



City Council Staff Report

DATE: April 6, 2016 UNFINISHED BUSINESS

SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE MUSEUM MARKET PLAZA SPECIFIC PLAN

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

On March 2, 2016, the City Council completed its review of an Amendment to the Museum Market Plaza Specific Plan, (the "Amendment"), adopted Resolution No. 23977 approving Addendum No. 2 to the previously-certified Environmental Impact Report, and introduced Ordinance No. 1889 approving the Amendment. At that time, the City Council approved certain final revisions as part of the Amendment, including a requirement for an 18-foot setback along the northerly side of Main Street along Blocks B and B1. The Amendment has been prepared to incorporate all revisions approved by the City Council at the March 2nd meeting, and Ordinance No. 1889 is ready for second reading and adoption by the City Council.

As an alternative to the Amendment approved by City Council, the Council subcommittee (Mills, Roberts) is recommending the City Council consider the following changes to create a large pedestrian plaza and open view corridors along Main Street:

- Increase building setbacks to the "annex" building located on Block C with setback of 70 feet diagonal from the southwest corner of North Palm Canyon Drive and Main Street;
- Reduce building height of the "annex" building to a maximum of one story and a varying height of up to 28 feet; and
- Establish a building setback of 12 feet on the north side of Main Street along Blocks B and B1 in accordance with the originally approved Museum Market Plaza Specific Plan.

RECOMMENDATION:

1. Waive the reading of the ordinance text in its entirety and adopt Ordinance No. 1889, "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA,

ITEM NO. 4B

AMENDING THE MUSEUM MARKET PLAZA SPECIFIC PLAN, AND REDESIGNATING IT AS THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN.”

OR

2. Consider and approve the following changes to the Amendment to the Museum Market Plaza Specific Plan:

- a) Increase building setbacks for the “annex” building located on Block C with a setback of 70 feet diagonal from the southwest corner of North Palm Canyon Drive and Main Street;
- b) Reduce building height of the “annex” building to a maximum height of 28 feet; and
- c) Establish a building setback of 12 feet on the north side of Main Street along Blocks B and B1 in accordance with the originally approved Museum Market Plaza Specific Plan.

AND

3. Waive the reading of the ordinance text in its entirety and reintroduce Ordinance No. 1889, “AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING THE MUSEUM MARKET PLAZA SPECIFIC PLAN, AND REDESIGNATING IT AS THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN.”

4. Reaffirm Resolution No. 23977, as the modifications to the Amendment to the Museum Market Plaza Specific Plan will not result in a new significant impact not previously analyzed in Addendum #2 to the previously-certified Environmental Impact Report.

BACKGROUND:

A complete background to the prior actions taken by the City Council associated with the Museum Market Plaza Specific Plan (“Specific Plan”), and recent approval of the proposed Amendment to the Specific Plan, are identified in the staff report from the March 2, 2016, City Council meeting and included as **Attachment 1**. The final Specific Plan as amended and approved by Council on March 2, 2016, is included as **Attachment 2**, and Ordinance No. 1889 previously introduced and prepared for second reading and adoption is included as **Attachment 3**.

Following the City Council’s approval of the Amendment to the Specific Plan, on March 10, 2016, the Council subcommittee met with Palm Springs Promenade, LLC, (the “Developer”), to review alternatives to opening the view corridor along Main Street. In lieu of an 18 foot-wide setback along the north side of Main Street for Blocks B and B1,

an alternative was proposed and recommended for approval by the Council subcommittee whereby the view corridor will be improved by maintaining a single-story building on Block C (the “annex” building) with an overall maximum height of 28 feet, with a large pedestrian plaza created through a 70-foot diagonal setback from the southwest corner of North Palm Canyon Drive and Main Street. A 12 foot-wide setback along the north side of Main Street for Blocks B and B1 would be retained as was required in the original Specific Plan (eliminating the additional six-foot setback that was approved at the March 2, 2016 City Council meeting).

The alternative for the pedestrian plaza proposed at the southwest corner of N. Palm Canyon Drive and Main Street with the reduced height of the “annex” building on Block C are identified in the following figures.

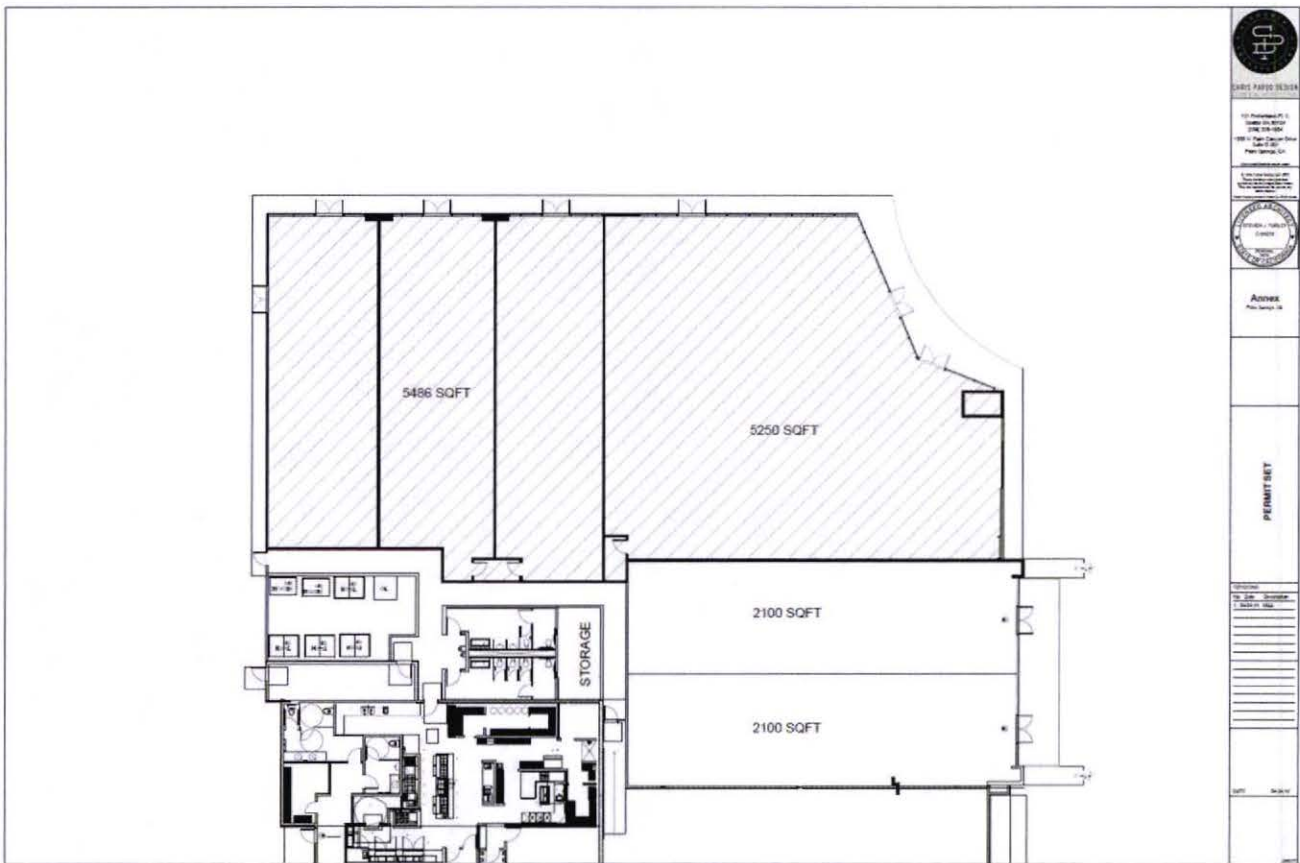


Figure 1: Revised Site Plan – Block C (“Annex” Building)



Figure 2: View at Main Street/N. Palm Canyon – Block C (“Annex” Building)



Figure 3: View towards N. Palm Canyon – Block C (“Annex” Building)

The City Council may consider these changes to the Specific Plan Amendment, which have been incorporated into a revised Specific Plan document included as **Attachment 5**, and reintroduce Ordinance No. 1889 for first reading approving the revised Specific Plan document, included as **Attachment 3**.

ENVIRONMENTAL ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City has prepared a proposed Addendum (Addendum No. 2) to the Final Environmental Impact

Report (FEIR) adopted for the Specific Plan that evaluates the potential environmental impacts of the changes to the Specific Plan identified in the Amendment, which includes various revisions and updates to the Museum Market Plaza Specific Plan, the development of Block E as the Downtown Palm Springs Park, and a Major Architectural Review for the development of a hotel use of up to 75 feet located on Block B-1 (Case No. 3.3908 MAJ).

After completion of Addendum No. 2, the City Council considered several changes to the proposed Specific Plan Amendment. These changes represent a reduction in the overall project's intensity, most notably a reduction in square footage for maximum build out from 1,359,500 square feet to 897,500 square feet. Additional changes include reductions in the total number of hotel rooms, from 620 to 450 rooms; reductions in building heights on some blocks; the preservation of the Town & Country Center, with the potential for development to the north and south of the Town & Country Center in Block K; the elimination of the extension of Main Street through Block K; and a number of editorial changes and modifications. All changes proposed by the Planning Commission and City Council represent a reduction in project build out, and will therefore result in a reduction in environmental impacts. Specifically, the revised project will result in reduced environmental impacts associated with aesthetics, air quality/greenhouse gas, cultural (historic) resources, water quality/resources, land use planning, public services, traffic and utilities impacts. Impacts associated with geology/soils, hazards/hazardous materials, hydrology, noise, population/housing, recreational resources and economics are expected to be equivalent to those previously analyzed in Addendum No. 2.

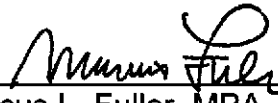
On March 2, 2016, the City Council adopted Resolution No. 23977, making certain findings in accordance with CEQA and approving Addendum No. 2 to the previously-certified Environmental Impact Report for the Museum Market Plaza Specific Plan.

The City has reviewed the latest changes to the proposed Specific Plan Amendment with regard to: a) increasing building setbacks to the "annex" building located on Block C with setback of 70 feet diagonal from the southwest corner of N. Palm Canyon Drive and Main Street; b) reducing the building height of the "annex" building to a maximum height of 28 feet; and c) establishing a building setback of 12 feet on the north side of Main Street along Blocks B and B1 in accordance with the originally approved Museum Market Plaza Specific Plan. Based on the City's review, these changes will not result in a new significant impact not previously analyzed in Addendum No. 2, nor result in any new mitigation measures beyond those identified in Addendum No. 2. Insofar as the City Council may consider approval of these latest changes to the Specific Plan Amendment, the potential environmental impacts associated with such changes were previously analyzed and approved by the City Council in Addendum No. 2 pursuant to the requirements of CEQA, and no additional environmental analysis will be required.

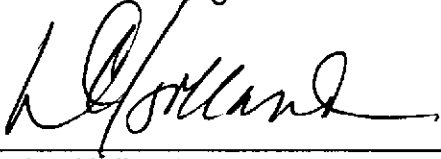
SUBMITTED:




Filinn Fagg, AICP
Director of Planning Services



Marcus L. Fuller, MPA, PE, PLS
Assistant City Manager/City Engineer



Douglas Holland
City Attorney



David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. March 2, 2016, City Council staff report
2. Specific Plan Amendment (as adopted)
3. Ordinance No. 1889
4. Resolution No. 23977
5. Letter – Palm Springs Promenade (dated March 30, 2016)
6. Specific Plan Amendment – revised per City Council subcommittee

Attachment 1



City Council Staff Report

DATE: March 2, 2016

PUBLIC HEARING

SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE MUSEUM MARKET PLAZA SPECIFIC PLAN AND ADDENDUM NO. 2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT (CASE NO. 5.1204 SP A-1).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

On February 3, 2016, the City Council held a public hearing to consider an Amendment to the Museum Market Plaza Specific Plan, ("Amendment"). The Amendment is desirable in part to reflect changes previously approved by the City Council on October 17, 2012, pursuant to a Conformity Review of a revised Downtown Revitalization Plan entitled "Downtown Palm Springs," completed in accordance with the regulations identified in the Specific Plan. Previous public hearings were held on December 16, 2015, and January 13, 2016; a City Council Study Session was also held on the matter on January 6, 2013.

