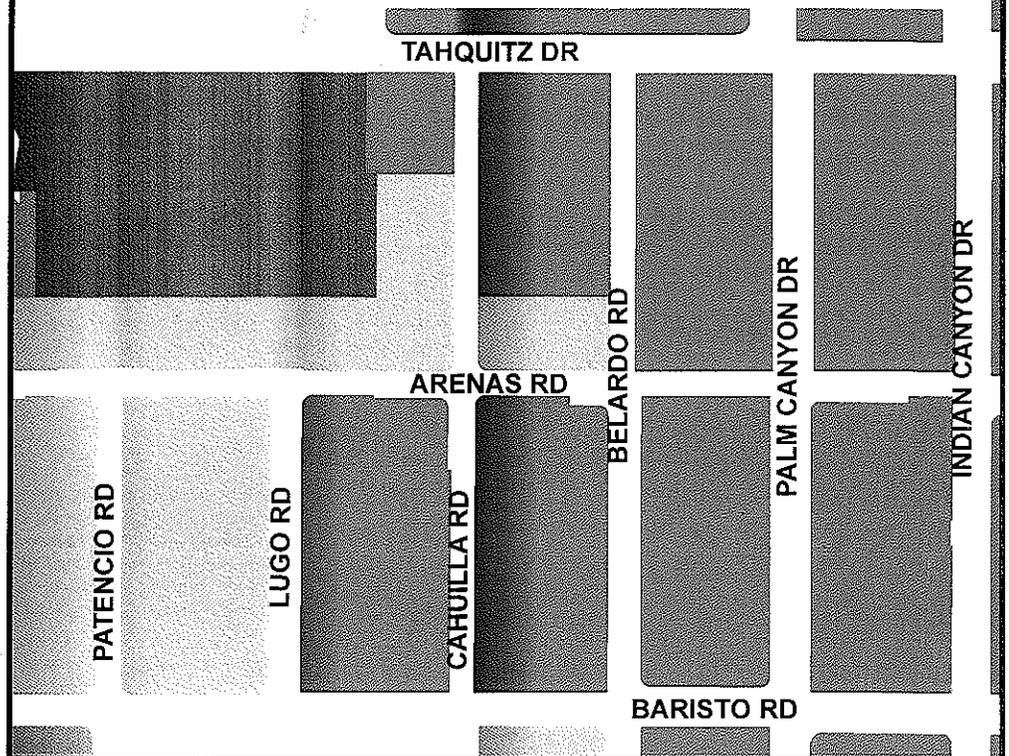


### Legend

#### GP Designations

- Estate Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Small Hotel
- Tourist Resort Commercial
- Neighborhood/Community Commercial
- Central Business District
- Regional Commercial
- Mixed Use / Multi-Use
- Office
- Industrial
- Regional Business Center
- Public /Quasi-Public
- School
- Public / Utilities
- Airport
- Open Space -Mountain
- Open Space -Conservation
- Open Space -Parks/Rec.
- Open Space -Water
- Desert
- Special Policy Area
- Watercourse
- Wind Energy Overlay

General Plan Land Use Map (excerpt) - Proposed:





# The City of Palm Springs

## Downtown Urban Design Plan

Adopted  
July 20, 2005



# Table of Contents

INTRODUCTION & PUBLIC OUTREACH .....	I
1. Introduction & Workshops .....	2
2. Visioning Map .....	5
3. Assets & Opportunities .....	8
4. Ideas & Strategies.....	12
DESIGN PRINCIPLES .....	15
1. Urban Design Concept .....	16
2. Streets & Circulation .....	20
3. Parking .....	26
4. Public Spaces & Gathering Places .....	30
5. Land Use & Development / Districts .....	34
6. Building Height, Orientation, Massing, & Design .....	36
7. Landscaping .....	44
8. Signage, Lighting, & Street Furniture .....	52

## ideas & strategies

### Land Use & Development / Districts

**Goals:** More downtown residential uses; More mixed-use; More cohesive, compact, and vibrant “core” of downtown; Strengthen the identity of the existing districts; Create new districts or recognizable neighborhoods

**Proposed Actions:** Create more residential and mixed use developments in downtown; Take advantage of the development opportunities provided by vacant stores and lots; Find short and long term uses for the Desert Fashion Plaza site; Develop Indian Canyon Drive to create a more pedestrian friendly street; Create an “events/entertainment center”; Use specialized landscaping, signage, lighting, flags, banners, and street furniture to differentiate between the various districts

### Building Height, Orientation, Massing, & Design

**Goals:** Allow for mixed-use development while preserving mountain views and eclectic nature of downtown; Preserve view corridors and create new ones when possible; Preserve and enhance eclectic architecture

**Proposed Actions:** Orient buildings east-west to protect or create view corridors; Develop and implement building massing guidelines to frame views; Step back the upper floors of taller buildings to protect view corridors; Vary height and massing to maintain eclectic nature of downtown; Design buildings to add to and reinforce the eclectic nature of downtown architecture

### Landscaping & Signage

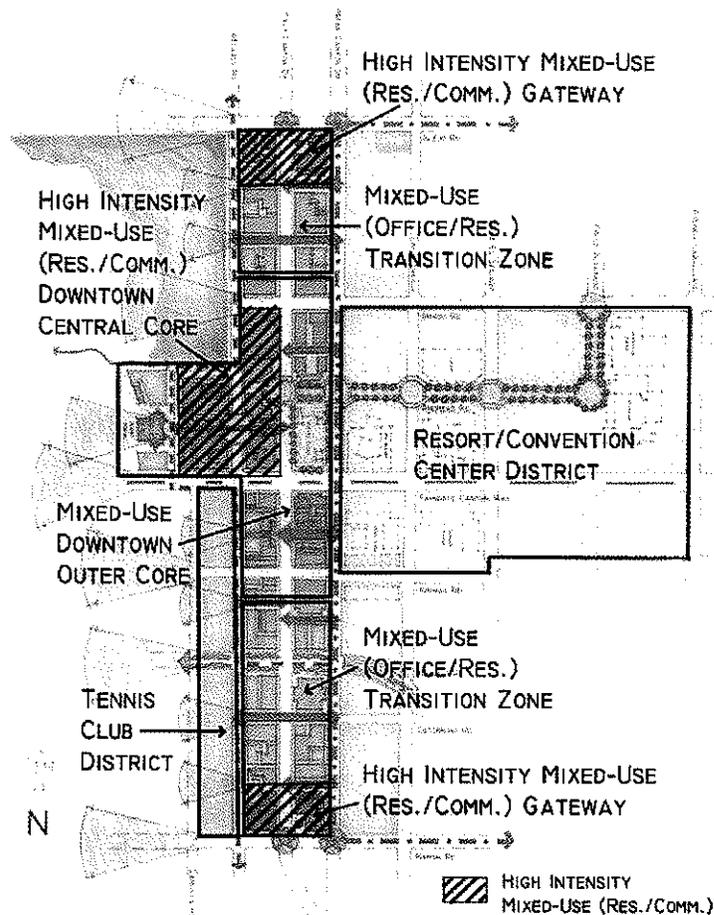
**Goals:** Create a strong downtown identity through landscaping and signage; Encourage pedestrian activities by creating beautiful and easily navigated streets and spaces

**Proposed Actions:** Create comprehensive downtown landscaping and signage guidelines; Use desert and eco-friendly landscaping

## land use & develop- ment / districts

Currently, the majority of downtown Palm Springs is used primarily during the daytime. However, there is potential to extend the hours of use and to create a more exciting and lively atmosphere in downtown Palm Springs through the introduction of mixed-use residential developments and the expansion of nighttime commercial/retail uses. People create a sense of vitality through activity and use of the streets and sidewalks. Downtown residents would enliven the area by using downtown areas when others have left and by creating a new nighttime market for activities, stores, and restaurants. Therefore, downtown Palm Springs would benefit from downtown residents and those new residents would benefit from the exciting and lively atmosphere of the area.

To achieve the desired mix of vitality and activity, downtown Palm Springs should be comprised of a number of different zones distinguished by land use and height. These zones include: the core (comprised of a high intensity mixed-use center with taller buildings surrounded by a vibrant mixed-use area); two shorter, less intense mixed-use transition zones to the north and south of the core; taller, more intense north and south gateway areas; the Resort/Convention Center District; and the Tennis Club District (see map to the right). Further defined theme based districts (areas identified by specialized uses, such as cultural and art uses, restaurant uses, nightlife uses, etc.) within these larger districts are encouraged and should be strengthened where they already exist when possible.



