



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: January 27, 2016
To: Planning Commission
From: Department of Planning Services
Subject: **Study Session on Serena Park (Palm Springs Country Club, LLC)**
Case Nos. 5.1327 PD-366 ZC and TTM 36691

At its November 12, 2015 regular meeting, the Planning Commission reviewed the subject project and, after holding a public hearing, tabled the item for further study. Based on the discussion, staff has prepared the following agenda for the today's study session:

- I. Project Overview and Applications Submitted
- II. General Plan Amendment
- III. Zoning Designation and Proposed Planned Development District
- IV. Environmental Impacts
- V. Actions to Date
- VI. Development Agreement

I. Project Overview and Applications Submitted

The applicant has submitted the following requests a multi-phased residential project:

1. **General Plan Amendment** to modify the Land Use and Recreation, Open Space & Conservation (ROSC) elements. The Land Use element modifications include changing approximately 126 acres of Open Space - Parks / Recreation to Very Low Density Residential (VLDR), allowing up to 4 dwelling units per acre. The remaining 5.39 acres will remain as open space and be developed as a public park. The ROSC element will be modified to address the loss of golf course and proposed addition of a public park.
2. **Planned Development District in lieu of Change of Zone** to establish the project site plan, permitted uses and development standards. The applicant

proposes 429 residential lots, private streets and private open space. Preliminary Development Plans include the following:

- a. Northerly triangle: 137 single-story attached residences ranging in size from 1,342 to 1,534 sq. ft. on lots that are a minimum of 5,000 sq. ft. in size.
 - b. Southerly triangle:
 - i. 55 single-story detached residences ranging in size from 1,956 to 2,524 sq. ft. on lots that are a minimum of 8,000 sq. ft. in size.
 - ii. 248 single-story detached residences ranging in size from 1,657 to 1,918 sq. ft. on lots that are a minimum of 5,000 sq. ft. in size.
3. **Major Architectural Application** to review the proposed residence designs. Final Development Plans will be submitted at a later time.
 4. **Tentative Tract Map** to subdivide four lots consisting of 156.18 gross acres into public park (5.39 acres), preserved open space (24.93 acres), 137 attached single-family residential lots (17.8 acres), 292 detached single-family residential lots (45.6 acres), private streets (20.01 acres) and private open space (42.5 acres).
 5. **Development Agreement** to specify the duration of the agreement, the proposed uses of the property; the density of use; the maximum height and size of proposed buildings; and provisions for reservation or dedication of land for public purposes. Additional discussion is provided in Section VI below.

II. General Plan Amendment

When making modifications to the General Plan, the Administration section provides the following information and direction:

AMENDING THE GENERAL PLAN

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. To assure that the General Plan is kept current, short-term programs and policies may be reviewed periodically to reflect compatibility with budgetary priorities and related program status. Long-term programs and implementation measures must also be given consideration to assure timely funding and development of critical infrastructure and public services and facilities.

TIMING

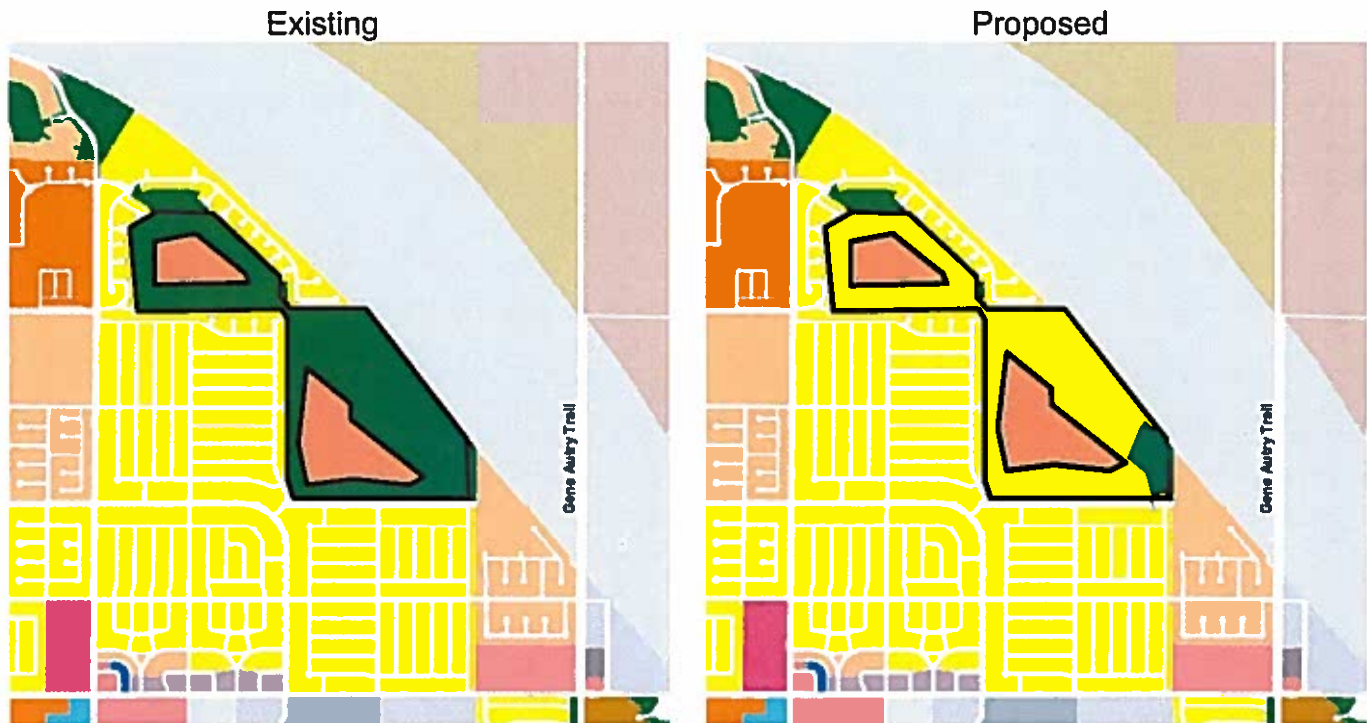
Mandatory elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate a General Plan Amendment. It is left to the discretion of the local jurisdiction to establish an amendment schedule to be published one year in advance. State law further requires that the Housing Element be reviewed and updated at least once every five years.