At the January 13, 2016 meeting, the City Council directed the Council subcommittee to meet with Palm Springs Promenade, LLC, (the "Developer"), to review the changes requested in the Amendment. Based on the meeting with the Council subcommittee, the Developer offered additional changes to reduce the scope of development permitted under the Museum Market Plaza Specific Plan. These changes were presented and discussed at the City Council meeting on February 3, 2016. The specific plan document has been revised to reflect the direction given to staff at the February 3, 2016, City Council meeting.

RECOMMENDATION:

1. Review the final revisions to the Museum Market Plaza Specific Plan as directed to staff by the City Council at its February 3, 2016, meeting; and
2. Adopt Resolution No. _____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING ADDENDUM NO. 2 TO THE

PREVIOUSLY-CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR, AND AMENDING THE MUSEUM MARKET PLAZA SPECIFIC PLAN, REDESIGNATED AS THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN;" and

3. Waive the reading of the ordinance text in its entirety and introduce Ordinance No. _____, "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING THE MUSEUM MARKET PLAZA SPECIFIC PLAN, AND REDESIGNATING IT AS THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN;" and

4. Direct the Council subcommittee to coordinate with staff and Palm Springs Promenade, LLC, to discuss the terms and conditions of a draft Development Agreement related to the timely construction of public and private improvements, and vesting of certain entitlements pursuant to the scope of final changes to the Museum Market Plaza Specific Plan.

BACKGROUND:

A complete background to the prior actions taken by the City Council associated with the Museum Market Plaza Specific Plan, ("Specific Plan"), and recent consideration of the proposed Amendment to the Specific Plan, are identified in the staff report from the January 13, 2016, City Council meeting and is included as **Attachment 3**.

At the February 2, 2016, City Council meeting, the City Council considered all of the previously proposed changes to the Specific Plan and the changes proposed by the Developer, and provided direction to staff. Accordingly, staff has revised the Amendment to the Specific Plan to address the comments received from Council, and the currently revised draft of the Specific Plan is included as **Attachment 4** and is dated March 2016.

The City Council requested that the Council subcommittee (Mills/Roberts) meet with the Developer and City staff to further discuss the Developer's request for a development agreement. Initial meetings have been held to discuss the terms of the development agreement; once the draft development agreement is finalized, it will be forwarded to the Planning Commission review at a future public hearing for a recommendation to the City Council.

ANALYSIS:

Following is a general summary of the final proposed changes to the Specific Plan for Council's consideration. Figure 1 on the following page (Exhibit II-3 from the Specific Plan) identifies the layout of the various Blocks within the Specific Plan and is provided for reference.

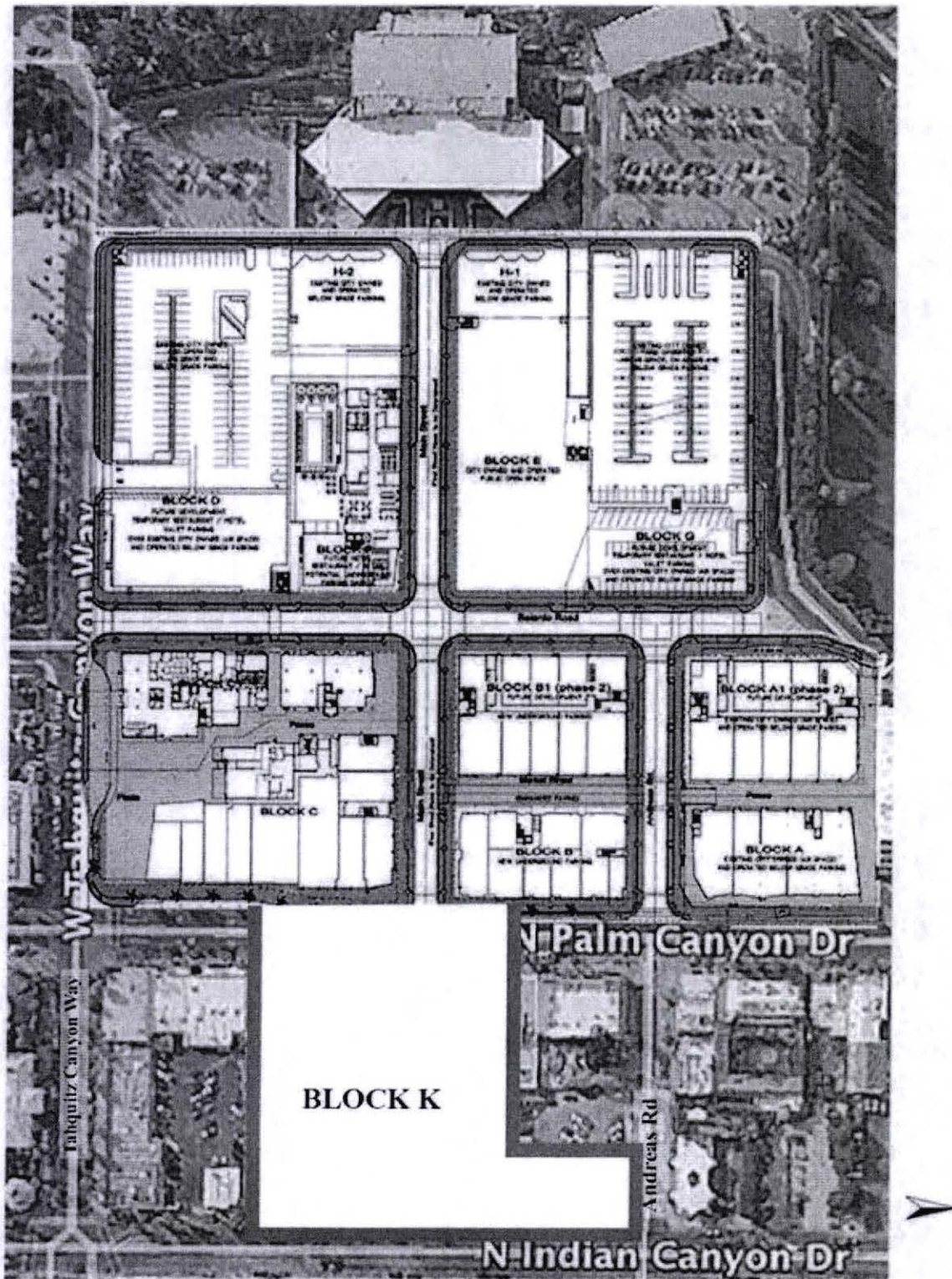


Figure 1

The following analysis summarizes the key changes to the development standards of the Specific Plan, based on the City Council discussion

Block A

No changes are proposed to the footprint or height of the 51,484 square foot building on Block A that is currently under construction; the building is permitted and vested. The Developer has removed a sign marquee from the east façade of the building so as to reduce the visual impact of the structure, and has requested to convert the third floor of the building from commercial space to residential units. These proposed changes are consistent with the Specific Plan and are also generally consistent with the approved entitlement.

Block A1

The Amendment to the Specific Plan proposes establishing this parcel as a permanent publicly-owned parking lot, with an allowance for one level of above ground parking to be potentially constructed by the City in the future.

Block B

No changes are proposed; the 31,800 square feet building with a maximum height of 38 feet located on this parcel is currently approved and entitled. The Developer has requested to convert the second floor of the building from commercial space to residential units, which is consistent with the uses permitted by the Specific Plan.

Block B1

The Amendment to the Specific Plan proposes establishing development standards on this parcel allowing for a maximum of 123,200± square feet of commercial/residential uses with a maximum height of 60 feet; or a Virgin Hotel brand with a maximum height of 69 feet.

Block C

As currently entitled under the adopted Specific Plan, a maximum of 121,500± square feet of commercial/hotel/residential uses is allowed on this parcel with a maximum height of 60 feet. Currently, a commercial/residential building of 102,039 square feet with a maximum height of 60 feet is approved and entitled. The Amendment to the Specific Plan proposes reducing the size of the approved building to 71,500± square feet of commercial/hotel/residential uses with a maximum height of 40 feet, and increasing building setbacks to 30 feet on Main Street and 32 feet on N. Palm Canyon Drive (adjacent to the "annex" building).

Block C1

No changes are proposed; the 123,462 square feet Kimpton hotel with a maximum height of 84 feet located on this parcel is currently permitted and vested.

Block D

The Amendment to the Specific Plan proposes establishing development standards on this parcel allowing for a maximum of 123,200± square feet of commercial uses on this parcel with a maximum height of 40 feet, with an encouragement for a grocery store use on the ground floor and other commercial uses permitted on the second floor.

Block F

Currently, a four-story 135-room hotel of 71,714 square feet with 5,064 square feet of commercial uses and a maximum height of 56 feet is currently approved and entitled on this parcel. The Amendment to the Specific Plan proposes establishing development standards on this parcel allowing for residential uses with a maximum height of 60 feet.

Block G

The Amendment to the Specific Plan proposes establishing development standards on this parcel allowing for a maximum of 115,000 square feet of commercial and/or residential uses with a maximum height of 60 feet.

Blocks K1/K2

As Amendment to the Specific Plan proposes establishing development standards on these parcels allowing for a maximum of 175,000 square feet of commercial/hotel uses requiring preservation of the T&CC through adaptive reuse in combination with development of a new hotel use on these parcels. Conceptually, the Developer proposes to rehabilitate the former "Zelda's" building of the T&CC as a lobby for a new hotel use, with new hotel buildings with a maximum height of 60 feet constructed adjacent to the north and south sides of the restored T&CC buildings, and the T&CC courtyard area rehabilitated and retained. The review and approval of any development on these parcels will be subject to the Planned Development District ("PDD") process. With the requirement for the restoration and reuse of the T&CC buildings, all references to the extension of Main Street through the block as a vehicular connection to Indian Canyon Drive have been eliminated, however, maintenance of a pedestrian connection will be considered as an element of a PDD submitted for approval.

Revised Height Standards

The following Table identifies the change in maximum height based on the direction of the City Council at the February 3, 2016, meeting, compared with the height limits under the 2009 plan:

Block	Existing (2009 Specific Plan)	Proposed (March 2016)	Change
A	60'	60'	No Change
A1	60'	20' (Parking)	-40'
B	16'	40'	+24' ¹
B-1	16'	60'(Commercial) 69'(Hotel)	+44' +53'
C	60'	40'	-20'
C1	60'	60'	No Change
D	60'	40'(Commercial)	-20'
E	60'	17'	-43'
F	60'	60'(Residential)	No Change
G	60'	60'(Residential)	No Change
H1	40'	17'	-23'
H2	40'	17'	-23'
K	60'	60'	No Change

Maximum Allowable Density / Uses

The following Table identifies the change in maximum allowable density based on the direction of the City Council at the February 3, 2016, meeting, compared with the maximum allowable density under the 2009 plan:

Block	Existing (2009 Specific Plan)	Proposed (March 2016)	Change
A	220,000 SF	55,000 SF	-165,000 SF
B	3,000 SF	150,000 SF	+147,000 SF
C	245,000 SF	195,000 SF	-50,000 SF
D & F	455,000 SF	200,000 SF	-255,000 SF
E, G & H	520,000 SF	7,500 SF (E) 115,000 SF (G)	-397,500 SF
K1/K2	332,000 SF	175,000 SF	-157,000 SF
Totals	1,775,000 SF	897,500 SF	-877,500 SF

¹ The Conformity Review approved by the City Council in 2012 allowed for an increased building height on Block B; the proposed Specific Plan Amendment captures this prior approval by the City Council.

As shown in the Table, the overall maximum allowable development density within the Specific Plan is proposed to reduce by 877,500 square feet (a reduction of 50%).

Setbacks

As part of the reductions in height and square footage for the building proposed for Block C, the Developer also proposed to increase the setbacks along Main Street and North Palm Canyon. Based on the direction of City Council, the Specific Plan document has been revised to require a setback on Block C of 30 feet from Main Street and 32 feet from North Palm Canyon. In addition, City Council has requested that a greater setback be required at the corner of the Building on Block C (at the intersection of Main Street and N. Palm Canyon Dr.) so as to provide additional area for pedestrians and increased visibility at the corner.

Green Building Requirements

Based on the direction of City Council, the Specific Plan document has been revised to require either of the following options for any building constructed within the project area:

- Adherence to the City's Green Building Program; or
- LEED certification.