*Above: A map of zones in downtown Palm Springs. (For building heights for the various zones see the "Building Height, Orientation, Massing, & Design" section starting on page thirty-six.) These zones should be further subdivided into theme based districts to create areas with separate and unique identities within the downtown.*

## Land Use & Development / Districts

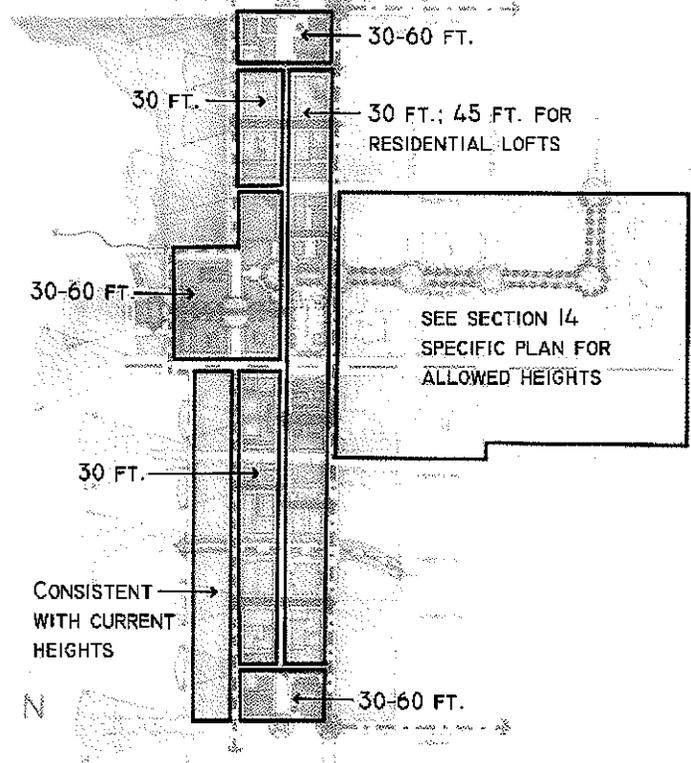
- **Downtown Core:** The downtown core (approximate area bounded by Amado Road and Arenas Road and Museum Drive and Indian Canyon Drive) should be a vibrant, compact, and walkable center of activity in the downtown area. The core should be comprised of a central core area consisting of taller (max. 60 ft; see “Building Height, Orientation, Massing, & Design” section starting on the next page for more detail on allowed building heights in the downtown), high intensity mixed-use (residential/commercial) buildings surrounded by an equally vibrant, but shorter (max. 30 to 45 ft.) mixed-use (commercial/office/residential) outer core area.
- **Transition Zones:** The transition zones should serve as less intense connector areas between the high intensity downtown core and north and south gateways to help create a varied downtown experience. These areas are ideal for theme based districts (areas with similar or complementary uses such as restaurants, art galleries, etc.) and should consist primarily of shorter, one to two story (max. 30 ft.) commercial/office mixed-use buildings. Slightly taller mixed-use buildings with ground floor retail/office and residential lofts above (max. 45 ft.) are permitted on the east side of Palm Canyon Drive.
- **Gateways:** The north and south entrances to the downtown (along Alejo Road and Ramon Road between Belardo Road and Indian Canyon Drive) should be well defined areas that make one’s entrance into the downtown a memorable experience. They should be taller (max. 60 ft.), high intensity mixed-use (residential/commercial) areas with distinctive landscaping and signage marking the entrance to downtown.
- **The Resort/Convention Center District:** This district is completely contained within the Section 14 area and its land uses are defined by the Section 14 Specific Plan. The district’s location adjacent to the downtown core makes it an integral part of the downtown. It should be well connected with the rest of the downtown to ensure the success of the entire downtown area.
- **The Tennis Club District:** The Tennis Club district is an important historic area in downtown Palm Springs. It contains many architecturally, socially, and culturally important hotels, small resorts, and residences. This district should continue to retain the current land uses, sense of place, and character that currently exists.
- Within all of the downtown zones (especially in the core and transition areas) theme based villages or districts are encouraged. These districts should be lively, walkable areas with similar or complementary uses that create a sense of district identity. These areas should be connected with each other and the central downtown core to create a dynamic and pedestrian friendly downtown. Existing theme based districts should be strengthened and new ones created when possible.

## land use & develop- ment / districts

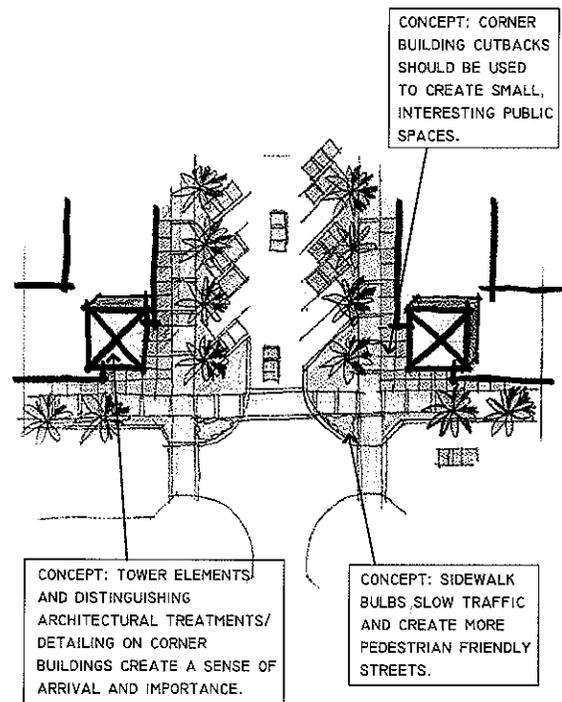
## building height, orientation, massing, & design

Building height, orientation, and massing all affect the character of a downtown. Currently, the majority of buildings in downtown Palm Springs are low-rise structures facing onto the street. These building types help create the pedestrian friendly village character of downtown. If the correct techniques are used, taller buildings can produce the same effect while allowing for increased residential and retail uses in the downtown area. However, care must be taken to protect existing public view corridors along streets, and when possible, to create new ones.

Another defining feature of the village atmosphere of downtown Palm Springs is its eclectic architecture. Early homes were constructed primarily in Spanish Colonial and Mediterranean styles. Mid-century and post-World War II buildings and homes were designed by an array of well-known Modern architects. The result is an architecturally rich and varied downtown. New buildings should be sensitive to the historic context and complement the unique mix of architectural styles. In addition, new projects should strive for excellence in architectural design.



Above: A map of building heights by zone in downtown Palm Springs. (For more detail on the characteristics of the zones see the "Land Use & Development/Districts" section starting on page thirty-four.)



Above: Gateway corners, which have distinguishing buildings set back from the corner, should be used at entrances to the downtown area.

## Building Height

- **Downtown Core:** Building height in the central core area should be a maximum of 30 feet on the street front stepping back to 60 feet in height with minor intrusions for architectural features. The surrounding mixed-use areas in the downtown outer core should be a maximum of 30 feet with intrusion areas for architectural features on the west side of Palm Canyon Drive and a maximum of 30 feet for office/retail mixed-use and 45 feet for buildings with ground floor office/commercial uses and second story residential lofts with intrusion areas for architectural features on the east side of Palm Canyon Drive.
- **Transition Zones:** Building height in transition areas should be a maximum of 30 feet with intrusion areas for architectural features. On the east side of Palm Canyon Drive mixed-use buildings with residential lofts are exempted from the 30 foot restriction. They should be a maximum of 45 feet (18 feet on street front stepping back to 45 feet on the second floor) to accommodate the residential lofts.
- **Gateways:** Building height in the north and south gateway areas should be a maximum of 30 feet on the street front stepping back to 60 feet in height with minor intrusions for architectural features.
- **The Resort/Convention Center District:** Allowed building heights can be found in the Section 14 Specific Plan.
- **The Tennis Club District:** Building heights should be consistent with current heights and zoning restrictions.
- Building heights should result in a varied skyline. Taller buildings, if properly designed, will create dramatic view corridors that will add to the vitality of downtown.
- Taller buildings (in excess of three stories) should compensate for their height through the provision of grade level public open space, preservation of views, superior design, and quality construction.
- First and second floors of taller buildings should be pedestrian friendly through the use of large display windows, awnings or other shade covers, architectural detailing, etc. They should contain elements at a pedestrian scale and provide pedestrian uses, such as retail, restaurant, and office spaces.