APPLICATION PROCEDURES

Applications for the amendment of the General Plan and the appropriate fees are filed with the Department of Planning Services. An amendment to the General Plan constitutes a project under the California Environmental Quality Act (CEQA) and, therefore, is evaluated for its environmental effects and consistency with other elements of the General Plan. Final approval of General Plan amendments is the responsibility of the City Council subject to satisfying the environmental requirements imposed by CEQA.

The applicant has submitted a request to amend two Elements of the 2007 General Plan, including the Land Use and Recreation, Open Space & Conservation (ROSC) elements.

Land Use Element. The Land Use element designates the 126-acre project site as Open Space – Parks/Recreation. The applicant seeks to amend the land use of 120 acres from Open Space – Parks/Recreation to Very Low Density Residential (VLDR), which allows up to 4 dwelling units to the acre. The 6-acres of the 126-acre project that remains would continue to be designated as Open Space – Parks/Recreation. The graphics below depict the proposed changes to the Land Use Map, Figure 2-3 (with emphasis surrounding the project site).



-  Very Low Density Residential (up to 4.0 du/ac)
-  Open Space - Parks/Recreation

With the proposed loss of open space, the General Plan provides the following direction:

LU1.8 Allow density transfers within planned developments in exchange for the provision of enhanced amenities and permanent open space.

LU2.2 Projects that propose to convert open space areas that are designated "Open Space – Parks/Recreation" to developable areas (for residential, commercial, etc.) must either offer in-kind replacement of such open space elsewhere in the City, make payment of in-lieu fees, or replace the converted open space through the use of density transfer.

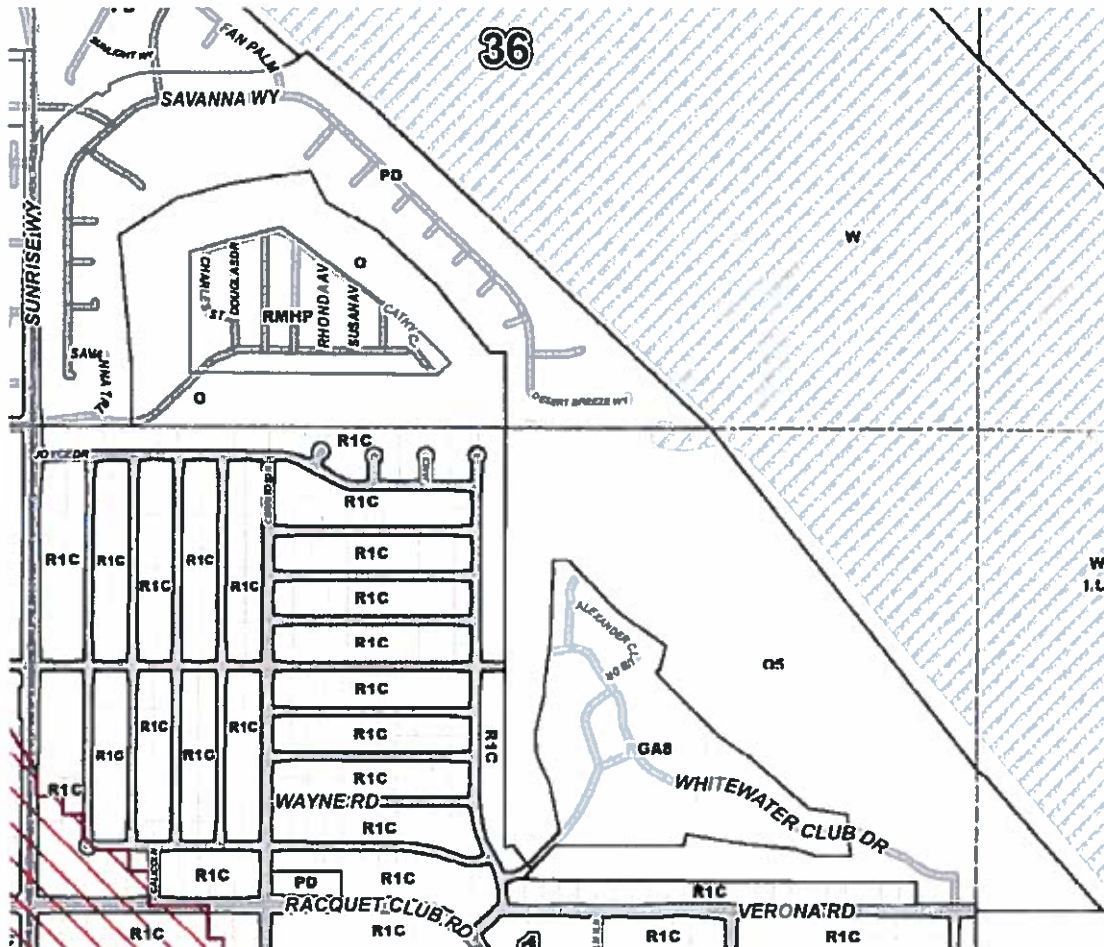
LU13.2 Apply the use of density transfers between properties located within the Chino Cone and to properties elsewhere in the City to encourage the preservation of views and natural resources

ROSC Element. With the proposed changes to land uses, there are certain modifications that must occur as a part of an update to the Recreation, Open Space & Conservation (ROSC) element of the 2007 General Plan. These include modifications

to the text to incorporate the addition of a public park and change information on golf courses in the city. Attached are relevant pages from the ROSC element.