Please note that the document does not specify the level of certification required under either the Green Building Program or LEED; Council may determine the certification level either through the development agreement or by specifying the requirement in the Specific Plan.

Development Agreement

Pursuant to the Project Financing Agreement ("PFA"), as amended, the City and Developer previously agreed: *At any time, upon request by Developer, City and Developer shall exert and use commercially reasonable best efforts to prepare, finalize, execute and implement a Development Agreement, as statutorily authorized by Section 65864, et seq. of the California Government Code...* Accordingly, the Developer has requested that the City Council authorize negotiation of a Development Agreement which may include the following elements:

- Vest in the Developer the right to develop the property in accordance with the revised Specific Plan for a period of time to be negotiated.
- Transfer of Block A1 to the City as a surface parking lot to be constructed by the Developer.
- Transfer of the Transient Occupancy Tax Rebate currently approved for the AC Marriott Hotel located on Block F to the proposed Virgin Hotel located on Block B1.
- Restoration and adaptive reuse of the original Town and Country Center buildings with construction of a potential new hotel use (subject to approval via PDD).

- Vesting of the parking rights previously approved pursuant to the PFA, including but not limited to, the City's prior determination as to adequacy of parking and the Project's right to use the public parking above and below grade owned by the City in addition to any private parking facilities which the Developer may choose, at his discretion, to build.

As previously noted, the City Council has directed the City Council subcommittee (Mills/Roberts) to coordinate with City staff and the Developer to discuss the terms of a development agreement. Once a draft development agreement is completed, it will be presented to the Planning Commission for its consideration at a public hearing for a recommendation to the City Council, and subsequently to City Council for approval.

ENVIRONMENTAL ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City has prepared a proposed Addendum (Addendum #2) to the Final Environmental Impact Report (FEIR) adopted for the Specific Plan that evaluates the potential environmental impacts of the changes to the Specific Plan identified in the Amendment, which includes various revisions and updates to the Museum Market Plaza Specific Plan, the development of Block E as the Downtown Palm Springs Park, and a Major Architectural Review for the development of a hotel use of up to 75 feet located on Block B-1 (Case No. 3.3908 MAJ).

After completion of Addendum #2, the City Council considered several changes to the proposed Specific Plan Amendment. These changes represent a reduction in the overall project's intensity, most notably a reduction in square footage for maximum build out from 1,359,500 square feet to 897,500 square feet. Additional changes include reductions in the total number of hotel rooms, from 620 to 450 rooms; reductions in building heights on some blocks; the preservation of the Town & Country Center, with the potential for development to the north and south of the Town & Country Center in Block K; the elimination of the extension of Main Street through Block K; and a number of editorial changes and modifications. All changes proposed by the Planning Commission and City Council represent a reduction in project build out, and will therefore result in a reduction in environmental impacts. Specifically, the revised project will result in reduced environmental impacts associated with aesthetics, air quality/greenhouse gas, cultural (historic) resources, water quality/resources, land use planning, public services, traffic and utilities impacts. Impacts associated with geology/soils, hazards/hazardous materials, hydrology, noise, population/housing, recreational resources and economics are expected to be equivalent to those previously analyzed in Addendum #2.


The City has reviewed the latest changes to the proposed Specific Plan Amendment with regard to potential impacts associated with traffic to confirm that the changes proposed in land use and elimination of the Main Street extension through Block K would not represent a potentially significant change in traffic impacts. These changes

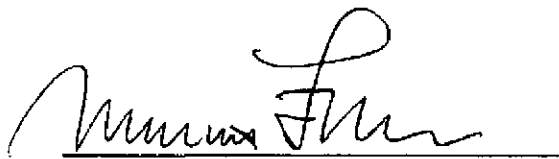
have been reviewed, potential impacts analyzed, and it has been determined, as shown in the following Table, that the revisions in the proposed project would result in a reduction of 1,530 trips on a weekday; 1,390 trips on a Saturday; and that there would be no change in the trip generated by an event at the Downtown Palm Springs Park, since no change is contemplated for that facility. This represents a reduction of 6.7% on a weekday, and 5.3% on a Saturday, at build out of the proposed project. The City further analyzed the proposed mitigation measures for the project, and found that the reduction in trips would not significantly impact the proposed mitigation measures included in the traffic study and Addendum #2.

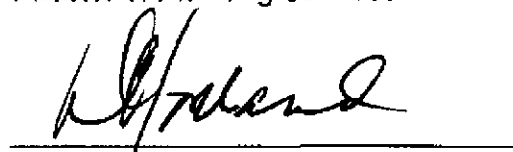
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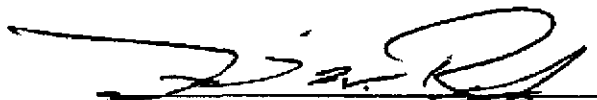
A public hearing notice was published in accordance with the requirements of State law and local ordinance. Public comment letters received in response to the notice have been included as an attachment to this report.

SUBMITTED:


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Director of Planning Services


Marcus L. Fuller, MPA, PE, PLS
Assistant City Manager/City Engineer


Douglas Holland
City Attorney


David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. Vicinity Map
2. Resolution and Ordinance
3. January 13, 2016, City Council staff report
4. Proposed Museum Market Specific Plan Document ("Downtown Palm Springs Specific Plan" dated March 2016)
5. Letter from Endo Engineering, "Effect of Minor Modifications to the Downtown Palm Springs Project on Previously Identified Traffic Impacts and Mitigation" – February 18, 2016
6. Addendum No. 2 to Final Environmental Impact Report (FEIR)
7. Planning Commission Minutes
8. Public comment letters
9. Palm Springs Promenade, LLC, letters
10. Summary of City Council comments – January 6, 2016
11. Public Hearing notices

Attachment 2



City of Palm Springs

Downtown Palm Springs Specific Plan

April 2016

Note to reviewers: Text shown in red represents changes recommended by the Planning Commission. Text shown in blue represents changes requested by the City Council. Text highlighted in yellow represents changes made at the March 2, 2016 hearing.

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1
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4
5
6 **I. INTRODUCTION**
7

8 The Museum Market Plaza Specific Plan Specific Plan (SP) and the corresponding
9 Environmental Impact Report (EIR) were originally adopted in November of 2009. Following
10 its initial approval, the Desert Fashion Plaza was demolished, and parking structures on the site
11 improved. A number of implementing applications were made for various improvements on the
12 site, including buildings on individual Blocks and project infrastructure. Proposed changes in the
13 layout of Specific Plan uses were approved by the City Council through an Addendum to the
14 SP/EIR in October 2012. A primary purpose of the Addendum was to exchange the land uses
15 proposed in Block B (originally proposed public plaza) and Block E (originally proposed for
16 mixed use). The result of the exchange was the expansion of the proposed public park space
17 from 0.82 acres in Block B to 1.36 acres in Block E and a corresponding net reduction in the
18 total square feet of development.
19

20 The City has since approved plans for the development of blocks A, B, C-1, C-2, and D;
21 construction is under way on the development of blocks A and C. The first elements of the
22 commercial facilities in Block A are anticipated to open in early 2016, and Block C in late 2016.
23

24 The City is currently (2016) proposing changes to the Specific Plan. The result will be a revised
25 SP that contains all the current regulatory requirements, and addresses the following changes:
26

- 27
 - Change the name of the project to Downtown Palm Springs¹.

¹ Amended in 2012 as part of the Council's approval of the Conformity Review.

- Change the project site plan to reflect changes in the development patterns, development areas (referred to as Blocks in the document) and internal roadway alignments consistent with the changes made in the 2012 Project and EIR Addendum.
- Refine the Block lot sizes to reflect the Parcel Map for the proposed project.
- Change the land use for Block B to allow for residential, commercial and hotel uses for a Block previously considered for Open Space/Plaza land uses consistent with the changes made in the 2012 Project and EIR Addendum.
- Change the land use for Block E to allow for Open Space/Plaza land uses for a Block previously considered for residential, commercial and hotel land uses consistent with the changes made in the 2012 Project and EIR Addendum.
- Modify certain development standards, including: permitted uses; the building height allowed on Block B from 16 feet to 40 feet for commercial uses; change the building height for Block B-1 to 60 feet for commercial and residential uses, and ~~69~~ 75 feet for hotel uses; the building height allowed on Block E from 60 feet to 17 feet; reduce the overall permitted square footage within the project from 1,775,000 to 897,500; and make minor modifications to parking standards consistent with the changes made in the 2012 Project and EIR Addendum.
- Eliminate the calculations of building mass included in Table III-3.
- Make other administrative and miscellaneous changes to the text to reflect the updated development pattern of the project as it is being developed currently, and consistent with the changes made in the 2012 Project and EIR Addendum.

In December of 2015, the Planning Commission recommended the following additional changes to the Specific Plan, which have been incorporated herein.

- Limit the number of hotels to two (not to exceed 300 rooms total) until such time as the demand for additional rooms can be demonstrated. At that time, hotel rooms could total 450 rooms.
- Limit the height of buildings in Blocks D and G to 40 feet for commercial development, and 60 feet for residential development on the upper floors.
- Require a Planned Development District (PDD) for any development in Block K.

- 58 • Establish minimum building separations across streets and parkway widths on all project
- 59 public streets.
- 60 • Added additional Guiding Principles.
- 61 • Made other editorial changes throughout the document.
- 62

63 Following extensive review by the City Council, the Specific Plan Amendment was adopted,
64 incorporating some Planning Commission recommendations and modifying others. This
65 document reflects the action and final decisions of the City Council on ??, 2016.

68 A. Authority and Scope

69
70 A Specific Plan is a document allowed under California law which provides cities and counties
71 with a planning tool for master planning project sites. A Specific Plan, when approved, becomes
72 the zoning ordinance for the project it covers. Specific Plans must be consistent with the General
73 Plan of the jurisdiction in which they occur.

74
75 Specific Plans can be implemented by local jurisdictions in accordance with the provisions of
76 California Government Code Section 65450. The City of Palm Springs is implementing this
77 Specific Plan for ~~the Museum Market Plaza~~Downtown Palm Springs, located at the center of the
78 City's downtown core. The ~~Museum Market Plaza~~Downtown Palm Springs Specific Plan area is
79 irregular in shape, but is generally bounded by Andreas Road on the north, Tahquitz Canyon
80 Way on the south, Museum Drive on the west, and Indian Canyon Drive on the east.

81
82 The Palm Springs General Plan supports the development of Specific Plans throughout the
83 community where appropriate:

84
85 *"LUI.3 Develop specific plans for areas that need additional design or land use guidance."*

86 For the ~~Museum Market Plaza~~Downtown Palm Springs area, the General Plan identifies special
87 conditions which will require the preparation of a Specific Plan:

88
89 *“The Downtown Central Core (roughly bounded by Amado Road, Tahquitz*
90 *Canyon Way, Museum Drive, and Indian Canyon Drive)...may be developed with*
91 *a maximum FAR² of 3.5. If projects in these areas provide substantial public*
92 *spaces or plazas, an FAR of up to 4.0 may be developed upon approval of a*
93 *Planned Development District or Specific Plan. The Downtown Central Core may*
94 *also accommodate up to 70 dwelling units per acre for residential or hotel uses if*
95 *a Planned Development District or Specific Plan is prepared and approved.”*

96
97 This Specific Plan has been prepared to address both design considerations and land use
98 guidance for the ~~Museum-Market-Plan~~Downtown Palm Springs project, and to establish densities
99 and development standards to allow for the unified, unique and high quality development which
100 must occur within its boundaries.

101
102 This Specific Plan also implements the vision of Downtown Palm Springs described in both the
103 General Plan and the Downtown Design Guidelines. The General Plan specifically identifies the
104 Downtown area as critical to the City’s future:

105
106 *“It is envisioned that Downtown will become a high-intensity, mixed-use area*
107 *characterized by residential, office, commercial, and entertainment uses. To*
108 *stimulate vitality, the Downtown will contain activity areas with differing*
109 *intensities, which are further defined by the scale and design of buildings in each*
110 *area. The creation of a central public plaza that will serve as the primary*
111 *gathering place for visitors and residents of Palm Springs is a key concept*
112 *planned to reinvigorate the Downtown core.”*

113

² The definition of floor area ratio in the Palm Springs General Plan states: FAR is the ratio of the total net floor area of a building to the total lot area and describes the intensity of the use on a site. FAR calculations do not include areas within parking structures or outdoor open storage areas. Floor Area Ratio Example (FAR = 0.50): On a one-acre parcel (43,560 sq. ft.), a maximum FAR of 0.50 equates to a total building area of 21,780 sq. ft., in either a 1-, 2-, or 3-story configuration (43,560 sq. ft. multiplied by 0.50 equals 21,780 sq. ft.).