## Orientation & Massing

- An east-west orientation of taller buildings will reduce the bulk facing the mountains, which will help create/preserve view corridors in the downtown area. The east-west orientation of taller buildings is recommended when appropriate.
- Building massing should step back above the ground floor to maintain and protect public view corridors along streets. (See the bottom of page twenty-four for a graphic representation of a building step back.)
- Buildings should have variable roof lines.

*building height,  
orientation, massing,  
& design*

20 August 2014

City of Palm Springs Planning Commission  
3200 East Tahquitz Canyon Way  
Palm Springs, CA, 92262

RECEIVED

AUG 21 2014

PLANNING SERVICES  
DEPARTMENT

Honorable Chair and Members of the Planning Commission:

**RE: Case 5.1322 – General Plan Amendment (GPA)**

This letter is written in opposition to Case 5.1322, a General Plan Amendment that would change the designation of three blocks of the Historic Tennis Club Neighborhood from Small Hotels to the most intensive designation in the city: Central Business District. Specifically, I object to the change for the two blocks bounded by Belardo, Baristo, Lugo, and Arenas Roads. I am ambivalent about the proposed change for the parcels at the SE corner of Tahquitz Canyon Way and Cahuilla Road.

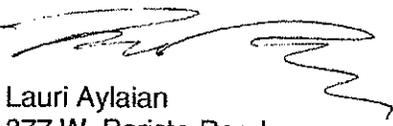
As of today's date, the staff report on this case has not been published, so I am not fully aware of the City's reasons for requesting this amendment. The legal notice says that the change is intended to "create consistency between the existing development, the General Plan, and the Zoning Code." If this is the case, then I suggest that rather than changing the designation of the long-established development pattern in the existing neighborhood to be consistent with the zoning code technicalities, you change the zoning code to be consistent with the existing neighborhood.

The General Plan recognizes the Tennis Club neighborhood as being one of "smaller-scale, boutique type hotels" with residential projects. It also decrees that building heights in the Tennis Club neighborhood should be "consistent with current heights and zoning restrictions." It seems a bit, well, silly to correct inconsistencies between the General Plan, Zoning Code, and the current Tennis Club neighborhood development by a GPA that would insert two new blocks of urban core into this low-rise, historic neighborhood. Perhaps a zoning ordinance text amendment or an amendment to the General Plan that doesn't alter the intent of the General Plan could clear up the inconsistencies.

If this GPA is actually intended to pave the way for a specific project, rather than just to correct inconsistencies, it is more appropriate to consider it with project itself. It would be a shame to permanently change the character of this neighborhood for a project that may never come to fruition; doing so would allow other, less meritorious, projects to proceed by right.

In closing, I hope that the Planning Commission will consider other alternatives to the proposed General Plan Amendment. If changes need to be made, surely they can be without such an extreme departure from the General Plan, the Downtown Urban Design Plan, and the very nature of the existing neighborhood.

Sincerely,



Lauri Aylaian  
377 W. Baristo Road  
Palm Springs, CA 92262

RECEIVED  
CITY OF PALM SPRINGS

2014 AUG 21 AM 8:02

JAMES THOMPSON  
CITY CLERK

August 16, 2014

City of Palm Springs

C/O James Thompson, City Clerk

3200 E. Tahquitz Canyon Way

Palm Springs, Ca 92262

Subject: Challenges to Palm Spring's Case 5.1322 general plan amendment and case 5.0977-PD288 Lugo  
Lofts

Please enter the enclosed copy of our email to David Newell as a formal disagreement with both  
proposals. The objections are outlined very clearly in the attached document.

Please advise of any decisions before going final with either case.

Best regards,



Ron and Connie Kasper owners of 285 Cahuilla Palm Springs

531 Santa Rosa Drive

Los Gatos, Ca 95032

Copy of an Email sent to David Newell on August 16, 2014

David,

How this plan has received initial approval is beyond me. We as home owners have never agreed with Wessman's plan. It seems this is being forced down our throats because of the total influence he has in the City of Palm Springs. My concerns are as follows which are identical to the ones addressed by other St. Bristo home owners. Until these are addressed I cannot see how the City can give Wessman approval.

1. Phases 1 & 2 are condos while Phase 3 will be 11 individual lots.
2. We have an existing HOA and the proposed Phase 3 may or may not join in our HOA and may or may not participate in our monthly HOA dues. If they do join our existing HOA it may be on a very selective and modified basis. We have never received a written proposal from Wessman Development regarding joining our HOA.
3. The proposed Phase 3 homes are towering three (3) story homes that will block views for many homeowners. The proposed Phase 3 homes adjacent to the pool area/recreation center will tower over our pool and cabana building. The proposed Phase 3 floor plans are substantially larger than our existing condo homes.
4. The City Report states on page 3 that Wessman Development has an agreement to use the St. Baristo recreation center. No agreement from

Wessman Development has been formally submitted in writing or accepted by the St. Baristo homeowners.

5. The original accepted Palm Springs City approval for St. Baristo required a minimum of seven (7) guest parking at the carport. That requirement was never complied with and to this day we do not have the required amount of guest and/or handicap parking.

6. There is no guest parking proposed on Phase 3.

7. The proposed change in Phase 3 required a change in the zoning which required a change in the General Plan. The existing St. Baristo Condominium Plan approved by the State has been completely abandoned.

8. The Phase 3 homes which are towering three (3) story homes will be substantially different from our existing condo homes in style, appearance, size, height and substantially different from any of the homes in the surrounding community or in Palm Springs.

We also received a notice from you on August 12, 2014 titled " General plan Amendment " proposing our condo complex ( St. Baristo) and the remaining 11 units to be built be to be re-classified as a "Central business district" How can a condo complex on Cahuilla and Lugo

be classified as a business district or is this another attempt by Wessman if he doesn't get his way with the Lugo lofts proposal to now ask the City of Palm Springs that he wants to build a hotel complex on the vacant land. I am very very much opposed to being re-classified as a "Central Business District" and if passed will have my lawyers contact you immediately to file an injunction to stop the process as this was not what I bought into when I purchased our condo at St. Bristo.

And finally, since I live directly across the street from the burned out church on Cahuilla, I am pleased to see the City and Mr Weintraub finally coming to some form of understanding to finally repair the church and develop the property.....but when I read the information on the proposal , I have two major concerns

1. I do not want to look at a 5 story structure which will block my view's to the north and east. Allow him to tear down some of the old cottages so he can build a very nice looking 2 story structure.
2. The Sun stated that the burnt church will be left as is?????? This must be a typo as why would someone want to develop a new hotel and spa and leave a structure with blacken marks etc all over with restoring it to it's original finished look, which is acceptable to us but you should know looks cheap and ugly out of unfinished concrete blocks in the total scheme of all things in Palm Springs and would never be allowed to be built today.

Please address my concerns and copy everyone on the list of addresses.

Thank you

Ron and Connie Kasper

## David Newell

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**From:** Brian Hurd <st.baristo@gmail.com>  
**Sent:** Tuesday, August 19, 2014 6:01 PM  
**To:** David Newell  
**Subject:** Amendment to General Plan

I am a resident of the St. Baristo condominium development. Like others who have written you, I oppose amendment to the General Plan that would redesignate our development and the adjoining property as Central Business District. This is incompatible with zoning for the area in question. Additionally, commercial development that ultimately could be facilitated by this change would be entirely incompatible with any residential neighborhood. I am not opposed to the Wessman development, other than its height and scale as I have expressed earlier.