III. Zoning Designation and Proposed Planned Development District

Two zones currently exist on the roughly 126-acre project site: O and O-5. An excerpt of the zoning map is provided below.



The applicant seeks approval of a PD-in-lieu of zone change. If approved, the new zoning would be PD-366.

Permitted Uses:

Current Zoning:

Uses allowed within the "O" zone include agricultural, public parking, public parks, open space and recreation facilities. Additionally permitted uses with the approval of a Conditional Use Permit (CUP) include cemeteries, energy uses, large scale residential, golf courses, driving ranges, places of assembly, private commercial recreation facilities and other uses as

listed in Section 92.21.01 of the Zoning Code.

Uses permitted within the O-5 zone include the above-mentioned, as well as those uses permitted by right-of-zone in the R-1 (single-family) zoning – Section 92.01.01(A).

Proposed Zoning:

The proposed zoning of the site is PD-366. Permitted uses will be single-family residential and accessory uses; generally, consistent with Section 92.01.01 R-1 of the Zoning Code.

Development Standards:

	O Requirements	O-5 Requirements	Proposed Project: PDD 366	Comply
A. Lot Area	None	5 acre minimum	5,000 sq. ft. minimum 8,000 sq. ft. minimum	No, per PDD
B. Lot Dimension				
Min. Width	None	250 feet	35 or 50 feet minimum 80 feet minimum	No, per PDD
Min. Depth	None	250 feet	100 feet minimum	No, per PDD
C. Density				
D. Building Height	24 feet	15 feet	24 feet	No, per PDD
E. Yard Setbacks				
1. General Provisions	10 feet min. from side or rear lot line. Garages / parking spaces not permitted across front yard. Side yard may be used for parking.		Parking / garages located in front.	No, per PDD
2. Minimum Yards	None	50 feet	See table on site plan	No, per PDD
F. Lot Coverage Maximum	None	10% (however, typical SFR is 35%)	40% or 60%	No, per PDD
G. Distance Between Buildings	15 feet minimum 20 feet minimum between accessory and main buildings or between accessory buildings, unless there is a common wall		No requirement specified	No, per PDD
I. Off-street Parking	Two spaces for each dwelling unit within a garage or carport.		Two covered parking spaces per residence	Yes
J. Trash Enclosure	Required		Provided at each individual home	Yes

As a part of the proposed project, the applicant has provided specific development standards for the various lots within the project:

TRACT NO. 36691 PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS NO. 5.1327 PD-366			
Product:	50' Wide Single Family Detached	80' Wide Single Family Detached	Single Family Attached
Lots:	195-394, 399-429	138-194, 395-398	1-137
Lot Size:			
Minimum Lot Size:	5,000 s.f.	8,000 s.f.	5,000 s.f.
Minimum Lot Width:	50'	80'	50'
Minimum Lot Width along Curves and Cul-De-Sacs:	35'	35'	35'
Minimum Lot Depth:	100'	100'	100'
Setbacks:			
Minimum Front Yard @ Garage:	18'	18'	18' (5' from access easement line)
Minimum Front Yard @ Living Area, Casita, and Side Loaded Garage:	12'	12'	12' (5' from access easement line)
Minimum Interior Side Yard:	5' / 30% @3' (See Note No. 1)	5' / 30% @3' (See Note No. 1)	0'/10' (See Note No. 1 & 2)
Minimum Corner Side Yard:	10'	10'	10'
Minimum Rear Yard @ Living Area:	10'	15'	10'
Other:			
Maximum Structure Height:	1 story (24')	1 story (18')	1 story (24')
Maximum Lot Coverage:	60%	40%	60%
Front Yard Encroachments for Architectural Features: (See Note No. 3)	2'	2'	2'
Side Yard Encroachments for Architectural Features: (See Note No. 3)	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks
Rear Yard Encroachments for Architectural Features: (See Note No. 3)	7'	5'	0'
Casita Allowed:	Yes	Yes	Yes
Notes:			
1. Up to 30% of the building length can have a 3' side yard setback including living area, casita, and architectural features. A/C units are not allowed when any part of the structure is at the 3' side yard setback. 2. 0' side yard setback at adjoining buildings and 10' side yard setback when buildings do not join. No more than two buildings may be attached. 3. Architectural Features such as Fireplaces, AC Units, Media Center, Covered Porches, Decks, Pop-outs, and non-living areas as some examples			

IV. Environmental Impacts

In accordance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, the City of Palm Springs as the Lead Agency prepared an Initial Study and determined that the project raised potentially significant concerns. On December 23, 2014, the City circulated the Initial Study and Notice of Preparation (NOP) stating an Environmental Impact Report (EIR) would be prepared to public agencies, including responsible and trustee agencies, members of the public, and the California Office of Planning and Research, State Clearinghouse. In accordance with CEQA requirements, this began the 30-day public review period which ended on January 21, 2015.

In addition, the City held a public scoping session on January 8, 2015 in the Council Chamber at City Hall to provide an overview of the project and discuss the scope of the

EIR analysis. The scoping session also provided an additional opportunity for public comments and concerns so they could be analyzed and addressed in the EIR.

Concerns related to the potential environmental effects of the project that were raised include potential impacts to aesthetics from proposed development and to noise and traffic impacts during construction and upon project completion. These concerns were addressed in the Draft EIR, which was released for public review on June 29, 2015. After the 45-day public review and comment period, a Final EIR was prepared and included responses to the comments received during the comment period.