114 | This vision is to be implemented through the Downtown Design Guidelines, which provide clear
115 | direction for the changes which the City desires in the Downtown. The Guidelines identify the
116 | Specific Plan area as “High Intensity Mixed Use (Residential/Commercial Downtown Central
117 | Core,” and Mixed Use Downtown Outer Core.” The core area is described as:

118 |
119 | *“...a high intensity mixed use center with taller buildings surrounded by a vibrant mixed*
120 | *use area...”*

121 |
122 | This Specific Plan, along with approved projects for the north and south Gateways, form the
123 | backbone of the revitalization of the Downtown of Palm Springs. The ~~Museum Market~~
124 | ~~Plaza~~~~Downtown Palm Springs project~~ will also be the connection point to the Resort/Convention
125 | Center District to the east, and ~~will may re-establish the pedestrian and/or vehicular~~ connections
126 | from the Palm Springs Art Museum to ~~Indian Canyon Drive and~~ the hotels and Convention
127 | Center to the east ~~are encouraged, by introducing a new east-west roadway whose focal point~~
128 | ~~will be the Museum.~~

129 |

130 | **B. Project Location**

131 |

132 | The ~~Museum Market Plaza~~~~Downtown Palm Springs project~~ is located in the center of the City’s
133 | Central Business District, at the northwest corner of Tahquitz Canyon Way and Palm Canyon
134 | Drive. The area is irregular in shape, and encompasses lands bounded by the Hyatt Suites Hotel
135 | and Belardo Road on the north, Tahquitz Canyon Way on the south, Museum Drive on the west,
136 | and North Palm Canyon Drive on the east, as well as lands directly east, between North Palm
137 | Canyon and Indian Canyon Drives (please see Exhibit I-2, Vicinity Map).

138 |

139 | Lands to the north include hotel and retail commercial development along North Palm Canyon,
140 | North Indian Canyon and ~~Baristo~~~~Belardo~~. Lands to the east include retail commercial
141 | development on North Palm Canyon and Indian Canyon, and the site of the former Spa Hotel
142 | beyond. Lands to the south include hotel and retail commercial development, the Wellwood
143 | Murray Library and single-family homes beyond. Lands to the west include the Palm Springs Art
144 | Museum and the O’Donnell Golf Course.

C. Project Description

The ~~Museum-Market Plaza (MMP)~~Downtown Palm Springs project encompasses a total of ~~18,520.15~~ acres. The ~~Museum-Market Plaza~~Downtown Palm Springs Specific Plan will provide retail and office commercial space, public plazas, professional office space and residential development in a cohesive, master ~~planner~~planned setting envisioned to bring life back to the center of Palm Springs. The Specific Plan is designed to allow flexibility of design within specific guiding principles, including:

1. The highest quality development which provides an exciting and safe living, working and shopping experience for all.
2. ~~The creation of a pedestrian and/or vehicular~~ Connections from the Palm Springs Art Museum, ~~through Palm Canyon and Indian Canyon Drives,~~ to the Resort/Convention Center District.
3. The development of retail commercial development which successfully mixes national and regional chain stores with local businesses, focused on the major roadways which bound the site, including North Palm Canyon, Indian Canyon, Tahquitz Canyon and Belardo.
4. A balance of commercial and residential development which assures the success of the area by increasing the number of homes in the downtown, thereby increasing the customer base of the commercial uses.
5. The development of residential units which relate synergistically to the commercial development around them, and encourage a pedestrian lifestyle with little use for the automobile.
6. The development of additional resort hotels which provide luxury accommodations and increase the visitors to the City's downtown.
7. View corridors to the mountains at Main Street and Andreas Road through the site shall be created, while views to the mountains from Tahquitz Canyon Way shall be preserved or enhanced to the greatest extent possible.

175 ~~7.8.~~ The Downtown Palm Springs project is pedestrian oriented and all buildings must be
176 sensitively designed to the human scale with active, pedestrian friendly frontages on
177 the ground floor.

178 9. ~~The-MMP~~ Structures are to be massed to reduce their visual dominance and preserve
179 view corridors. ~~The built form is to be effectively permeated with public and private~~
180 ~~open spaces, thereby avoiding the creation of overwhelming and impenetrable mega-~~
181 ~~blocks.~~

182
183 ~~Projects will be evaluated on the basis of these criteria where applicable.~~

184
185 ~~The Downtown Palm Springs~~ Specific Plan allows for a broad range of development, with a
186 Mixed Use theme. Retail-oriented commercial is required to be developed on the ground floor on
187 Palm Canyon Drive, ~~and is encouraged on all other public and private streets in the Specific~~
188 ~~Plan,~~ with some exceptions (please see Section III, Development Standards). A mix of
189 professional office and/or retail development is envisioned on the ground floor on all other
190 project roadways, and on the second and/or third floors of Blocks A, ~~C, D and F.~~ ~~B, C, and D and~~
191 ~~F.~~ ~~Multi-family residential uses are also encouraged on upper floors in Blocks A, B, C, D, F, G~~
192 ~~and K.~~ Additional uses that may be developed subject to the Specific Plan include hotels,
193 multiple family residential, theaters, tourist-related services, and public and semi-public uses.

194
195 Table I-1, below, details the net acreage of each ~~Planning Area and~~ Block within the Specific
196 Plan area, ~~not~~ including existing ~~or~~ and proposed streets.

197

Table I-1

Specific Plan ~~Planning Area and~~ Blocks

Planning Area Blocks	Acres (net) ³
Block A	1.8259
Block B	0.8266
Block B1	0.84
Block C	1.9322
Block C1	1.19
Block D & F	3.4521
Block E;	3.93
Block G & H	1.36
Block H1	1.73
Block H2	0.31
Block K1	0.41
Block K2	0.89
Streets, sidewalks, special paving	5.0
	1.74
Total	18.520.15

198

199 Reasons for Amendments to the Specific Plan

200 ~~The Specific Plan was originally adopted in 2009. Following its initial approval, the Desert~~
 201 ~~Fashion Plaza was demolished, and parking structures on the site removed or improved. A~~
 202 ~~number of implementing applications were made for various improvements on the site, including~~
 203 ~~buildings on individual Blocks and project infrastructure. In 2012, the City conducted a~~
 204 ~~conformity review which amended building heights on some blocks, and redesignated the public~~
 205 ~~plaza from Block B to Block E. In 2015, the City undertook a comprehensive amendment of this~~
 206 ~~Specific Plan to assure consistency of development in the future.~~

207

³ The difference in acreage is due to changes in property lines resulting from the Parcel Map processed for the project, which in some cases extended the property line to the back of curb.

D. CEQA Compliance

208
209
210 In compliance with the California Environmental Quality Act (CEQA), the City identified the
211 preparation of this Specific Plan as a “project” under CEQA, and prepared an Initial Study. The
212 Initial Study was prepared for a draft Specific Plan that encompassed a larger area and a greater
213 intensity of development than is contained in the final Plan. The Initial Study found that the
214 draft Specific Plan had a potential to significantly impact the environment, and that an
215 Environmental Impact Report (EIR) must be prepared. The City circulated to all responsible and
216 trustee agencies a Notice of Preparation (NOP) of an EIR. All comments received in response to
217 the NOP were considered and incorporated into the EIR. The EIR was circulated to all
218 responsible and trustee agencies, and all other interested parties, for a period of 45 days. All
219 comments received in response to the EIR were considered in the Response to Comments
220 prepared for the Planning Commission and City Council. Revisions were made to the draft Plan
221 which resulted in a reduced project compared with that analyzed by the EIR. Implementation of
222 the final Specific Plan includes all mitigation measures described in the EIR; therefore the
223 Specific Plan is fully analyzed by the EIR. The City Council certified the EIR prior to adopting
224 this Specific Plan, on November 18, 2009. In 2012, in response to further detail prepared for the
225 proposed height of buildings within the Specific Plan area, the City prepared an Addendum to
226 the EIR. The EIR Addendum was adopted by the City Council on October 17, 2012. All
227 mitigation measures contained in the original certified Final EIR were preserved through that
228 Addendum. As a result of the need to amend the Specific Plan to reflect current conditions in
229 2015, the City prepared EIR Addendum #2 for the project. The final draft of the Specific Plan
230 reduced densities and intensities within the Specific Plan Area. These reductions will result in
231 reduced environmental impacts from those studied in the EIR Addendum. That Addendum,
232 along with the Specific Plan Amendment, were approved by the City Council on ??, 2016.
233

CALIFORNIA

PACIFIC OCEAN

MEXICO



RIVERSIDE COUNTY



03.24.16



Source: Google Earth, 2015



Downtown Palm Springs Specific Plan
Vicinity Map
Palm Springs, California

Exhibit

I-2

241

242

243

244

245

246

247 II. LAND USE

248

249 Introduction

250

251 This section of the Specific Plan describes the vision, the design concepts and the land use
252 designations within the Specific Plan Area.

253

254 The Specific Plan governs land use for an area totaling ~~18.520.15~~ acres⁴, located within the
255 Central Business District of Palm Springs. The City of Palm Springs General Plan recognizes
256 that the revitalization of the Central Business District is important to the City's future and
257 supports the development of the ~~Museum Market Plaza~~Downtown Palm Springs Specific Plan.

258 ——— It is the intention of the City to continue land use designations that facilitate commercial,
259 high density residential and hotel development to strengthen the economic base of the City and
260 provide long term growth and prosperity.

261

262 A. Current Land Use and Zoning Designations

263

264 In accordance with the Palm Springs General Plan, and as shown in Exhibit II-1 the Specific
265 Plan area defined as Blocks A through K are designated as Central Business District (CBD) in
266 the General Plan, with corresponding CBD zoning.

267

268 Surrounding the Specific Plan area, lands to the north have General Plan designations of CBD
269 and Open Space – Parks/Recreation; lands to the south are designated Small Hotel and CBD;

⁴ The difference in acreage is due to changes in property lines resulting from the Parcel Map processed for the project, which in some cases extended the property line to the back of curb.

270 lands to the west are designated Public/Quasi-Public, Open Space – Parks/Recreation, High
271 Density Residential and Small Hotel; and lands to the east are designated CBD. On the east side
272 of Indian Canyon is the Section 14 Master Plan area, which includes high-density residential,
273 commercial, entertainment and resort hotel land use areas.

274

275 Lands to the north of the Specific Plan area are zoned CBD and O-20 (Open Land, 20 acre
276 minimum); lands to the south are zoned R-3 and CBD; lands to the west are zoned CBD, R-3 and
277 O-20; and lands to the east are zoned CBD and C-2 (General Commercial).

278

279 The Specific Plan area ~~is currently~~ was a developed site when the Specific Plan was initially
280 adopted. The site ~~consists~~ consisted of the under-utilized Desert Fashion Plaza, bounded by
281 Tahquitz Canyon Way on the south, the Hyatt Suites hotel on the north, Museum Drive on the
282 west, and North Palm Canyon Drive on the east. The Specific Plan (Block K) includes lands
283 north of Tahquitz Canyon Way and south of Andreas Road, east of North Palm Canyon Drive
284 and west of Indian Canyon Drive, which ~~are~~ were developed with multiple two story commercial
285 buildings and parking lots.

286

287 Since the adoption of the Specific Plan, the Desert Fashion Plaza has been demolished,
288 construction has been initiated for portions of Blocks A and C-1, new underground parking
289 structures have been constructed and existing underground parking structures have been
290 rehabilitated in Blocks A, B, B-1, H-1 and H-2. Entitlements have also been secured for Block B,
291 C, F, and the master hardscape and landscape plan for Block A, B, C, D and F, prior to the
292 amendment of the Specific Plan in 2016.