--  
Brian J. Hurd  
356 West Baristo Rd.  
Palm Springs, CA  
612.226.4873 (m)  
[st.baristo@gmail.com](mailto:st.baristo@gmail.com)

**RECEIVED**  
AUG 19 2014  
PLANNING SERVICES  
DEPARTMENT

## David Newell

---

**From:** Jane Snyder <jane.snyder@me.com>  
**Sent:** Tuesday, August 19, 2014 3:29 PM  
**To:** David Newell  
**Cc:** sellapartments@gmail.com  
**Subject:** general planning amendment re: case5.1322 GPA

Dear Mr Newell,

We are writing as homeowners at 271 Calle Tranquillo to voice our objection to the planning amendment which would change the zoning in our residential housing development of St Baristo (east of Lugo and west of Cahuilla between Arenas and Baristo) from "small hotel" to "central business district".

It should be re-classed as "high density residential" as you have done with "The Villas" to properly reflect the character of the existing neighbourhood.

I would be very appreciative if you could inform me of the outcome of the public hearing scheduled for Aug 27th as we are unable to attend and will be anxious to hear.

Kind regards,

Jane & Steve Snyder

**RECEIVED**

**AUG 19 2014**

**PLANNING SERVICES  
DEPARTMENT**

**David Newell**

---

**From:** Steve Huffman <sellapartments@gmail.com>  
**Sent:** Thursday, August 14, 2014 9:56 PM  
**To:** David Newell  
**Subject:** General Plan Amendment

**RECEIVED**  
AUG 18 2014  
PLANNING SERVICES  
DEPARTMENT

David:

I live at 251 Calle Tranquillo in the St. Baristo condominiums between Arenas / Baristo / Lugo and Cahuilla. I received the public notice of the general plan amendment.

I see why our neighboring properties would need to be changed from "Small Hotel" to a Central Business district, since they are businesses and rent rooms out on a nightly basis. However, I do not see any reason whatsoever why our individual St. Baristo community should be included in the same change. When I look at the map, and consider that we are high density condos, our community really should be converted to High Density Residential and nothing else. I see that The Villas at Palm Springs are with the "High Density Residential" (in brown) and think that our community should be the same.

As you might also know, John Wessman is looking to finish our community at some point in the near future and I am hopeful that he completes our community with condominiums or homes. I do not want to see this change in zoning allow a hotel or business to go on that vacant lot as a result of this change in the general plan.

So in summary, I am ok with changing the north side of this block in to the the Central Business District, but not our community on the southern two thirds.

Thank you.

--

**Steve Huffman**  
Mobile: 619-997-7878

David Newell

RECEIVED

AUG 18 2014

PLANNING SERVICES  
DEPARTMENT

**From:** Richard Sendall <Richard.Sendall@megenergy.com>  
**Sent:** Sunday, August 17, 2014 9:42 PM  
**To:** David Newell  
**Cc:** NANCY SPEER  
**Subject:** Public Notice: General Plan Amendment, Block Adjacent to Downtown, Palm Springs

David:

We live at 288 Calle La Soledad in the St. Baristo condominiums between Arenas / Baristo / Lugo and Cahuilla Roads and have received the public notice of the general plan amendment.

We have concerns related to the proposed general plan amendment. Our condominium development is in keeping with a residential designation. Revising it to "Central Business District" provides the potential of development in a manner not in keeping with the condominium, small hotel or tennis club character of the area. We do not see any reason whatsoever why our individual St. Baristo community should be designated "Central Business District". If anything our community should be converted to "High Density Residential". I note that The Villas at Palm Springs are within the "High Density Residential" (in brown) and we would be supportive of a similar zoning.

As you might also know, John Wessman is looking to finish our community at some point in the near future and I am hopeful that he completes our community with condominiums or homes. I do not want to see this change in zoning allow a hotel or business to go on that vacant lot as a result of this change in the general plan.

We also take this opportunity to state our objection to the proposed General Plan Amendment in regard to the block immediately east of the St. Baristo condominiums. We see no justification to reclassifying the southern portion of this block from "Small Hotel" to "Central Business District". The proposed change is not in keeping with the existing proposed for development of this block or the single story, two story, small hotel or resort and mid-century modern styles of the neighborhood. We feel it should remain as "Small Hotel".

I thank you for your consideration in presently these concerns, on our behalf, to the Planning Commission.

Kind regards,  
Kathleen and Richard Sendall  
288 Calle La Soledad  
Palm Springs CA 92262

This email is confidential and is intended for the above-named recipient(s) only. If you are not the intended recipient, please notify MEG Energy Corp. by telephone or return email immediately and delete this email from your system without making a copy. Any unauthorized use or disclosure of this email is prohibited.

**David Newell**

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**From:** edflot@aol.com  
**Sent:** Sunday, August 17, 2014 1:48 PM  
**To:** David Newell  
**Subject:** General Plan Amendment

**RECEIVED**  
AUG 18 2014  
PLANNING SERVICES  
DEPARTMENT

David:

I am a resident owner at 265 S. Cahuilla Rd. in the St. Baristo Condominium Development located between Cahuilla Rd., Baristo Rd., and Lugo Rd. The proposed General Plan Amendment indicates that the entire Block 2 which includes our property as well as the proposed Lugo Lofts development will be changed from Small Hotel to Central Business District. Both St. Baristo and the proposed Lugo Lofts property are High Density Residential.

Therefore, the proposed General Plan Amendment needs to be corrected to show that these properties covering approximately two thirds of Block 2 will be designated as High Density Residential.

Edward Flottesch  
265 S. Cahuilla Rd.

**David Newell**

---

**From:** aylaian@aol.com  
**Sent:** Thursday, August 14, 2014 12:47 PM  
**To:** David Newell  
**Subject:** Proposed General Plan Amendment

**RECEIVED**

AUG 14 2014

**PLANNING SERVICES  
DEPARTMENT**

Dear Mr. Newell,

Thank you for taking the time today to describe to me the proposed Orchid Tree Hotel and Lugo Lofts projects. I live at 377 W. Baristo Road, across the street from the St. Baristo project, and am therefore quite interested in these two projects.

You reported that the City is proposing to amend the General Plan to enhance consistency with existing neighborhood development and to facilitate the development of the Orchid Tree Hotel and Lugo Lofts projects. The proposed General Plan amendment would change areas now designated as Small Hotel Resort Commercial to Central Business District. I am concerned that such a change would be a significant departure from the current development patterns in the area, from the intent of the Downtown Urban Design Guidelines, and from good planning principles. I suggest that you might be able to implement a more appropriate change in land use patterns by transitioning from the high intensity commercial development along Palm Canyon to the one- and two-story historic residential neighborhood by using a transition zone (as is described in the Downtown Urban Design Guideline) or a mixed-use / multi-use designation. During our telephone conversation, you indicated that the City staff had not considered this option, but that if I wrote or emailed you this suggestion, you would discuss it with Interim Planning Services Director Doug Evans.

Please consider this email as a request to reconsider your proposal to change the General Plan designation of the Tennis Club District (Small Hotels) to Central Business District. I personally believe that the proposed Lugo Lofts project is consistent (from a density, height, and intensity perspective) with the surrounding development. However, the insertion of Central Business District development into the Historic Tennis Club neighborhood seems ill-considered.

Sincerely,

Lauri Aylaian  
377 W. Baristo Raod  
Palm Springs, CA 92262  
760.323.1187  
[Aylaian@aol.com](mailto:Aylaian@aol.com)

**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT**

**LEAD AGENCY:**           **The City of Palm Springs  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262**

**CONTACT PERSON:**       **Edward O. Robertson, Principal Planner (760) 323-8245**

**PROJECT TITLE:**           **General Plan Amendment           Case No. 5.1322-GPA**

**PROJECT LOCATION:** Three City blocks within the Central Business District section of downtown area in Palm Springs, Riverside County, California.

**PROJECT DESCRIPTION:** The project is a City initiated General Plan Amendment to change the current land use designations of three City blocks from Small Hotel to Central Business District (CBD). The change is intended to create consistency between the General Plan and the Zoning Code. In 2007 a General Plan Update was adopted by the Council, since then the Code has not been amended for a consistency with the General Plan, hence the need for the proposed amendment.

**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that the project will have no significant adverse impacts, nonetheless, mitigation measures shall be required that will reduce all potentially significant effects on the environment of the proposed project to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

**PUBLIC REVIEW PERIOD:** A 20-day public review period for the Draft Mitigated Negative Declaration will commence on June 26, 2014 and end on July 15, 2014, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: [Edward.Robertson@palm Springsca.gov](mailto:Edward.Robertson@palm Springsca.gov) Copies of the Initial Study are available for review at the City Hall at the above-referenced address and at the City library.