Staff will provide additional discussion on the environmental impacts at the study session.

V. Actions to Date

On June 9, 2014, the Architectural Advisory Committee reviewed and recommended approval of the project, subject to the following:

1. Landscape plan for Radburn-style portion of project to return for AAC review.
2. Elevation for Radburn-style portion along streets facing existing condos to return.
3. Buffers/wall/open fencing along perimeter to return.
4. All residential products to have group elevations in color with different roofing, materials and landscaping.
5. Guest parking plan to be provided.
6. Potential paseo within Radburn-style portion of project should be provided to link open space.
7. Roof types to be mixed and return.
8. Buffers to be increased to condos and mobile home park.

In response, the applicant moved the southerly portion of the attached residential product further from the mobile home park to create additional open buffer space. The other items will be addressed at the Final Development Plan submittal stage.

On November 12, 2015, the Planning Commission reviewed and tabled the project for further study.

VI. Development Agreement

According to the Office of Planning and Research, a development agreement is a planning “tool for establishing a vested right to proceed with development in conformance with policies, rules and regulations in effect at the time of approval. Development agreements provide a developer with assurances for a specified length of time that his/her project may proceed as originally approved, and not be affected by future changes in land use regulations... In many cases and in exchange for this

assurance, the landowner/developer may agree to a larger dedication of land or in-lieu fee for public use as a condition of the agreement." The state regulations on development agreements can be found in Government Code § 65864 through 65869.5.

The Palm Springs Zoning Code specifies a process for review and approval of development agreements. Section 94.08.00 requires a public hearing review, prior to making a recommendation to the City Council. The Planning Commission may approve use of a development agreement as a method of implementing any discretionary approval of the Planning Commission including:

- i. Rezoning;
- ii. Issuance of a conditional use permit;
- iii. Conditions imposed upon approval of a permit after discretionary review;
- iv. Conditions imposed in connection with the adoption of any specific plan;
- v. Conditions imposed in any planned development district; and/or
- vi. Site-specific conditions imposed in any other district; and/or
- vii. Mitigation measures imposed upon a project after approval of an environmental impact report in which such mitigation measures have been proposed as a mechanism for eliminating or reducing environmental impacts.

After the Commission holds a public hearing, a recommendation is made to the City Council with a determination on whether or not the development agreement proposed:

- i. Is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan;
- ii. Is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;
- iii. Is in conformity with public convenience, general welfare and good land use practice;
- iv. Will be detrimental to the health, safety and general welfare;
- v. Will adversely affect the orderly development of property or the preservation of property values.

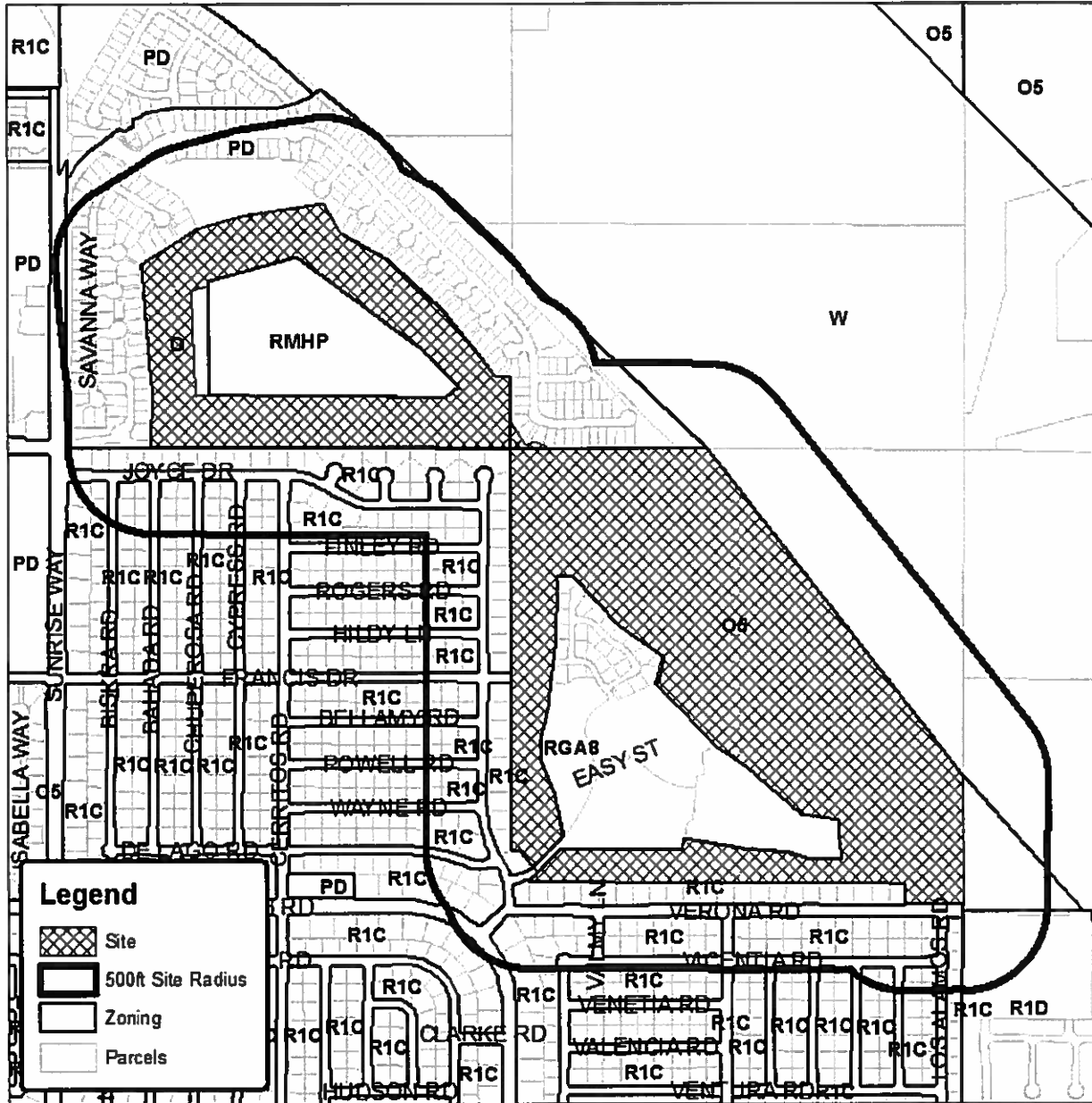
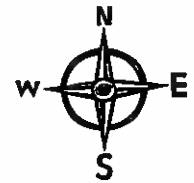
The final details of the development agreement are being prepared. Once deemed acceptable by staff, the agreement will be reviewed at a public hearing with the proposed project.