293

294 **B. Land Use Concept**

295

296 The City of Palm Springs wishes to facilitate the development of high quality Commercial,
297 Retail, High Density Residential, Open Space/Public Space and Resort development to ensure
298 the future prosperity of the Central Business District and the contributions it makes to the
299 economic base of the City. To that end, the Specific Plan establishes development standards and

300 guidelines intended to assist land owners and developers in their project designs. The standards
301 and guidelines assure that redevelopment within the Specific Plan area will result in the creation
302 of a lively, pedestrian oriented townscape that engenders a unique sense of place. ~~The also~~
303 ~~recognizes that a remodel of the existing shopping center may be a necessary and important first~~
304 ~~step in the long-term redevelopment of the site.~~

305
306 The land use map for the Specific Plan maximizes the potential for appropriate development and
307 considers the logical location of land uses. Retail, Office, High Density Residential, Open
308 Space/Public Space and Resort land uses, together with a wide range of commercial and
309 accessory activities, are identified as compatible and versatile uses that will contribute to a stable
310 and varied economy, increase the City’s tax base and implement the urban core envisioned in the
311 General Plan and Downtown Design Guidelines for the Downtown Core.

312



Retail uses result in lively frontages and ground floor activity. Street frontage space on North Palm Canyon Drive is designated for primary retail use. Office and other commercial uses are generally applicable to the ground floors of other street frontages when mixed with retail uses, and the upper floors of some buildings, as described in

320 Section III, Development Standards. Throughout the Specific Plan, multi-family residential use
321 is ~~limited to~~ encouraged on upper floors on primary
322 street frontages, and parking structures are restricted to
323 particular areas, out of view of the primary activity
324 areas. Appropriate and compatible accessory land uses
325 that increase recreational opportunities and expand
326 nighttime retail/commercial uses, thereby extending the
327 hours of active use, will be encouraged.

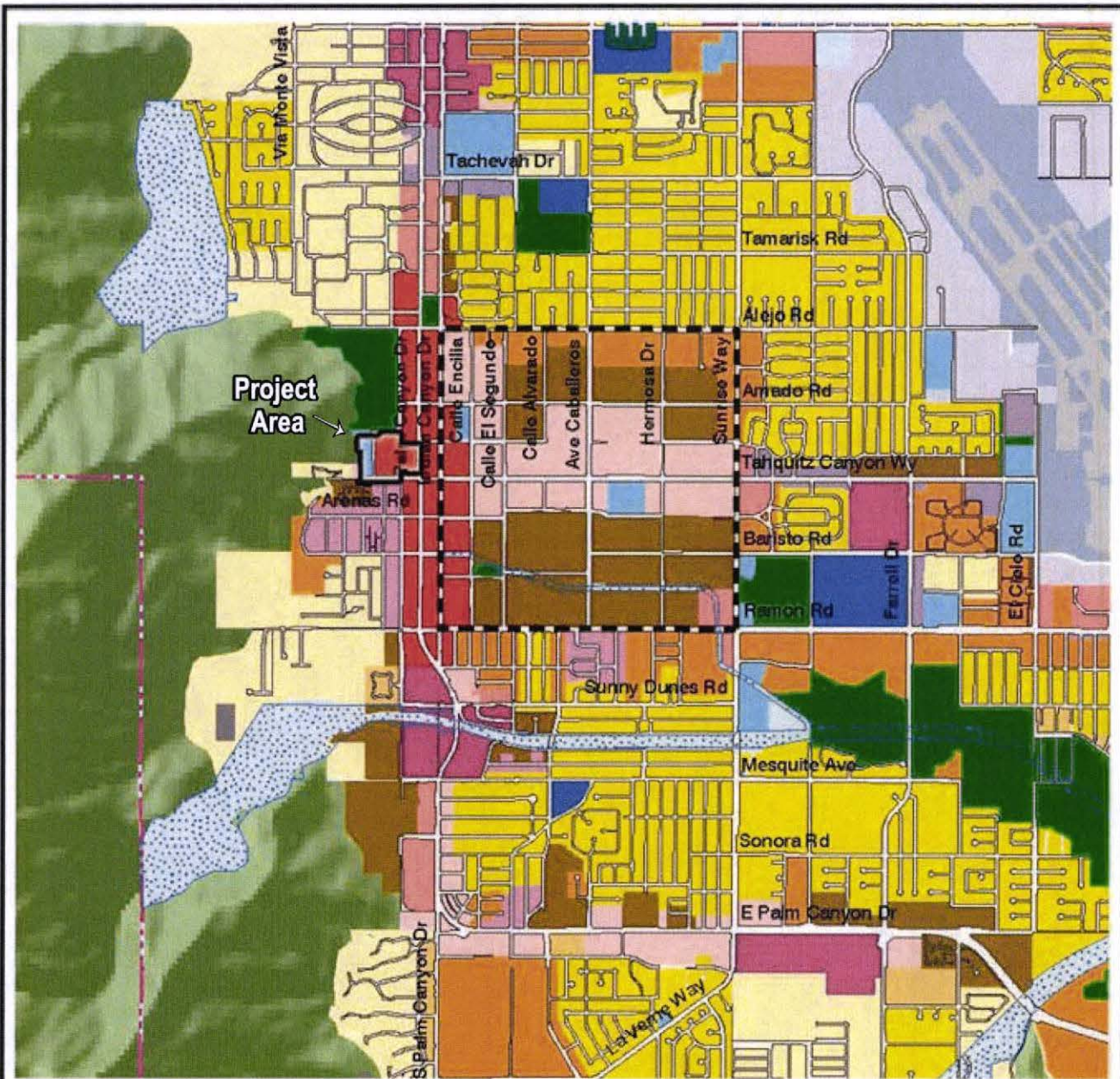


328

329 Land uses within the Specific Plan also recognize the fundamental importance of open space for
330 public gatherings. The focal point of ~~Museum Market Plaza~~Downtown Palm Springs will be ~~the~~
331 ~~a central public plaza~~park branded as the “Downtown Palm Springs Park” proposed ~~at the center~~
332 ~~of the site, on the~~Block E located west side of Belardo Road and north of ~~North Palm Canyon~~
333 ~~Drive~~:Main Street. The ~~plaza~~Downtown Palm Springs Park is envisioned as a public park, as
334 ~~well as~~ an area for gatherings, entertainment, and community activities. Limited development in
335 ~~the plaza will consist of two single-story restaurant buildings, which will draw people into the~~
336 ~~project~~:Downtown Palm Springs Park may include support facilities. The balance of the
337 ~~plaza~~Downtown Palm Springs Park will be devoted to landscaping, outdoor sitting areas, ~~all~~
338 ~~shaded and appropriate shading~~ from the desert heat. ~~Several Concepts~~The current Site Plan for
339 ~~Site Plans of the project are the~~ Downtown Palm Springs Specific Plan is provided in Exhibit II-
340 3.

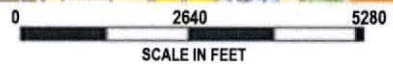
341
342 The ~~Museum Market Plaza~~Downtown Palm Springs project will also restore the circulation grid
343 in the Downtown area, including a new ~~street which would connect east-west oriented public~~
344 ~~street, called “Main Street,” potentially connecting~~ Indian Palm Canyon Drive to Museum Drive,
345 and the entry of the Palm Springs Art Museum. ~~on the west, and the redevelopment of the Agua~~
346 ~~Caliente Spa Hotel site on the east. A connection may be made to Palm Canyon Drive until such~~
347 ~~time as development of Block K occurs.~~ This important vista ~~westerly along Main Street~~ will
348 provide the visual presence for the ~~Palm Springs Art Museum and the San Jacinto Mountains~~
349 which ~~has been lacking~~did not exist with the ~~construction~~development of the ~~former Desert~~
350 Fashion Plaza. Additional connections and crossings should be provided from the Specific Plan
351 area to the Convention Center and other resort facilities to the east. Providing a greater degree of
352 connectivity will increase access to retail and restaurant uses, foster economic development, and
353 reduce vehicular trips. Belardo Road will also be restored to its original ~~location~~alignment,
354 providing an important north-south alternative ~~route to Palm Canyon Drive and Indian Canyon-~~
355 ~~These new Drive.~~ Finally, Andreas Road will be extended between Belardo Road and Palm
356 Canyon Drive, to provide an alternate access on and off the project site, and add a view corridor
357 through the site. Andreas Road, between Palm Canyon and Indian Canyon, was also recently
358 converted by the City to two-way east-west traffic circulation, further enhancing the traffic

359 | access into and out of the Specific Plan area. These new public streets will also provide
360 | opportunities for pedestrian and bicycle circulation and access to the mixed uses within the
361 | Specific Plan area.
362



- Estate Residential (0 - 2.0 du/ac)
- Very Low Density Residential (2.1 - 4.0 du/ac)
- Low Density Residential (4.1 - 6.0 du/ac)
- Medium Density Residential (6.1 - 15.0 du/ac)
- High Density Residential (15.0 - 30.0 du/ac)
- 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 (1 du/40 ac)
- Open Space - Conservation (1 du/20 ac)
- Open Space - Parks/Recreation
- Open Space - Water
- Desert (1 du/10 ac)
- Special Policy Area
- Watercourse Zone
- Wind Energy Overlay
- City Boundary
- Sphere of Influence
- Potential Future Sphere of Influence Expansion Area
- Specific Plan



03.24.16

Source: City of Palm Springs General Plan 10.24.2007



**Downtown Palm Springs Specific Plan
General Plan Land Use Designations
Palm Springs, California**

Exhibit
II-1

B.C. Specific Plan Land Uses

The Specific Plan area includes blocks identified as A through H, ~~as well as Block K.~~ Land uses envisioned for the Plan include *Retail Goods, Personal Services, Food and Beverage Services, Services for Groups, Office and Related, Residential, Tourist and Related Services, Public and Semi-public*, and compatible accessory uses. The area includes ~~the main plaza (a City-owned public central park “Downtown Palm Springs Park” (located on Block B), E); City-owned parcels (Blocks H1 and H2) for future use as public open spaces, cultural and/or recreational spaces, or potential accessory use by the Palm Springs Art Museum;~~ and extends from Museum Drive to the west side of Indian Canyon Drive. ~~Block~~ Blocks B, C, D, F, G, and K, ~~which connects the Specific Plan to Indian Canyon, is~~ are planned to be developed as a include hotel, retail and/or residential uses, activating the downtown, and providing additional hotel rooms for the Convention Center.

The Specific Plan allows up to ~~1,359,500~~ 879,500 square feet of building area within the project. This includes the following:

- Up to 650 multi-family residential units⁵
- Up to two (2) hotels west of Palm Canyon Drive, 450 hotel rooms total⁶
- Up to 391,300 square feet of commercial square footage

The intent of the Specific Plan is to provide the highest quality architecture to house the most successful mix of land uses, and bring activity and permanent population to downtown Palm Springs. By increasing the ~~Downtown~~ downtown population, the commercial entities will be supported, and activity in the ~~Downtown~~ downtown will increase. In order to achieve this goal,

⁵ The affordable housing required in Mitigation Measure H.1. in the Specific Plan EIR can occur on site, or through the payment of a fee in lieu.

⁶ The number of hotels is limited to two (not to exceed 300 rooms total) until such time as the demand for additional rooms can be demonstrated. At that time, hotel rooms could total 450 rooms. See Section V.C.

392 careful attention to site design, landscaping and architectural massing will be required. The CBD
393 zone allows a broad range of land uses in structures of up to 60 feet in height. This concept is
394 supported in the Downtown Design Guidelines, which encourage the development of an urban
395 core, and the activity and vitality which come with it.