**Public Meeting:** This matter has been tentatively set for public hearing before the Planning Commission on July 23, 2014.



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT**

Project Title:	General Plan Amendment for Zoning Consistency
Case No.	5.1332-GPA
Assessor's Parcel No.	513-151-002, 005, 006, 007, 008, 010, 513-151-017, 018, 019, 020, 022, 023, 025, 026, 513-151-031, 035, 037, 038, 039, 513-151-040, 041, 042, 043, 044, & 047
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262
Project Location:	Three City blocks within the Central Business District section of Downtown area.
Project Sponsor's Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Drive Palm Springs, CA 92262
General Plan Designation(s):	Small Hotel
Zoning:	CBD (Central Business District)
Contact Person:	Edward Robertson, Principal Planner
Phone Number:	(760)323-8245
Date Prepared	June 3, 2014

**Description of the Project**

The project is a City initiated General Plan Amendment to change current land use designations of three City blocks from Small Hotel to Central Business District (CBD). The change is intended to create consistency between the General Plan and the Zoning Code. In 2007 a General Plan Update was adopted by the Council, since then the Code has not been amended for a consistency with the General Plan, hence the need for the proposed amendment.

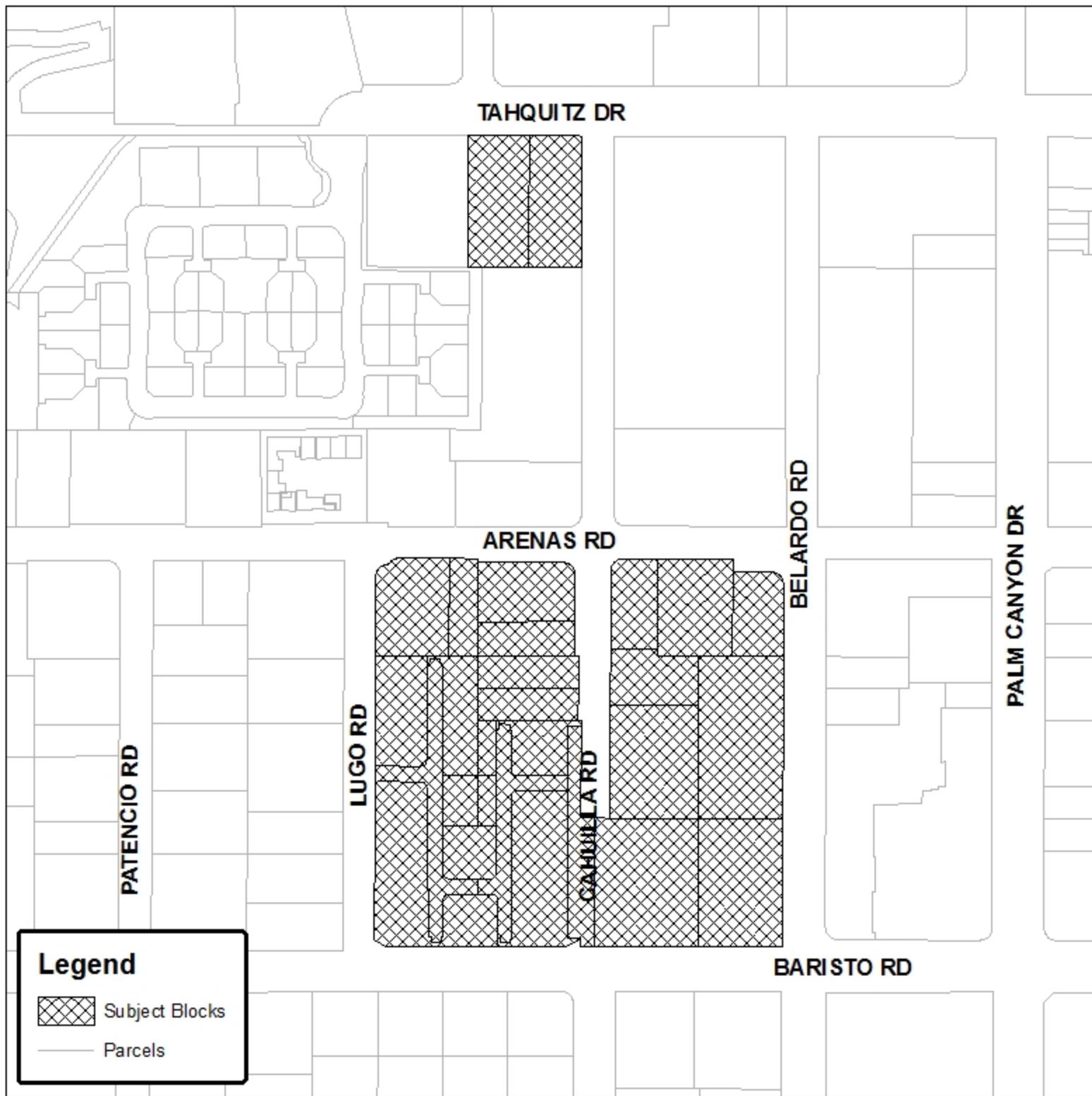
**Environmental Setting and Surrounding Land Uses**

The approximately three City block area is fully developed with residential, commercial and hotels. There are few vacant infill lots and few underdeveloped parcels within the three city blocks.

**Other public agencies whose approval is required**

None.