Attachments:

- Vicinity Map
- ROSC Element (excerpts)



Department of Planning Services Vicinity Map



Legend

- Site
- 500ft Site Radius
- Zoning
- Parcels

CITY OF PALM SPRINGS

RECREATION, OPEN SPACE & CONSERVATION ELEMENT

GOALS, POLICIES AND ACTIONS

This portion of the Recreation, Open Space and Conservation Element is organized into three sections: (1) Parks and Recreation, (2) Natural Resources, which includes energy resources, and (3) Cultural and Historic Resources. Each section provides an overview and is followed by a discussion of key planning issues facing the community. After discussion of each issue, City goals, policies, and actions are set forth to address the issue.

PARKS AND RECREATION

Palm Springs owns and maintains 156 acres of developed parkland, 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts along major thoroughfares throughout the City. The City is also home to numerous privately owned golf courses, many of which are also open to the public. These parks and recreational areas contain an array of amenities. Palm Springs classifies its parks by their function and amenities. The City's Park and Recreation Strategic Plan provides further detail. Table 5-1 summarizes the City's park network, which is mapped in Figure 5-1.

City Parks and Golf Courses

Local Parks

The City of Palm Springs has local parks that are primarily designed to serve the recreational needs of residents living within an immediate one-quarter- to one-half-mile radius of the park. Local parks may also be located near commercial and downtown areas to serve visitors, shoppers, and the business community.

Frances Stevens and Baristo Parks are the two local parks in Palm Springs. Frances Stevens, located at Palm Canyon Drive and Alejo Road, is a 1.2-acre park that provides an art center, historical site, and picnic tables within the City's commercial and tourist centers. Adjacent to the Downtown, the park is a center for arts, history, and cultural activities—the Palm Canyon Theatre leases the indoor theatre for productions and the City holds the Renaissance Fair at the park each year as well as weekly art fairs.

Baristo Park is a two-acre park, located at Calle Encilia and Saturnino Road, with basketball courts, landscaped areas with picnic facilities, and playgrounds for children, and the park is located in a medium density residential neighborhood. A variety of special events are held annually at this park.



Village Green

Specialty Parks

Specialty parks are designed to support the tourist industry, preserve unique cultural and historic traditions, preserve, or enhance environmental resources, or simply serve special recreational needs. The City of Palm Springs has three specialty parks—the Village Green, the Wellness Park, and the Dog Park.

The Village Green Heritage Center is a 0.4-acre park in downtown Palm Springs, and is home to the Village Green Museum and two nineteenth-century pioneer homes. The McCallum Adobe, the oldest remaining building in Palm Springs, was built in 1884 for John McCallum. Miss Cornelia's "Little House," built in 1893 by the city's first hotel proprietor, was made of railroad ties from the defunct Palmdale Railway. Both homes provide historic information about early Palm Springs. The Cornelia House is home to the Palm Springs Historical Society.



Wellness Park

The Wellness Park is a 5-acre park near Desert Medical Center located at Via Miraleste and Tachevah Roads. The Park was created in collaboration with the City of Palm Springs, Desert Healthcare District, Desert Water Agency, and Palm Springs Unified School District. The Wellness Park contains exercise stations, paths for those using wheelchairs and walkers, and tranquility and meditation gardens. The park is a demonstration project for drought conservation techniques and landscaping.

The Palm Springs Dog Park is a popular 1.6-acre park for dogs and their owners. Located north of City Hall between Civic Drive and El Cielo Road, the park features grass, trees, awnings, a fenced-off area for smaller dogs, recycled picnic benches, 11 antique fire hydrants, and dual drinking fountains. The park is one of the most popular spots for pet lovers in Palm Springs.



Ruth Hardy Park

Neighborhood Parks

Palm Springs has two neighborhood parks that serve the non-programmed recreational needs of residents in nearby neighborhoods. These parks are within a convenient walking distance (about one-half mile) from the people they serve. Park amenities include children's play areas, sports fields, basketball courts, landscaped picnic areas, and open areas for walking and strolling.

RECREATION, OPEN SPACE & CONSERVATION ELEMENT

The City's two neighborhood parks are the 21-acre Ruth Hardy Park and the 8-acre Victoria Park. Both parks serve central and northern Palm Springs. Major events at Ruth Hardy Park include the annual Easter Egg Hunt, Firemen's annual fish fry, and town fair during Black History Month. The City is planning a third neighborhood park, Whitewater Park, at the northern end of Sunrise Avenue.

Palm Springs has three community parks. Desert Highland Park is an 18-acre park that serves north Palm Springs. Presently, 12 acres of parkland are developed; 6 acres are undeveloped. Desert Highland Park contains ballfields, basketball courts, multiuse fields, playgrounds, and landscaped picnic areas. Desert Highland Park also contains the James O. Jessie Desert Highlands Unity Center, a multipurpose center used for programmed recreational activities for children and adults.