396

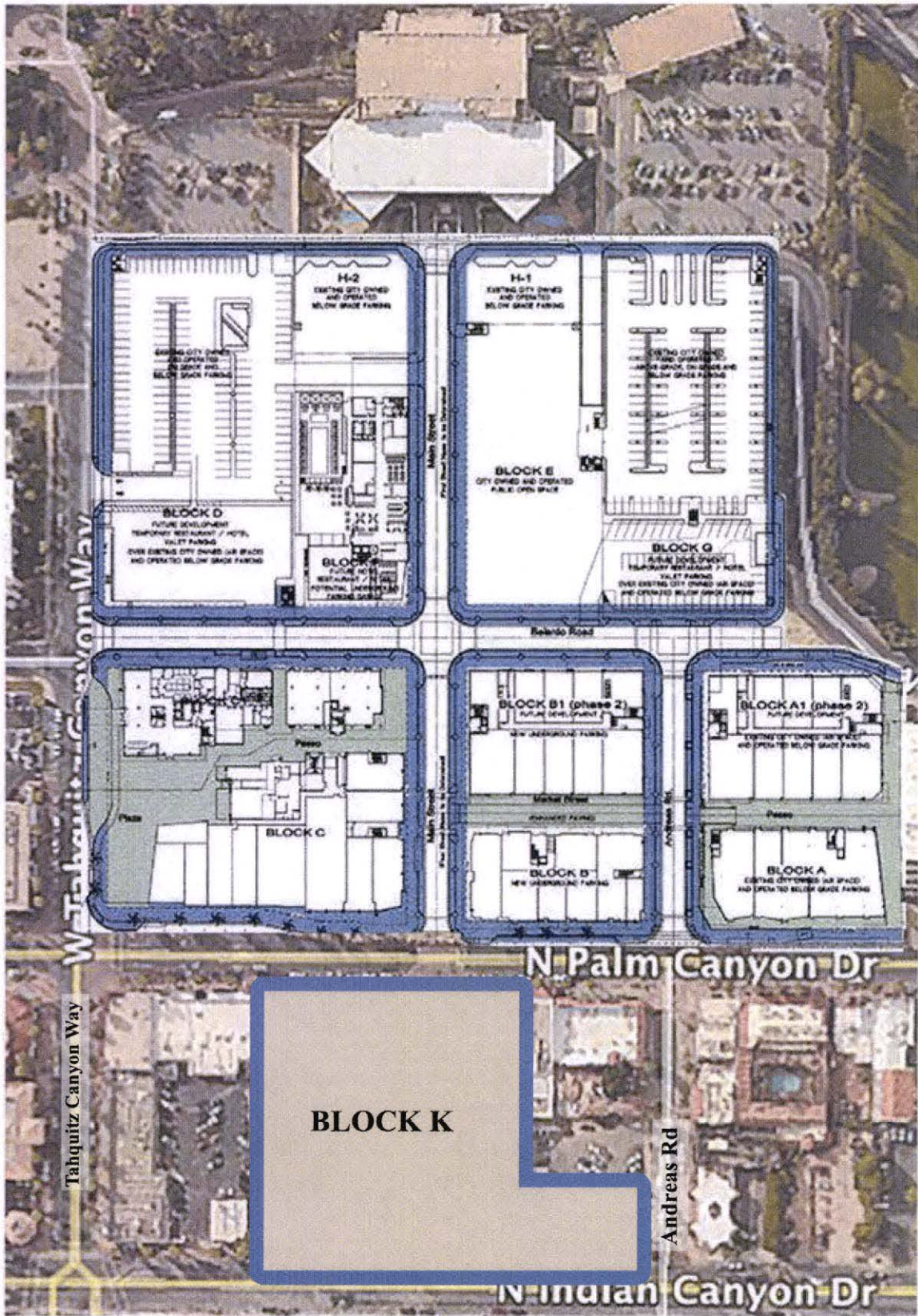
397 The Specific Plan will generally reflect the CBD zone and the Design Guidelines, with limited
398 exceptions. The Development Standards included in Section III of this document set the range of
399 permitted and conditionally permitted uses, as well as provide specific direction for preferred
400 uses on certain street fronts. Also, standards for ~~mass~~ height and setback are established to
401 assure that variety in building mass and height is achieved. Within these standards, any
402 combination of retail, office, residential and hotel development may be proposed.⁷ However,
403 each project must demonstrate compliance with this Specific Plan when application is made, as
404 detailed in Section V-A.

405

406 The Specific Plan allows a broad range of development. The key is to achieve a compatible mix
407 of appropriate uses that stimulate economic opportunity and result in a lively, inviting
408 Downtown environment with a unique sense of place. Specific development standards and
409 guidelines for each designation, together with a comprehensive list of uses, are provided in
410 Section III of this document. Section III further defines the potential square footage which can be
411 built within the Specific Plan area, ~~as well as the maximum mass (cubic feet) of each of the~~
412 ~~Blocks.~~ These levels are well below the maximum potential square footage ~~or building mass~~
413 which could be achieved within the Plan area under the CBD Zone. These standards have been
414 established to assure that the buildings built within the project do not overwhelm the streetscape,
415 and provide significant articulation and variation to create an exciting destination in
416 ~~Downtown~~ downtown Palm Springs. All standards must be combined, and any project must be
417 found to be consistent with the standards, through the approval process.

418

⁷ The Museum Market Plaza Specific Plan Environmental Impact Report (EIR) analyzed a specific set of maximum land use intensities and densities (q.v.). If a proposed combination of intensities and densities exceeds that which has been analyzed in the EIR, additional environmental review will be required.



C.D. Design Principles

The Specific Plan is intended to provide guidance to developers and land owners to assure that ~~Museum Market Plaza~~Downtown Palm Springs is developed in a manner which will provide sustained economic growth and the creation of a lively, pedestrian oriented townscape of definitive character. Creative and effective urban design is essential in attaining these goals.

The component blocks of the ~~Museum Market Plaza~~Downtown Palm Springs project must be clearly unified by a coherent visual identity in order to create a distinct sense of place, and all design elements must work together to reinforce an underlying perception of continuity. The formulation of a unified, distinctive and adaptable urban design concept, that is based on versatile design principles and can, while retaining integrity, lend itself to interesting variations in application, detail and materials, is therefore an essential element of the Specific Plan.

The ~~Museum Market Plaza~~Downtown Palm Springs project is pedestrian oriented and all buildings must be sensitively designed to the human scale with active, pedestrian friendly frontages ~~on the ground floor. Structures are to be massed to reduce their visual dominance and preserve view corridors.~~

The built form is to be effectively permeated with public and private open spaces, ~~allowing secondary view corridors to and from the public domain and thereby avoiding the creation of overwhelming and impenetrable mega-blocks.~~

Good connectivity throughout the Specific Plan area is achieved by a legible, well defined hierarchy of streets and pedestrian links, together with a sequence of versatile public open spaces. Sidewalks and open spaces are designed to accommodate a variety of compatible outdoor activities and thereby extend the hours of active use.



451 | Parking, both on-street and in dedicated structures, is to be visually unobtrusive and the needs of
452 | the motor vehicle are generally to remain secondary to those of the pedestrian.

453 |
454 | The Development standards and guidelines of the Specific Plan have been designed to ensure
455 | high quality, distinctive development that will have an active and long-term future. Detailed
456 | requirements for an effective and comprehensive urban design approach are described in Section
457 | III of this document.

458 |
459 | **D.E. Special Provisions**

460 |
461 | The Development Standards and Guidelines included in Section III of this Specific Plan are
462 | consistent with the intent of the City’s Development Code and Downtown Urban Design
463 | Guidelines to create an intense mixed use downtown core. Several Special Provisions have been
464 | added to this Specific Plan due to factors such as the sensitive location, the need for economic
465 | development and ~~considerable~~ community ~~concern~~concerns.

466 |
467 | **1. Design statements**

468 |
469 | While consistent with the comprehensive urban design concept for ~~the Museum Market~~
470 | ~~Plaza~~Downtown Palm Springs, a number of special design statements are key.

- 471 |
472 | a. A distinctive and adaptable architectural theme that incorporates a new sustainability
473 | ~~esthetie~~aesthetic will define future development. References to prevailing Modernist,
474 | Spanish and Mediterranean styles may occur. Fundamental principles of the theme will
475 | be consistent throughout, with interesting variation in rooflines, elevational articulation,
476 | detailing and materials creating a richly textured built environment.
- 477 |
478 | b. Stepping back of the upper floors of buildings to create graduated frontages that allow
479 | generous view corridors and reduce the visual dominance of building mass.



- 481 | c. Definitive corner treatments at primary intersections, achieved by introducing distinctive
482 | architectural features and corner cut backs to buildings. Sidewalks will include
483 | projections with special landscaping and surface finishes, and street paving will be
484 | distinctive.
- 485 |
- 486 | d. Active building frontages and lively, ‘multi purpose’ sidewalks, contributing to a vibrant
487 | townscape experience.
- 488 |
- 489 | e. Distinctive design treatments of the public spaces and the associated hierarchy of
490 | interlinked, versatile public open spaces, creating a well-defined sense of place.
- 491 |
- 492 | f. Connectivity between internal components of the Specific Plan and the surrounding
493 | development, including the Section 14 Master Plan area, and hotels and Convention
494 | Center to the east.
- 495 |
- 496 | Design statements are an integral component of the comprehensive urban design concept for ~~the~~
497 | ~~Museum Market Plaza~~Downtown Palm Springs and are described in detail in Section III of this
498 | document.

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505 **III. DEVELOPMENT STANDARDS AND GUIDELINES**

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510

This section of the Specific Plan serves as the Specific Plan Area's Zoning Ordinance. Standards and guidelines which are applied to the Specific Plan Area only are described in detail below. When Zoning Ordinance standards and guidelines apply, a reference is made to the appropriate Section of the Zoning Ordinance.

511
512

A. Purpose

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The purpose of the land use districts in the ~~Museum-Market Plaza~~Downtown Palm Springs Specific Plan is to encourage the development of well-planned projects that are consistent with the goals and objectives of both the City's General Plan and the Specific Plan. The land use districts within the Specific Plan are intended to:

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1. Provide lands for uses appropriate to the downtown Palm Springs context that will preserve and enhance the distinctive mixed-use character intended for the Downtown core, while providing opportunities for economic development and growth.
2. Accommodate uses defined as appropriate, such as retail and commercial, office, hotel and multi family residential, services to meet the needs of local residents, employees and visitors, specific public and semi public uses, limited automotive uses and complementary accessory uses.
3. Provide an inter-connected, pedestrian-friendly Downtown which connects the Museum on the west to the hotels and Convention Center on the east.
4. Include high density residential land uses to create a market for the expanded commercial component of the Downtown core.

529 5. Provide development standards which assure consistent and compatible development
530 within the Specific Plan Area.

531

532 **B. Land Use Districts**

533

534 In accordance with the Palm Springs General Plan Land Use map, the blocks within the Specific
535 Plan area (Blocks A through K) are designated Central Business District. All Blocks are depicted
536 in Exhibit III-1.

537

538 ~~At present, most activity within the area covered by the Specific Plan occurs during the daytime.~~

539 The introduction of appropriate ~~additional~~ uses, an increase in recreational opportunities and the
540 expansion of nighttime retail/commercial uses will extend the hours of active use and result in a
541 more vibrant townscape. In addition, the residential units created in the Specific Plan will
542 improve the commercial market in the Downtown core, and enhance the sense of place of this
543 critical area by creating a neighborhood above the retail and office uses.

544

545 The Specific Plan is intended to support the development of a broad range of appropriate uses,
546 including those outlined in Section A.2 above, and those detailed in Table III-1. Prime retail
547 frontages are located at ground floor level on North Palm Canyon Drive. ~~Office and~~
548 ~~commercial~~Commercial uses are generally applicable to the ground floors of other street
549 frontages, and the upper floors of the ~~proposed~~ buildings ~~within PA1~~.