Exhibit 1 – Project Vicinity Map



TAHQUITZ DR

ARENAS RD

PATENCIO RD

LUGO RD

CAMILLA RD

BELARDO RD

BARISTO RD

PALM CANYON DR

**Legend**

-  Subject Blocks
-  Parcels

Exhibit 2 – Proposed General Plan Amendment Area



# Department of Planning Services

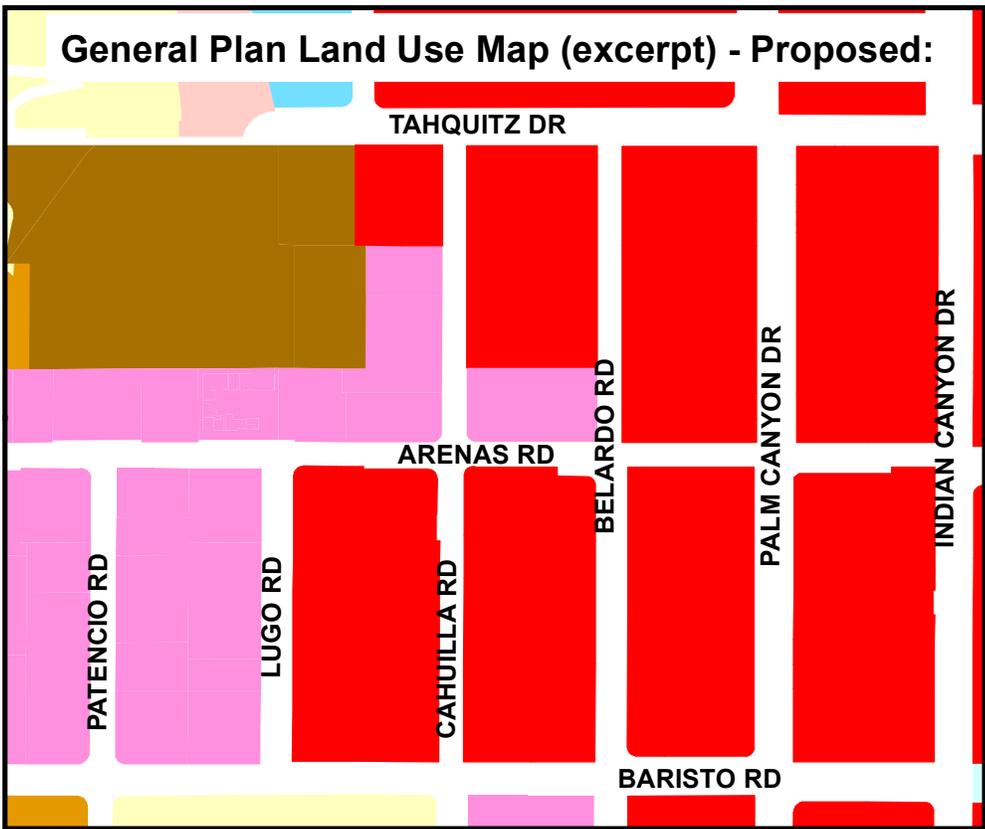
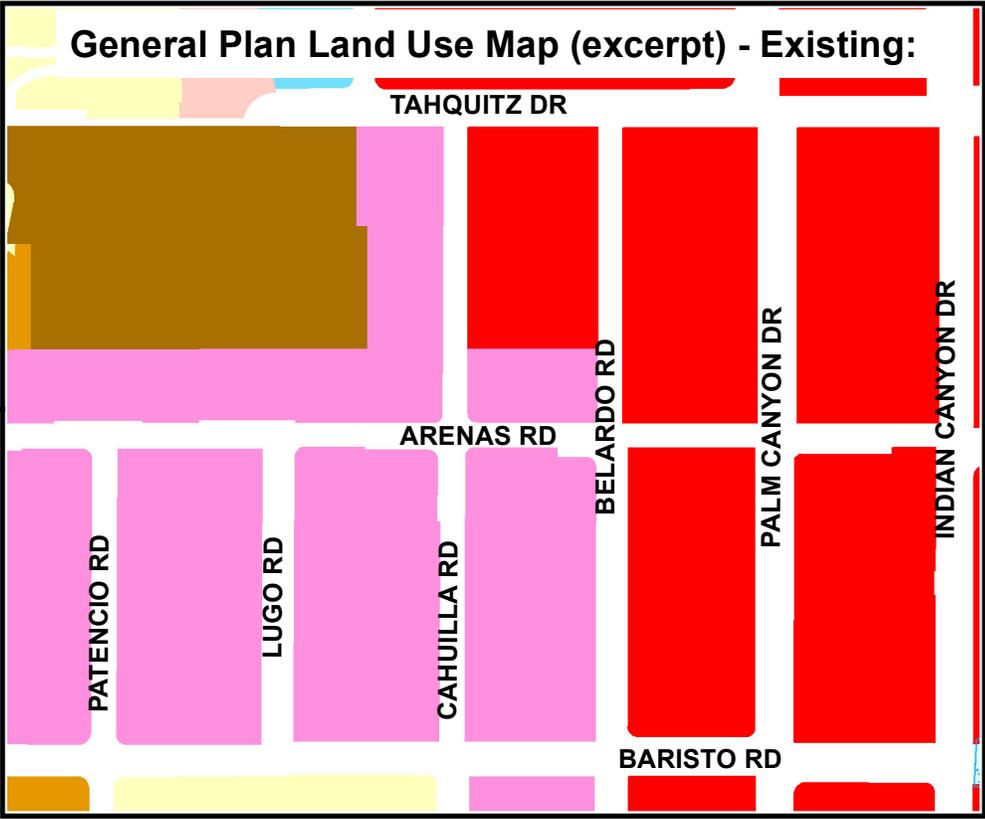
## General Plan Amendment Case 5.1322 GPA



**Legend**

GP Designations

- Estate Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Small Hotel
- Tourist Resort Commercial
- Neighborhood/Community Commercial
- Central Business District
- Regional Commercial
- Mixed Use / Multi-Use
- Office
- Industrial
- Regional Business Center
- Public /Quasi-Public
- School
- Public / Utilities
- Airport
- Open Space -Mountain
- Open Space -Conservation
- Open Space -Parks/Rec.
- Open Space -Water
- Desert
- Special Policy Area
- Watercourse
- Wind Energy Overlay



**DETERMINATION:** The City of Palm Springs Planning Department

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Edward Robertson  
Principal Planner

6.23.14

Date

**DETERMINATION:** The City of Palm Springs Planning Department

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

---

Edward Robertson  
Principal Planner

---

Date

## PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

I. AESTHETICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The City of Palm Springs is located in the valley floor in the southwest corner of the Coachella Valley where Palm Canyon enters the valley from the south. The City is fronted by views of the San Jacinto Mountain to the south, west and partially to the east by open desert and the City of Cathedral City to the east and the little San Bernardino Mountains to the north.

**a-d) No Impact.** The proposed General Plan Amendment of the approximately three city blocks will have no impact. The amendment is primarily intended to allow consistency with the Zoning Ordinance. Most of the affected parcels are fully developed with commercial, residential, place of worship and hotel uses. The three blocks have existing public roads, drainage system and other utilities serving the entire area. Out of the 25 parcels involved, only three are currently vacant and have been previously disturbed. One parcel is partially developed with multi-family residential uses. As required by CEQA, the City will undertake environmental review of any individual projects as they are brought forward consideration and each proposal will be evaluated for any potential impacts to the environment at the time.

**II. AGRICULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a-c) No Impact.** As was the case in 2007 when the environmental assessment for the General Plan Update was prepared, the project site is not designated as important farmland and has never been used for agricultural purposes. The parcel is located in the center of the City's downtown area, and has been planned for urban development for many years. It was zoned for HDR (High Density Residential) uses and will not conflict with zoning for agricultural uses or a Williamson Act contract. The currently proposed GPA involves an amendment of twenty five parcels within three city block, and will not impact agricultural resources.

**III. AIR QUALITY**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The City of Palm Springs is in the Coachella Valley; its climate is characterized by low annual rainfall of 2 to 6 inches per year and low humidity with temperatures ranging from 80° F in July and 40° F to 57° F in January. The City is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) as relates to air quality management. The SCAQMD maintains air quality monitoring stations in Palm Springs and Indio. The stations monitor criteria pollutants ozone, nitrogen dioxide, carbon monoxide, particulate matter under 10 microns (PM<sup>10</sup>) and fine particulate matter 2.5 microns in size (PM<sub>2.5</sub>). The Coachella Valley is currently a non-attainment area for particulate matter of 10 microns or less and ozone. Development within the SSAB is subject to SCAQMD's 2012 Air Quality Management Plan (AQMP) and the 2003 Coachella Valley PM<sub>10</sub> State Implementation Plan. The currently proposed GPA project will be consistent with all applicable air quality management plans. SCAQMD's AQMP is based in part on the land use plans of the jurisdictions in the region, including the 2007 Palm Springs General Plan, adopted since the last Initial Study was prepared for General Plan Update. The SCAQMD undated its Manager Plan in 2012, subsequent to the update of the City's General Plan, and included the General Plan's land use allocations in the update. The currently proposed project is consistent with the Palm Springs General Plan's high-density residential designation, and therefore, is consistent with the intent of the AQMP. No significant impacts associated with compliance with management plans are anticipated.

**a-f) No Impact.** The proposed General Plan amendment will have no impact on air quality. As required by CEQA Guidelines, the City will undertake environmental review of individual projects as they are brought for consideration and each proposal will be evaluated for any potential impacts on air quality at the time.

<b>IV. BIOLOGICAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The City of Palm Springs is a part Coachella which is located in the Sonoran Desert. The most common habitat in the City is creosote bush scrub. The City participated in the preparation and the adoption of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), and Natural Community Conservation Plan which established that reserves for species of concern will require payment of a mitigation fee for lands not designated for conservation; it also requires the preparation of biological resource studies for certain species. All projects proposed in the City are subject to the requirements of the CVMSHCP.

## Discussion of Impacts

- a-f) No Impact.** The proposed General Plan Amendment will have no impact on biological resources. The amendment is intended to facilitate consistency between the General Plan adopted in 2007 and the Palm Springs Zoning Code; the proposed amendment will not affect the existing General Plan policies and programs geared toward the preservation of species. As required by CEQA, the City will undertake separate environmental review of any individual projects as they are proposed for consideration and evaluation on any potential impacts on biological resources at that time. Should sensitive species, wetlands, riparian habitat or wildlife corridors occur on any of the three vacant properties, impacts will be assessed and mitigation measures recommended if necessary at that time.

Note that the three properties in question are surrounded on all sides by urban development, including residences, streets, and utility infrastructure. Furthermore, the properties were previously disturbed by grading and construction; they do not contain riparian habitat or protected wetlands, and are not known to contain any special status plant or animal species.