Sunrise Park, a 38-acre park, is home to the City Library, Swim Center, Skate Park, Palm Springs Stadium, City Park and Recreation Department offices and Olympic-sized pool. The Park is also home to the City's Leisure Center and Pavilion, which provides a range of programmed activities for residents. The City partners with local nonprofit organizations to provide a wide range of recreational programs and, under low-cost lease agreements, leases land at the park to the Boys & Girls Club.

DeMuth Park, a 61-acre park, is located adjacent to the Tahquitz Creek Golf Course, Tahquitz Creek, and Knott's Soak City Water Amusement Park and the wastewater treatment facility. DeMuth Park contains all of the City's soccer fields and a majority of its multipurpose fields and is designed to serve the needs of active organized sports leagues. DeMuth Park has other recreational amenities, including tennis courts, volleyball courts, tot lots, playgrounds, and landscaped picnic areas.

Golf Courses

Golf in Palm Springs is a popular activity for visitors, and residents. The City boasts 11 golf courses, including championship and tournament level courses, and a new golf course is under construction—at North Indian Canyon Drive and San Rafael ("Avalon"). The City owns the 36-hole Tahquitz Creek Golf Resort, a 160-acre public golf course, and leases 39 acres of open space to the O'Donnell Golf Club, a private-use course, which will revert to the City for general park use in 2034.



Desert Highland Park



DeMuth Park



Tahquitz Creek Golf Resort

Greenbelts and Public Parkways

Palm Springs has a number of major and secondary thoroughfares in which wide landscaped greenbelts or parkways have been developed with meandering bike paths, walking paths, and amenities such as benches and rest areas. These parkways, while not included in the City's inventory of developed park acreage, provide passive park use areas for the residents of Palm Springs and contribute to the open space needs of the city. Greenbelts can be found along major portions of Sunrise Parkway and portions of East Palm Canyon Drive.

**Table 5-1
City Parks and Golf Courses (Open to the Public and Private)**

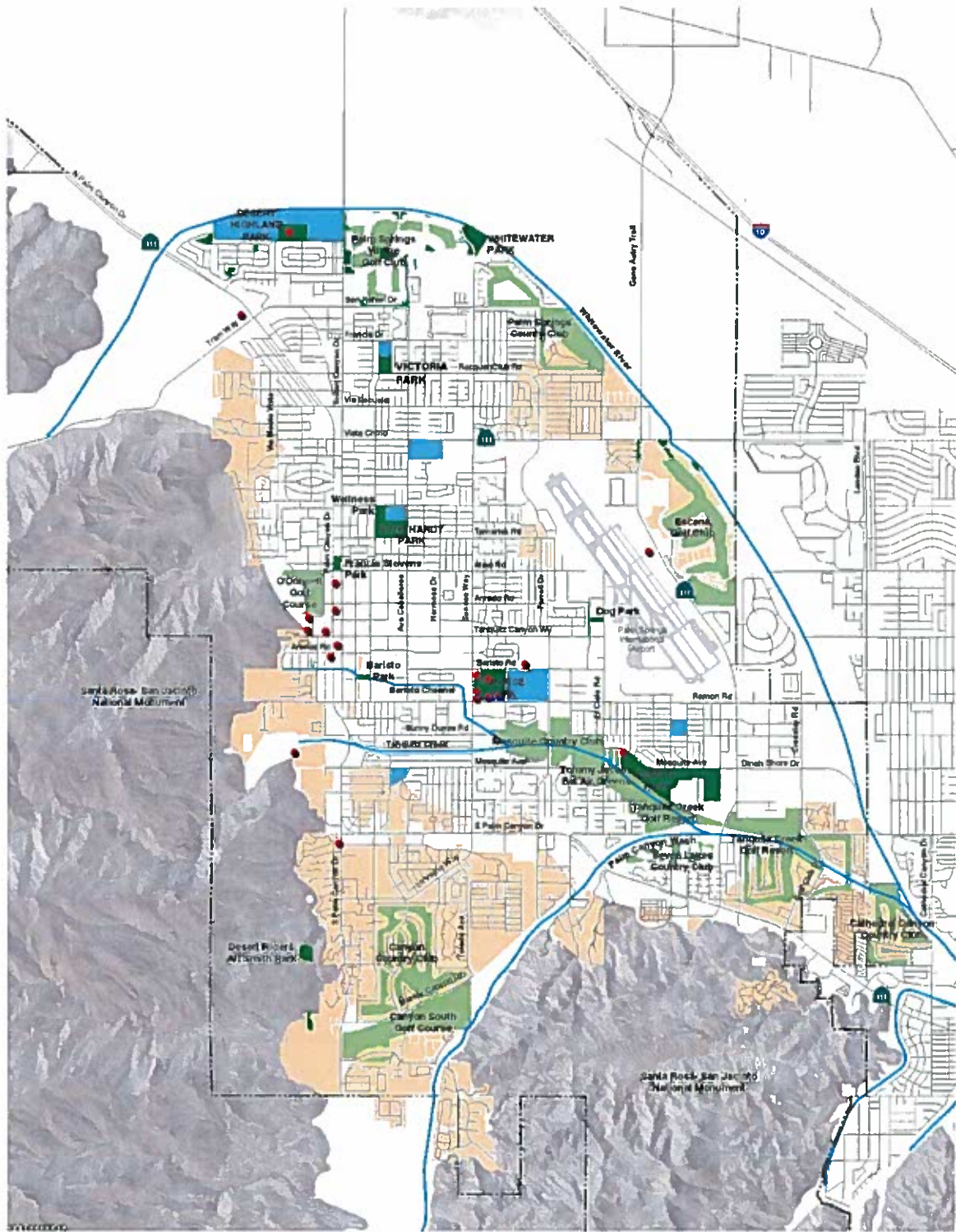
Park Type	Number	Acreage
Local Parks	2 parks	3.1 acres
Specialty Parks	3 parks	7.7 acres
Neighborhood Parks	2 parks	35.7 acres
Community Parks	3 parks	117.0 acres
Golf Courses	11 courses	1,353.5 acres
Total		1,517 acres