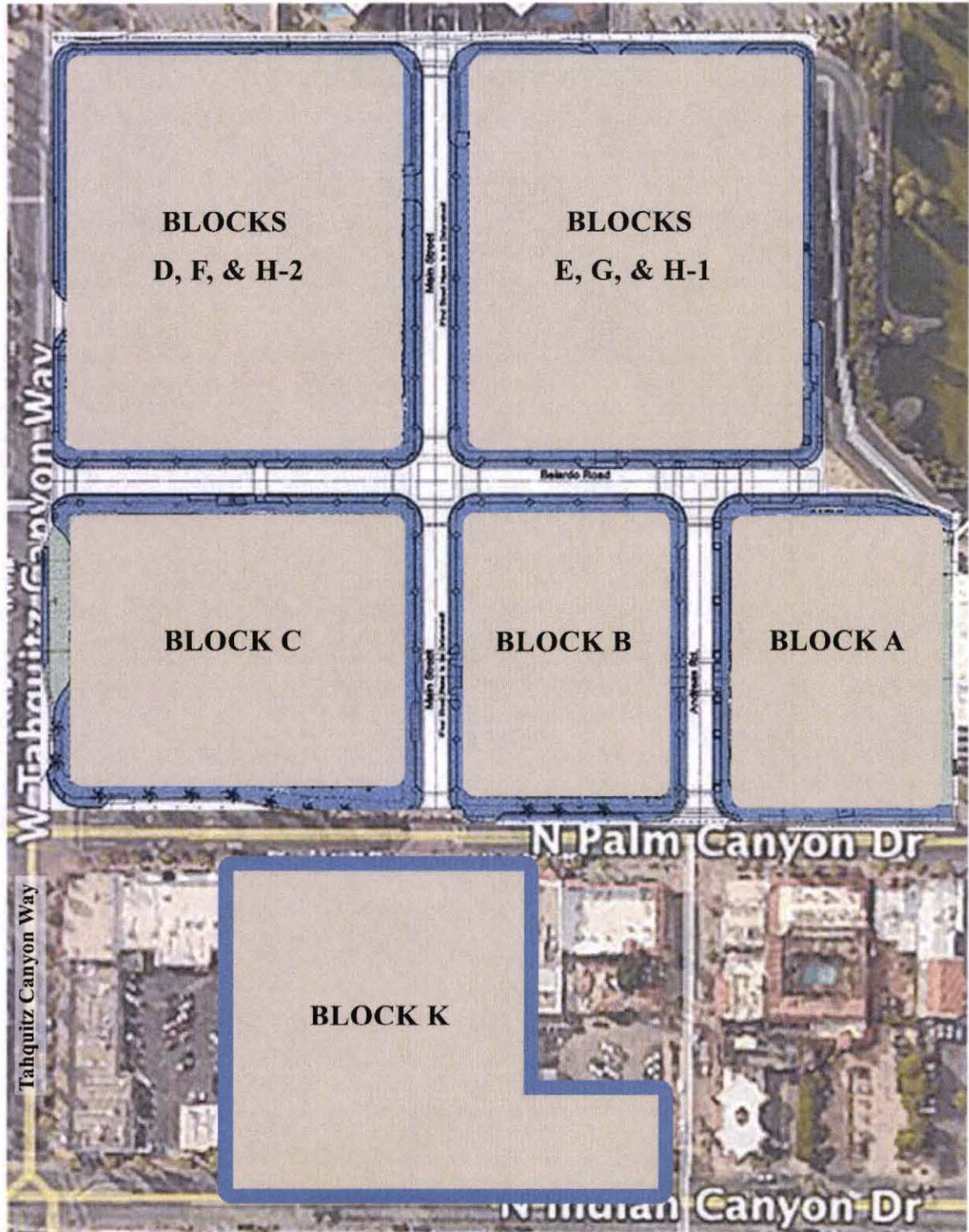
550

551 Hotel uses and appropriately located, well-designed parking facilities are accepted, ~~with various~~
552 ~~residential uses being limited in certain areas to the upper floors of the buildings~~. Appropriate
553 residential development is also encouraged in downtown locations due to its many beneficial
554 contributions to local character, and the Specific Plan supports a residential component.

555 The block identified as ~~'B-E~~ is permanently dedicated as a significant landscaped, open space
556 ~~for public gathering~~ City-owned central park identified as "Downtown Palm Springs Park,"
557 within the Specific Plan. ~~The blocks identified as H-1 and H-2 are permanently dedicated for~~
558 ~~City-owned public purposes.~~ (Please see Section II, Land Use Plan)

559

560



Source: Wessman Development



03.24.16



Downtown Palm Springs Specific Plan
 Specific Plan Blocks
 Palm Springs, California

563 C. Uses

564
565 1. Allowable Uses

566
567 Uses permitted within the Specific Plan are listed in Table III-1. ~~If a proposed use is~~ Similar uses
568 ~~that are not listed in the Table, the Planning Director shall, upon written request and in~~
569 ~~conformance with the provisions of~~ detrimental to permitted uses or to public health, safety and
570 ~~welfare, may be permitted by the City Council subject to the findings listed in Section~~
571 ~~94.01.02(B) of the Zoning Ordinance Planning Commission, under Section 94.01.02~~
572 ~~(Commission Determination) of the Palm Springs Zoning Ordinance, review the proposed~~
573 ~~unlisted use and determine whether it is permitted, requires a Conditional Use Permit or is~~
574 ~~prohibited~~ Code.

575
576 According to the provisions of the General Plan, supermarket uses are prohibited in the
577 downtown area. However, in view of the potential for residential uses, an appropriately located
578 supermarket ~~may be accepted~~ is encouraged in the Specific Plan.

579
580 All uses listed in the Table will be applied to requests for new development, alteration or
581 expansion of existing uses, tenant improvements resulting in a listed use, or change in
582 occupancy.

583
584 ~~In accordance with Section 94.04.04.00 of the Palm Springs Zoning Ordinance, a~~ All new
585 structures for permitted uses require Major Architectural Approval to be granted by the City
586 Council ~~Planning Commission~~.

Table III-1
Allowable Uses

P = Permitted; CUP = Conditional Use Permit required; LUP = Land Use Permit TUP =
 Temporary Use Permit required; X = Prohibited

TYPE OF USE	USE STATUS IN SPECIFIC PLAN
Retail Goods	
Antiques	P
Art (galleries)	P
Baked goods	P
Beauty supplies	P
Bicycles, including accessory repair	P
Books <u>stores, new and used</u> ; and Stationery	P
Candies and Confections	P
Clothing and Apparel	P
<u>Consignment stores and auction houses</u>	CUP LUP

Delicatessens	P
Department stores	P
Drafting and art supplies	P
Drugs and Pharmacies	P
Drugs and Pharmacies, Drive through	CUP
Flowers and Plants	P
Furniture	P
Gifts	P
Groceries (preferred on Block D)	P
Hardware and Appliances	P
Hobbies, Stamps and Coins	P
Jewelry	P
Leather goods and Luggage	P
Motor scooter, Motorbike or Motoreycle Rentals or Sales	LUP
Motorcycle Sales or Rentals	CUP
Music and Musical instruments	P
Newspapers and Magazines	P
Pet shops, including grooming; no kennel facilities	LUP
Photographic equipment, retail	P
Shoes	P
Tobacco products, excluding on-site consumption	LUP
Tobacco products, on-site consumption	CUP
Toys	P
Vending Carts	LUP
Personal Services	

Artist studios	P
Banks, excluding drive through	P
Barbers and Hairdressers	P
Beauty shops	P
Bicycle rentals	LUP
Dry cleaners & Laundries, including self-service	CUP
Nail salons	CUP
Photographic studios	P
Picture framing (retail & assembly only)	P
Spas	LUP
Tailors	P
Travel agencies	P
Food and Beverage Services	
Bars and Cocktail lounges	LUP
Beer, Wine and Liquor, packaged	LUP
Coffee house	P
Coffee house, drive through	CUP
Ice cream, Yoghurt, Doughnuts, Bagels, etc.	P
Nightclubs and Discotheques	CUP
Restaurants, all types including take-out and delivery	P
Tobacco products, on-site consumption	CUP

Services for Groups⁸	
Art schools	P
Athletic clubs, Fitness centers, Gyms, Health clubs and Slimming salons	P
Auction galleries	P
Commercial recreational facilities	P
Dance studios	P
Lodges, meeting halls and private clubs	P
Movie, radio, TV production & broadcast facilities	CUP
Video/amusement arcades & machines ⁹	LUP
Office and Related⁷	
General and professional offices	P
Insurance	P
Real estate	P
Residential	
Multiple family dwellings and condominiums	P
Tourist and Related Services	
Automotive rental, only as accessory to a resort hotel	P
Bed and Breakfast establishments	P

⁸ *Services for Groups*, and *Office and Related* uses are restricted on street frontage (see Section III.E.1).

⁹ Arcades as primary use, machines as secondary use (except as otherwise regulated) located no closer than 300 feet to any other such use, or as a secondary use in conjunction with a resort hotel. In all cases, the use is subject to Palm Springs Zoning Code Section 93.16.00.

Catering, as accessory to a restaurant or any hotel	LUP
Convention center, only as accessory to a resort hotel	P
Hotels and Resort hotels	P
Time-share and Fractional ownership Resorts	P
Public and Semi-public	
Festivals and Exhibits	LUP
Libraries	P
Museums	P
Post office branches	P
Public Parks and Plazas	P
Theatres, Cinema or Stage	P

<p>Accessory uses¹⁰</p>	<p>P</p>
<p>Outdoor uses accessory to permitted main use and located on same property or in MMP Plazas: (excluding Blocks E, H-1 and H-2):</p> <ul style="list-style-type: none"> - art displays - artisans, artists - display cases in malls/courts - farmers market - fashion shows - festivals, exhibits & special events - florists - musicians/entertainment¹¹ - <u>outdoor</u> dining & beverage service - plant/floral sales & displays - post card displays¹² - theatre & public assembly - vending carts¹³ 	<p>LUP</p>
<p>Outdoor uses: located on public property/rights of way, in a designated area approved by the City Council & undertaken as part of a festival/event/program to promote commercial, artistic or cultural activity: Outdoor uses: located on Blocks E, H-1, and H-2:</p> <ul style="list-style-type: none"> - art displays 	<p>P</p>

¹⁰ Accessory uses customarily incidental to permitted uses & located on the same lot.

¹¹ Subject to provisions of Noise Ordinance, Section 11.74 of the Municipal Code.

¹² One per store front.

¹³ Dispensing: food, beverage, crafts, floral items, other uses determined by the [City Council Planning Commission](#).

<ul style="list-style-type: none"> - artisans, artists - farmers market - fashion shows - festivals, exhibits & special events - florists - musicians, entertainment - dining & beverage service - plant/floral sales and displays - musical or theatre performance & public assembly - vending carts - tourism activities kiosks 	
--	--

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589

590

2. Similar Uses

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592

Similar uses that are not detrimental to permitted uses or to public health, safety and welfare, may be permitted by the ~~City Council Planning Commission, under Section 94.01 (Commission Determination) of the Palm Springs Zoning Code.~~

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594

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596

3. Prohibited Uses

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598

~~In addition to the land uses prohibited in Table III-1, the~~The uses listed below will not be permitted in the Specific Plan area:

599

600

601

Adult entertainment

602

Automobile parking as Primary use

- 603 Automobile service stations
- 604 Dog kennels and Catteries
- 605 Drive-in and Drive-through restaurants, banks and all uses not specifically permitted
- 606 Industrial or Manufacturing
- 607 Massage (except in conjunction with resort hotel or spa)
- 608 ~~Motor scooter, Motorbike or Motorecycle Rentals or Sales~~
- 609 Pawn shops
- 610 ~~Second hand or Used goods Stores~~
- 611 Single family residences
- 612 ~~Tatoo~~Tattoo, Piercing or Body art Parlors
- 613 ~~Thrift Shops~~
- 614 Upholstery shops
- 615 Wholesale or Warehousing
- 616

617 **D. Development Standards**

618

619 The following site development standards shall apply within the boundaries of the ~~Museum~~
 620 ~~Market Plaza~~Downtown Palm Springs Specific Plan.

621

Table III-2	
Development Standards	
Min. Front Setback or Street Side Setback ¹⁴ (Feet from property line)	
<ul style="list-style-type: none"> • Palm Canyon Drive, west side • Palm Canyon Drive at Block C and C-1 • Main Street at Block B and B-1 • Main Street at Block C and C-1 • Palm Canyon Drive, east side • All Other Streets (Public and Private) 	15 32 ¹⁵ 18 31 ¹⁵ 10 (50%) ¹⁶ /12
Minimum Distance Between Buildings (feet)	
<ul style="list-style-type: none"> • Tahquitz Canyon • Belardo • Main Street • Andreas • Market Street 	81 70 71 77 66 74 38 40
Min. Building Rear Setback (Feet)	0
Min. Building Side Yard Setback (Feet)	0

¹⁴ Exceptions to the minimum setback requirements are listed under Section III-E.5.

¹⁵ With a significant building cutback at the corner of Main Street and Palm Canyon.

¹⁶ On the east side of Palm Canyon, up to 50% of the linear frontage may occur at the property line, without any setback, and at least 50% of the linear frontage must have a minimum 10 foot setback from the property line.