<b>V. CULTURAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The City of Palm Springs is situated in the traditional territory of the Desert Cahuilla with a history dating back to 1,000 BC. Evidence of Cahuilla occupation in the Coachella Valley dates to over 500 years ago, when the Tribe settled around ancient Lake Cahuilla, in the area of present day La Quinta and Indio. The canyons surrounding Palm Springs also have yielded evidence of use by the Tribe which took advantage of water sources from plants and animals, and rock for tool making. The contemporary Palm Springs is situated well outside the boundary of ancient Lake Cahuilla area where paleontological resources have occurred. Additionally, soils in the City are generally post-Pleistocene age alluvium from the surrounding mountains which will be too new in the context of paleontology to yield fossilized remains.

**a-d) No Impact.** The proposed General Plan Amendment will have no impact on cultural resources. The amendment will not alter existing General Plan policies and programs intended for the preservation of cultural resources. Furthermore, the proposed GPA will involve 25 parcels; 22 of which are fully developed with commercial and hotel uses, the three remainder parcels have been previously graded and disturbed for different construction activities. Nonetheless, as required by CEQA and the City's CEQA Guidelines, the City will undertake separate environmental review of any individual projects as they are brought forward for consideration, and evaluate each project's impacts on cultural resources at that time. Finally, the will continue to confer with the Agua Caliente Band of Cahuilla Indians on individual projects, to assure that potential impacts are addressed and mitigated as construction takes place.

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The San Andreas Fault zone is the major fault in the Coachella Valley. Breaks associated with the Fault cover a generally northwest-southeast trending zone approximately 10 miles wide, north and east of the City. There are no Alquist Priolo Fault Zones in the City. Soils in the City consist of alluvial deposits which originated in the surrounding mountains, and consist primarily of sands silts and cobbles.

**a.i) No Impact.** The sites involved with the GPA are not located in an Alquist-Priolo Earthquake Fault Zone. No impacts associated with fault rupture will occur on the three

remaining vacant parcels and the underdeveloped parcel. The nearest Alquist-Priolo Zone is located along the Banning Pass Fault, approximately 7 miles north of the underdeveloped property.

- a.ii) Less Than Significant Impact.** The general area of the three city blocks are located in a seismically active region, and severe ground shaking can occur from earthquakes originating on local and regional faults. As required, buildings must be constructed in accordance with the most recent editions of the California Building Code (CBC) to provide collapse-resistant design. The City of Palm Springs have building standards designed to reduce potential impacts associated with seismic groundshaking to less than significant levels. These standards will apply to any future construction activities at the sites.
- a.iii-iv) No Impact.** No impact would occur from liquefaction or seismically-induced ground failure. According to the studies completed for the 2007 General Plan Update, the areas involved with this GPA has a low susceptibility for liquefaction due to groundwater depths greater than 50 feet. The sites are generally flat; also, the sites lie outside the moderate hazard zone.
- b-c) No Impact.** No impacts associated with soil erosion or loss of topsoil are anticipated. The three vacant sites involved with the GPA were previously disturbed or developed. They are vacant and relatively Previous environmental analysis conducted in 2007 General Plan Update determined there would be no impact associated with an unstable geologic unit.
- d-e) No Impact.** The proposed GPA would have no impact associated with expansive soils. Expansive soils typically contain large amounts of clay that are capable of absorbing water and increasing in volume. Onsite soils consist of older alluvial gravel and sand, and therefore, the potential for expansion is low. Any proposed project will connect to the existing sewer system. No septic tanks or alternative wastewater disposal systems will be allowed, and no adverse impacts will occur.

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting:**

Currently, there are no thresholds for greenhouse gases. Statewide legislation, including AB32, aims for the reduction of GHGs to 1990 levels by 2020. . The City has implemented a number of measures to reduce greenhouse gas emissions, and is currently completing a Climate Action Plan. Statewide programs and standards, including new fuel-efficient standards for cars and expanding the use of renewable energies, will help reduce GHG emissions over the long-term. Any proposed project within the three city blocks involved in this GPA in the future will be required to comply with Title 24 of the CBC, which in 2014 requires a further 30% reduction in energy use for new construction. These and other standards will reduce GHG emissions from future projects in the affected area once implemented.

**a, b) Less Than Significant Impact.** There will be no impacts from greenhouse gas (GHG) emissions resulting from the proposed GPA. Greenhouse gas emissions can be generated during both the construction and operational phases of a project. Construction-related emissions are temporary and cease once a project has been built. They can be minimized by limiting idling times for construction equipment, adequate maintenance of heavy machinery, and efficient scheduling of construction activities. Long-term emissions can be reduced through the use of low-emission architectural coatings, alternative energy sources, and other techniques.

Long-term operation of a project generates ongoing GHG emissions from the consumption of electricity and natural gas, mobile sources, and the transport and pumping of water. Given that the proposed GPA is not a project-related GHG emissions are not expected to result in adverse impacts on the environment or conflict with applicable GHG plans or policies.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The proposed GPA will have no impacts associated with the transport and/or disposal of hazardous materials in the area. Small quantities of chemicals are routinely used for household and landscaping purposes in the affected area. The uses are limited quantities and are not

expected to constitute a threat to public safety.

**a-e) No Impact.** The property is surrounded by urban development, and is removed from the hillsides of the San Jacinto Mountains. No impacts are anticipated. The three city blocks involved with the GPA is located approximately 2.5 miles east of the Palm Springs International Airport and lies outside the Riverside County Airport Land Use Compatibility Plan for the airport. It is not in the vicinity of a private airstrip. The GPA will not create a hazard for people working or residing in the project area and will not physically interfere with an emergency evacuation or response plan. Future development plans in the affected area will be reviewed and approved by all the responsible City departments.

**VIII. HYDROLOGY AND WATER QUALITY**

**Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII. HYDROLOGY AND WATER QUALITY**

**Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

Desert Water Agency (DWA) maintains the water distribution system serving all properties involved with the proposed GPA. DWA's Urban Water Management Plan (2011 UWMP) plans for current and future water demands indicates it currently has, or will be capable of providing, sufficient supplies to new development in the area. The Management Plan is based in part on the General Plan land use allocations of the jurisdictions DWA serves. Any new development will connect to existing DWA water infrastructure and will be required to comply with all DWA requirements, which may include but are not limited to upgrades, modifications, replacements, and abandonment of existing facilities.

Wastewater will be transported to and processed at the City's Wastewater Treatment Plant. The City contracts with Veolia Water North America to operate the plant. Veolia implements all requirements of the Regional Water Quality Control Board pertaining to water quality and wastewater discharge. Any new project within the three city block will be required to comply with NPDES regulations pertaining to surface water runoff and pollution control. These standard requirements will assure that there will be no impacts associated with water quality standards. Overall, impacts associated with groundwater resources are expected to have no impact.

**a-e) No Impact.** The proposed GPA will have no impact on hydrology or water quality; as indicated above, all new development will be connected to existing sewer lines. Potential impacts on groundwater supplies, existing drainage patterns, and stormwater drainage capacities will be evaluated when individual development projects are proposed. The General Plan Amendment involves the re-designation of parcels from Small Hotel to Central Business District (CBD). In any case the twenty five parcels involved with the GPA are largely flat and previously graded and fully developed. There are no rivers or streams located on, or adjacent to the area.

**f) No Impact.** Any future project within the GPA area will be required to implement NPDES Best Management Practices for both construction and operational activities on the site. These standard requirements are designed to eliminate impacts to surface waters. No impact is expected.

**g,h) No Impact.** Any actual development within the proposed GPA area will call for compliance with City requirements for flood control measures on and off any site, including the availability of adequate drainage system, this will mitigate potential flooding impacts.

**i,j) No Impact.** Due to its substantial distance from the Pacific coast, the proposed GPA area is not subject to tsunamis. Sieche is the earthquake-generated "sloshing" of water in an

enclosed body of water, such as a lake or above-ground water reservoir, which can result in flooding of adjacent or downstream properties. The proposed GPA area lies outside the Tachevah Creek Detention Reservoir Dam Failure Inundation Pathway. No impacts are anticipated.

IX. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The City's General Plan includes a synthesis of residential, commercial, industrial, open space and institutional uses. The General Plan also identifies goals, policies and programs to facilitate development throughout the City. At times inconsistencies between the General Plan and the Zoning Code which is the implementation tool of the General Plan will necessitate changes to facilitate development.