State, Federal, and Tribal Parks

Palm Springs is unique in that it contains state, federal, and tribal lands, including those with park and recreational opportunities (Figure 5-1). These include the Santa Rosa and San Jacinto National Monument, San Jacinto State Park and Wilderness Area, tribal lands owned by the Agua Caliente Tribe, and various ecological preserves. Although these resources extend well beyond the City's boundaries, Palm Springs is a gateway to these assets and they play an integral role in park and recreational resources and planning efforts.

Santa Rosa and San Jacinto National Monument

The Santa Rosa and San Jacinto Mountains provide a dramatic backdrop to the southern and western edges of Palm Springs. Designated as a National Monument in 2000, the Santa Rosa and San Jacinto Mountains cover 272,000 acres, predominantly in the City's sphere of influence, and are noted for topography, stunning views, diverse wildlife, and cultural value. The Monument encompasses five major ecological zones and is home to more than 500 species of indigenous plants and animals. The Monument provides many opportunities for hiking, biking, horseback riding, camping, skiing, rock climbing, and sightseeing. The National Monument is also home to the 14,000-acre San Jacinto State Park and Palm Springs Tramway, which carries passengers to San Jacinto Peak, where visitors enjoy skiing, hiking, horseback riding, rock climbing, and sightseeing.



- Parks
- Golf Courses
- Schools
- Park Deficiency Areas*
- Channel/Creek/River
- Community Facility
- City Boundary
- Sphere of Influence

*Residential areas outside 1-mile radius of a community park.

0 3000'

Parks and Recreation Facilities

Recreation, Open Space and Conservation Element



Figure 5-1

RECREATION, OPEN SPACE & CONSERVATION ELEMENT

Indian Canyons Heritage Park

The Indian Canyons Heritage Park is an approximately 400-acre park located at the base of San Jacinto Mountains at the south end of Palm Springs. The Park boasts the largest system of native fan palm oases in the United States. Visitors from around the world visit these spectacular oases nestled in steep rocky canyons where the force of running water over millennia has carved the rocks into curvaceous pools and waterfalls. Higher up the canyon walls, the rocks sheen with the beautiful patina of desert varnish. The Agua Caliente Band of Cahuilla Indians manages the park and leads hiking and horseback riding tours. The Indian Canyons Heritage Park also has adopted a management plan for preserving the unique biological and cultural resources in the park.

PARK ACREAGE AND DESIGN

Palm Springs owns 10 parks that encompass more than 156 acres, of which approximately 7 acres are for specialty parks. In addition, the City owns approximately 160 acres of open space developed as the Tahquitz Creek Legends Golf Course. The City of Palm Springs requires that a minimum of 5 acres of developed parks be available for every 1,000 residents, including 2.5 acres for community parks and 2.5 acres for neighborhood parks. Palms Springs today has a population of approximately 60,000, which includes seasonal residents. At this population, the goal of a minimum of five acres per 1,000 residents yields a target of 300 acres of developed park land. The City has approximately 316 acres of developed park area including the City-owned Legends golf course. However, as the City continues to grow and develop, more park acreage, especially areas to accommodate specialized play fields (soccer, baseball, softball, football, tennis, etc.) will be required. With a projected population of 94,949 by buildout, the City will need 184 more park acres to accommodate this growth. It should be noted that this population projection is the number of residents in Palm Springs at *full* buildout. The Land Use Element shows a slightly lower population projection because a 5 percent vacancy rate is assumed. Total population is used in this case to be consistent with the city's *Quimby Ordinance*.

To ensure that parks fulfill their intended role, the City's standard is that homes be located within one mile of a neighborhood or community park so that residents are within walking distance of a park. Presently, less than one-half of all residences meet this standard. Table 5-2 summarizes the City's present and future park needs and Figure 5-1, *Parks and Recreation Resources*, illustrates the deficient areas. The southern and western portions of Palm Springs have the greatest deficiency of parkland, though both areas are within close proximity to outdoor recreational opportunities.

Quimby Act: The Quimby act of 1975 authorizes a city to adopt a local ordinance that can require dedications of land or in-lieu fees for development of new, or rehabilitation of existing, park facilities as a condition of subdivision map approval. The amount of fees paid or land dedicated can, at most, provide for five acres of parklands and recreational facilities per 1,000 persons.

**Table 5-2
Palm Springs Parkland Needs**

	Population	Parkland Standard	Current Needs	Current Acreage	Deficit/ Surplus
Present Need	60,000	5.0 ac/1,000	300	316	16
Future Needs	39,941	5.0 ac/1,000	200	—	200
Total Need*	99,941	5.0 ac/1,000	500	316	184

Source: U.S. Census, 2000; Department of Finance, 2006.
General Plan Land Use Element, 2007.

* This population figure assumes full buildout. The Land Use Element shows a slightly lower population figure due to an assumption of a 5 percent vacancy factor. However, this figure reported here is total population and is intended to be consistent with the City's Quimby Ordinance.

The Parks and Recreation Strategic Plan provides a detailed description of City parks and amenities available at each facility. The Plan also discusses the role of park design standards and includes recommendations to ensure that established standards reflect the actual and intended role of each facility.