**a-c) No Impact.** The proposed General Plan Amendment will have no impact on land use and Planning. The GPA will not divide an established community, but will ensure a cohesive and well planned community. The proposed amendment will achieve two objectives; consistency of the General Plan and the Zoning Code and including areas that should have included in 2007 with the General Plan Update. The three city block area were excluded from the CBD at the time, this amendment will re-designate the parcels CBD from Small Hotel. As required by CEQA and Local CEQA Guidelines, the City will undertake separate environmental review of individual projects as they come in for consideration; every new proposal will be evaluated on potential impacts on land use and planning at that time. Finally, the City participates in the implementation of the Coachella Valley Multiple Species Habitat Conservation Plan which provides for the preservation of sensitive species throughout the Valley.

X. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a-b) No Impact.** The properties involved do not contain mineral resources; the proposed GPA will have no impact on mineral resources. The entire area involved with this GPA is surrounded by urban development on all sides and part of the larger downtown area that has been previously developed with hotels, retail commercial, a church, residences, and parking structures. The approximately three city block area and surrounding properties have been designated for urban development for many years. The area is located in the City's downtown; therefore not suitable for mineral extraction or mining. No impacts are anticipated.

<b>XI. NOISE</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The City of Palm Springs requires that the community noise equivalent level (CNEL) does not exceed 65 dB at the exterior of living areas (rear yards) and 45 dB at the habitable interior living area for residential land uses. Since the proposed GPA does not include construction or transportation of materials, noise impacts will not be generated by the amendment. Whenever proposals for new development within the GPA comes forward, construction activities will be limited to those hours provided in the City's Noise Ordinance and will be required to comply with standard noise reduction measures, such as the use of muffling devices.

**a-f) No Impact.** The three vacant parcels involved with the GPA are infill sites, noise generated will be consistent with that of the surrounding neighborhood. Noise sources will be those typically associated with commercial retail uses and vehicles. The nearest airport is the Palm Springs International Airport, which is located approximately 2.7 miles to the northeast. The project site is not within the flight pattern of the airport. The project will not expose people residing or working in the area to excessive noise levels.

XII. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The City of Palm Springs population is approximately 47,601 according to the 2010 Census figures. This population is housed in a total of 33,558 housing units. The proposed GPA will not in itself induce substantial population growth; however, in the future new housing development could be facilitated in the downtown area of the City. As required by CEQA and the City's CEQA Guidelines, separate environmental analysis will be required at that time to evaluate any potential impacts to population and housing.

**a-c) No Impact.** Out of the twenty five parcels included in the proposed GPA, only three remains vacant. The GPA will have no impact on population and housing; it will not result in inducing new population growth beyond the projection contained in the General Plan Update of 2007 and will not result in displacing existing housing and people. As required by CEQA, the City will undertake separate environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on population and housing.

**XIII. PUBLIC SERVICES**

**Would the project result in:**

Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a-e) No Impact.** The proposed GPA will have no impact on public services. The GPA area is in close proximity to emergency services. The Palm Springs Fire Department is responsible for fire protection in the City. The nearest fire station to the downtown area is Station 1 located at 227 N. Indian Canyon. The Palm Springs Police Department is located at 200 S. Civic Drive located approximately 2 miles to the east. Public school services and facilities are provided by the Palm Springs Unified School District. No new public roads or public transportation facilities will be required as part of this GPA.

XIV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

There are approximately 140 acres of developed parkland and several public and private golf courses in the City; the City also includes a system of hiking/equestrian trails as well as bikeway. The GPA will not necessarily increase the use of existing neighborhood and regional parks or other recreational facilities, however future development in the area affected areas could potentially increase the use of parks and recreational facilities. To off-set any cost to the City, Quimby fees will be assessed on future housing projects.

**a-b) No Impact.** The General Plan Amendment will have no impact on recreation since this process only involve land use re-designation from small hotel to CBD. There are no new physical developments associated with the GPA, as required by CEQA; the City will undertake separate environmental review of individual projects as they are brought forward for review process. Each proposal will be evaluated on any potential impacts on recreation at that time.

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The City's General Plan Circulation Element was developed to address potential impacts resulting from various land uses; the Circulation Element establishes a system of arterial, collector and local roadways which are designed to carry the anticipated build out traffic generated throughout the City and the region. Any future housing project in the proposed GPA area is expected to integrate into the existing roadway system.

**a-g) No Impact.** The GPA will have no impact on traffic, the amendment to the General Plan will change land use designations, which will not affect the Circulation Element of the General Plan. Should any future developments in the affected area affect traffic volumes separate mitigation measures will be imposed at that time. Also, as required by CEQA and City CEQA Guidelines, the City will undertake separate environmental review of individual projects as they are brought forward for consideration and evaluate each project's potential impacts on traffic at that time.

**XVI. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The City owns a wastewater treatment plant located at 4375 Mesquite Way. The plan has a capacity of approximately 10.9 mgd; demands typically range from 7 to 8 mgd. Water Services is provided by Desert Water Agency (DWA). DWA obtains most of its water supply from groundwater. Solid Waste Services is provided by Palm Springs Disposal Service. Solid waste generated in the City is sent to the Edom Hill transfer station located in the City of Cathedral City. Drainage from the area drains to the Valley floor and is directed by sheet flow, channels and other improvements including levees, reinforced concrete pipe and drainage channels to the Palm Canyon Wash and the Whitewater River.

**a-g) No Impact.** The proposed GPA will not affect wastewater treatment requirements in the area involved. The City contracts with Veolia Water North America to provide wastewater collection and treatment services, and Veolia implements all the requirements relating to wastewater discharge and water quality. The GPAT would not

result in adverse impacts to existing stormwater, water, or wastewater infrastructure, and adequate landfill capacity is available to serve the City.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a) <b>No Impact.</b> The proposed GPA will not degrade the quality of the environment or threaten any plant or animal community or habitat. A larger portion of the proposed GPA area, have been previously disturbed by grading and development. The three vacant sites included are entirely surrounded by urban development, including residences and other structures, paved roadways, and utility infrastructure. None of the properties occur within or adjacent to a conservation area, and is not known to contain any significant wildlife species. Given the location of an area once utilized by the Agua Caliente Band of Cahuilla Indians, it is possible that archaeological artifacts may be uncovered during any construction activities. Should this occur, the standard mitigation measures contained in the City's Conditions of Approval shall apply to minimize any potential impacts.</p>				
<p>a) <b>No Impact.</b> The proposed GPA will have no cumulative impacts. The re-designation of Small Hotel to CBD will create consistency with most of the surrounding vicinity. Cultural concerns regarding the potential for archaeological resources that could be uncovered during future construction activities will be mitigated by the presence of a qualified cultural resource monitor during construction.</p>				

- c) **No Impact.** The proposed GPA will not cause substantial adverse impacts, either directly or indirectly on human beings. The amendment will occur on properties that are surrounded by similar land uses. No hazards have been identified in the vicinity that would pose a potential threat to human beings. As required under CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's potential impacts on people at that time.

## REFERENCES

- City of Palm Springs General Plan, 2007.
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- City of Palm Springs Historic Resources Survey, Final Draft Summary Report, June 2004.
- City of Palm Springs Designated Historic Sites and Historic Districts, [www.palmsprings-ca.gov](http://www.palmsprings-ca.gov), November 2013.
- "CEQA Air Quality Handbook," South Coast Air Quality Management District, 1993.
- "2012 Air Quality Management Plan," South Coast Air Quality Management District.
- "2003 Coachella Valley PM<sub>10</sub> State Implementation Plan," South Coast Air Quality Management District.
- Flood Insurance Rate Map, Map Number 06065C1558G, Federal Emergency Management Agency, effective August 28, 2008.
- "Special Report 159: Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region," California Department of Conservation, Division of Mines and Geology, 1988.
- "Riverside County (West) Very High Fire Hazard Severity Zones in Local Responsibility Areas, as Recommended by CAL FIRE," California Department of Forestry and Fire Protection, December 24, 2009.
- "2010 Urban Water Management Plan," Desert Water Agency, March 2011.
- "Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document," adopted by Riverside County Airport Land Use Commission, October 14, 2004.
- "Riverside County Important Farmland 2010 Map," sheet 2 of 3, California Department of Conservation, published January 2012.
- 2010 U.S. Census.