While providing adequate park acreage is important, parks must be equipped with the desired recreational amenities that meet the needs of Palm Springs' diverse population, including families with children, retirees, single people, snowbirds, and tourists. Developed parkland must be carefully tailored with an appropriate mix of amenities and recreational facilities that meet the needs of users within the park's intended service area. The City's park classification and design system, based on National Park and Recreation Standards, can be found in the *Department of Parks and Recreation Strategic Plan*.

Many of the City's parks vary from the established design standards. For instance, Sunrise Park, originally intended to be a community park, has limited acreage for unstructured recreation activities (e.g., Frisbee) due to the many facilities occupying the site. DeMuth Park accommodates organized sports leagues, rather than serving as a community park. Specialty parks, envisioned to satisfy the City's tourist industry, currently serve local needs. These issues underscore the need to reconsider the current location and amenities of parks to best match the needs of residents and demands placed on each park.

GOAL RC1:

Provide sufficient park, trail and recreational facilities that meet the diverse needs of residents and visitors.

Policies

RC1.1 Develop high-quality park, trail, and recreational facilities that meet the varied needs of children, adults, seniors, and people with disabilities.

RECREATION, OPEN SPACE & CONSERVATION ELEMENT

- RC1.2 Ensure that a minimum of five acres of developed parkland are provided for every 1,000 residents in Palm Springs.
- RC1.3 Locate and distribute parks in such a manner to serve residential areas in terms of both distance and residential density.
- RC1.4 Establish and strengthen partnerships with the school district for the joint use, maintenance, and development of school facilities for parks, educational programs, and recreational use.
- RC1.5 Encourage variety in the design and intended function of park and recreational facilities to reflect the needs of the community.

Actions

- RC1.1 Periodically conduct a community-wide survey of full-time and seasonal residents to gauge park usage, satisfaction with level of services provided, and desired recreational amenities in parks to meet their needs.
- RC1.2 Develop and maintain an inventory of potential park sites, such as City-owned sites, areas along rivers or washes, and vacant land or underutilized land, including golf courses.
- RC1.3 Establish and/or revise, as needed, agreements with Palm Springs Unified School District and other community organizations that govern joint use of facilities.
- RC1.4 Develop and approve customized standards or design plans for the retrofit and modernization of each park and trailhead.
- RC1.5 Analyze park needs for areas of higher concentration of residents and uses. For example, the analysis should explore the proximity of existing and proposed parks to multifamily residential uses to determine if the concentration of population is properly served, or if additional parklands are needed in these areas.
- RC1.6 Amend and revise park designations to accurately reflect park conditions and needs in Palm Springs and establish minimum standards for developers and the City to follow in the Zoning Ordinance for park development.
- RC1.7 Amend and revise park designations to accurately reflect park conditions and needs in Palm Springs and establish minimum standards for developers in the City to follow in the Zoning Ordinance for park development.

purpose of incorporating such land into permanent trail linkages throughout the City.

- RC5.2 Recognize the Whitewater River Wash, the Palm Canyon Wash, and the Tahquitz Wash as valuable open spaces and community resources, encouraging the preservation of their recreational trail heritage.
- RC5.3 Seek to develop trails and related limited facilities for horseback riding, hiking, and jogging in the washes that interconnect with City parks and recreational areas, and provide linkage opportunities between open areas and other desert cities and trail systems.
- RC5.4 Allow developers flexibility in development standards in exchange for providing trail easements and rights-of-way that tie into and expand the greater trails network.
- RC 5.5 Strongly encourage developers to incorporate trails and pedestrian and bicycle linkages into their projects to reduce dependence on vehicular use.

FINANCING PARK, TRAILS AND RECREATION FACILITIES

Financing the acquisition, construction, maintenance, and improvement of park, trails, and recreational facilities is a key challenge for Palm Springs. The City's Quimby Ordinance requires developers to dedicate or pay for the five acres of developed parkland for every new 1,000 residents that will live in proposed residential subdivisions. However, the Ordinance cannot by law address the existing shortage of park facilities for residents today. The City also does not have explicit policies regarding the type and quality of parks, trails, and recreational amenities desired in the community.

Even if new parks, trails, and recreational facilities are built, however, Palm Springs needs a dedicated source of revenue to maintain and rehabilitate facilities. The City uses part of its transient occupancy taxes to fund improvements and General Funds to maintain parks and recreational facilities. Both of these revenue sources are limited. A permanent source of funding is necessary to address the present deficit of parks as well as fund the maintenance of new parks, trails, and recreational facilities.

RECREATION, OPEN SPACE & CONSERVATION ELEMENT

GOAL RC6:

Provide a stable and adequate source of funding that enables the acquisition, development, maintenance, and modernization of park and recreational facilities.

Policies

- RC6.1 Ensure that adequate public funds are available to pay for the full costs of acquiring land, building facilities, and maintaining new parks, trails, and recreational amenities.
- RC6.2 Pursue funding to address the existing shortage of parks, trails, and recreational facilities through grants, bond measures, locally adopted special taxes, or partnerships with local organizations.
- RC6.3 Maintain contact with governmental entities, private, and nonprofit foundations for grant opportunities that promote the arts, culture, and historic preservation.
- RC6.4 Explore opportunities to enter into lease agreements for public/private partnerships to provide services in parks such as bike rental, towel rental, coffee carts, and vendor carts.

Actions

- RC6.1 Update the parkland in-lieu fee ordinance to provide adequate funding sources for parks, trails, open space, and recreational facilities as described in the Parks and Recreation Strategic Plan.
- RC6.2 Develop a benefit-assessment district that is earmarked for the long-term maintenance, repair, and modernization of parks, trails, and recreational facilities.
- RC6.3 Develop a formal five-year capital improvement program with annual updates that allocates a portion of the transient occupancy tax to address shortages or improvements of park and recreational facilities.