Max. Building Height (Feet) ^{17, 18}	
<ul style="list-style-type: none"> • Block A • Block A1 • Block B • Block B-1 • Block C • C-1 • Block D & F • Block E • Block F • Block G • Block H-1 • Block H-2 • Block K 	60 20 60 40 40 75 69 ¹⁹ 60 40 ²⁰ 60 60 40 ²¹ 60 17 ²² 60 60 40 ¹⁹ 17 40 17 ²³ 60
Hotels (all Blocks, except B-1, E, H-1, H-2)	
Per City Council²⁴	
Minimum Building Height Stepbacks ^{25, 26} (Feet)	
<ul style="list-style-type: none"> • Tahquitz Canyon <ul style="list-style-type: none"> ○ 0-35 Feet in Height ○ Over 35 Feet in Height • Palm Canyon 	0 20

¹⁷ Building height shall be measured from the highest point of the building pad to the top of the roofline. Also see Section III-E.4, Projections Above Maximum Building Height.

¹⁸ Buildings exceeding 60 feet in height shall be required to include building voids and open airspace, as described in the paragraph immediately following this Table.

¹⁹ A Virgin brand hotel use on Block B-1 is permitted up to a maximum height of 75 69 feet subject to the approval of a Development Agreement. A 60 foot height is permitted for commercial or residential uses.

²⁰ The Block C Annex building (as defined by the recorded Parcel Map) may extend to 28' on its north and east sides, and up to 40' on its west side. With a significant building cutback at the corner of Main Street and Palm Canyon.

²¹ Maximum height for commercial buildings is 40 feet. 60 feet is permitted for buildings providing residential uses on upper floors and active pedestrian-friendly uses on the ground floor.

²² Except for structures associated with the police substation, art installations and exhibits.

²³ Except for proposed historic Aluminaire House relocation, art installations and exhibits.

²⁴ Hotels on Blocks C, D, F, G and K may exceed 60 feet in height, subject to approval by the City Council via a Planned Development District.

²⁵ Stepbacks are defined as the horizontal distance a building face must be set back from the property line at each given height. The area required for a stepback can be used for balconies and terraces. Stepbacks shall be measured from the face of a structure to the property line at a 90 degree angle from the building face.

²⁶ Also see Section III-E.4, Projections Into the Right of Way.

○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	20
• Indian Canyon	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	20
• Belardo	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	15
• Museum Drive	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	15
• Internal & Private Streets	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	10
• <u>Adjacent to</u> Museum Parking & O'Donnell Golfcourse	
○ 0-45 Feet in Height	0
○ 45-60 Feet in Height	20
• Block K, adjacent to existing buildings	
○ 0-45 Feet in Height	0
○ 46-60 Feet in Height	25
Minimum Public/Common Area Open Space²⁷	
• Block B	90%
• Blocks A, <u>B</u> , C, D, <u>E</u> , F, G, <u>H</u> , K	10%

622

²⁷ All open space is to be calculated based on net acreage (not including street right(s) of way).

623 In order to allow creative building design, provide relief from the vertical plane and maintain
624 views within the Specific Plan, portions of buildings above 35 feet in height ~~should~~ shall include
625 additional setbacks (over and above the setbacks already required) in the exterior wall plane so
626 as to provide variation in the vertical plane of the building walls and to reduce the volume and
627 massing at the upper levels of buildings. Portions of buildings over 60 feet in height shall be
628 required to provide additional setbacks and reductions in volume and massing. ~~In order to allow
629 creative building design and maintain views within the specific plan, buildings less than 60 feet
630 in height should be designed with voided airspace in the floors above second or third stories
631 around portions of building perimeters. Buildings of 60 feet or more approved after the 2015
632 update of the Specific Plan shall be required to include such voids. The benefits of creating such
633 voids include light penetration, design variation and view creation. They also ensure urban
634 mega-blocks are avoided.~~

635
636 ~~To achieve this, buildings shall be designed with setbacks from street property lines and greater
637 open airspace above certain floors, subject to approval by the City Council Planning
638 Commission, and as further specified above in Table III-2.~~

640 E. Land Use Regulations

642 1. Ground Floor Use Limitations

643
644 Street frontage (ground floor) uses are primarily limited to *Retail Goods, Personal Services,*
645 *Food and Beverage Services* and *Tourist and Related Services* (see Table III-1). Uses
646 categorized as *Office and Related* may only be allowed by Conditional Use Permit (CUP) when
647 fronting North Palm Canyon Drive (both sides), ~~Indian Canyon Drive (west side)~~ or ~~Museum
648 WayMain Street~~ (both sides).

649
650 On the ground floors of the following blocks and corresponding street frontages, *Retail Goods,*
651 *Personal Services, Food and Beverage Services, Tourist and Related Services, Offices and
652 Related* and *Public and Semi-public* uses are permitted in any combination.

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Block	Frontage
Block A, A1	West, east and south sides
Block B, B1	West, east, north and south sides
Block C, C1	West, east, north and south sides
Block D & F	East and south sides
Block E, G, H	East and south side
Block K	East side (Indian Canyon)

A grocery store is preferred on Block D. Further, retail and/or commercial uses are permitted on the second floor of Block D. Residential uses are permitted above the ground floor of Blocks A and B. For Blocks F and G, commercial development on the ground floor, with residential uses above; all-residential; or a combination of residential and commercial on the ground floor with residential above are permitted.

All permitted uses and all conditionally permitted uses, for which a CUP is approved, of Table III-1, may be located on the ground floors of the following blocks and corresponding street frontages:

Block	Frontage
Block D & F	West, North and south sides
Block E, G, H	West, side

In all cases throughout the Specific Plan area, street front entrances to uses located above or below ground level are permitted, but may not exceed 20 feet of linear street frontage per entrance.

2. Maximum Building Square Footage and Building Mass

683 The configuration of buildings is expected to vary widely within the Specific Plan area. Based on
684 the standards and allowances in the Central Business District, ~~commercial or residential~~
685 buildings could be built to a height of 60 feet, and be allowed 100% building coverage, with
686 stepbacks, on Palm Canyon Drive, Indian Canyon Drive, and Tahquitz Canyon Way. However,
687 building mass and square footage ~~should~~shall be restricted to allow for view corridors, open
688 plazas and private open space, and variations in building types. In this Specific Plan, only hotels
689 may exceed 60 feet, while the Plan also allows limited projections above 60 feet for roof
690 equipment on all other buildings.

691
692 In order to provide flexibility in the design of the project's buildings, and to encourage variations
693 in building heights, stepbacks and mass, the Specific Plan limits the potential square footage ~~and~~
694 ~~mass~~ which can be permitted on any block. Table III-3, below, illustrates the potential square
695 footage ~~and building mass (cubic feet)~~ allowed ~~under the existing zoning~~ in the Specific Plan
696 area, ~~and that which will be permitted. For comparison purposes, the Table also lists the~~
697 ~~potential square footage and building mass which could be allowed in the Specific Plan area~~
698 ~~under the CBD zone.~~

699

Table III-3

-3

Maximum Allowable Square Footage and Building Mass

Location	Allowed in Specific Plan Area	Allowed in CBD Zone*
Maximum Potential Square Footage ²⁸		
Block A	175,000 55,000	
Block B	155,000 150,000	475,675
Block C	245,000 195,000	214,315
Block D & F	225,000 200,000	504,425
Block E,	7,500	823,285
Block G & H	225,000 115,000	1,027,145
Block K1	176,000 175,000	174,240
Block K2	151,000	155,075
Total Potential Square Footage	1,354,500 897,500	3,374,160
Maximum Building Mass (Cubic Feet)		
Block A	2,000,000	4,058,320
Block B	27,000	588,000
Block C	2,100,000	4,200,280
Block D & F	3,800,000	8,314,280
Block E, G & H	5,000,000	10,067,400
Block K	2,500,000	3,960,675
Total Building Mass (cubic feet)	15,427,000	31,188,955

*Assumes 100% building coverage, and 6 stories (60 feet).

700

²⁸ Building square footage is provided for all Blocks except Blocks H-1 and H-2. These Blocks are to be developed as public open space. Block H-1 is anticipated to accommodate art installations and similar public viewing areas in a park setting. Block H-2 is expected to accommodate the historic Aluminaire House, which will be on permanent exhibition at this location. None of the uses proposed are to include active commercial or residential uses. Should commercial or residential land uses be proposed on Blocks H-1 or H-2, a Specific Plan amendment will be required.

701 ~~A~~Within the Specific Plan area, a transfer of permitted building square footage ~~or mass~~ from one
 702 Block to another Block within the area defined by Blocks A, B, C, D, F and G (“Sub-Area 1”), or
 703 ~~within the area defined by Blocks K1 and K2 (“Sub-Area 2”), will~~ may be permitted, as long as
 704 the transfer does not increase building square footage or mass by more than 15% in the receiving
 705 Block, and that the overall build out total for the Specific Plan area is not exceeded. ~~A transfer of~~
 706 ~~permitted building square footage between Sub-Area 1 and Sub-Area 2 is not permitted, unless~~
 707 ~~approved by the City Council.~~ All other development standards within this Specific Plan must be
 708 met with implementation of a transfer.

709
 710 At build out of the Specific Plan, building square footage ~~and mass~~ shall not be permitted to
 711 exceed the total shown in the “Allowed in Specific Plan Area” column of Table III-3.
 712

3. Projections Above Maximum Building Height

713
 714
 715 Projections above maximum building heights are allowed for elevator shafts, heating and cooling
 716 equipment, and non-habitable towers or architectural features, to a maximum of 15 feet above
 717 the building height. Projections above the building height cannot exceed 15% of the building
 718 roof area.

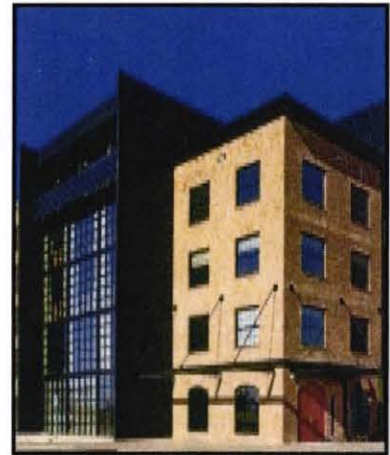
4. Projections Into the Right of Way Over Street Sidewalks

719
 720
 721 Projections into the public right of way shall be permitted for the following structures or
 722 features:

- 723
 724 a. Awnings: ~~Extending no more than 10 feet into~~Awnings can
 725 ~~extend over the right~~sidewalk, subject to approval of
 726 ~~way~~the City Engineer, but in no case past back of curb.
- 727 b. Architectural features/screens/canopies perpendicular to the
 728 building face not exceeding 10 feet into the right of way,
 729 ~~but in no case past back of curb~~
- 730 c. Entry porticos not exceeding 20% of the building’s linear
 731 footage on any side. Porticos may extend to the face of curb, but may not impede the right
 732 of way to prevent ADA compliance.



- 733 d. Arcades, trellis features and similar coverings. Such
- 734 features may extend to the face of curb, but may not prevent
- 735 ADA compliance.
- 736 ~~a-c.~~ Balconies and terraces, not exceeding 6 feet into the right-
- 737 of-way.



738 **4.5. Outdoor Uses in on the Right of**
 739 **Way Sidewalk**

741 Outdoor dining or sitting areas, when part of an adjacent restaurant, bar or similar establishment,
 742 may encroach into the ~~public right of way parkway~~, but may not prevent ADA compliance, ~~and~~
 743 ~~are subject to an LUP.~~

744
 745 **2.6. Building Articulation**
 746

747 Building elevations may not extend more than 60 ~~horizontal~~ linear feet without articulation.
 748 Articulation may include but ~~are is~~ not limited to planar recesses, architectural features, awnings
 749 or similar features which either recess into the building or protrude from it a minimum of 2 feet.

750
 751 In order to allow creative building design, provide relief from the vertical plane and maintain
 752 views within the specific plan, portions of buildings above 35 feet in height ~~should~~ **shall** include
 753 additional stepbacks (over and above the stepbacks already required) in the exterior wall plane so
 754 as to provide variation in the vertical plane of the building walls and to reduce the volume and
 755 massing at the upper levels of buildings. Portions of buildings over 60 feet in height shall be
 756 required to provide additional stepbacks and reductions in volume and massing, ~~subject to~~
 757 ~~approval by the City Council Planning Commission, and as further specified above in Table III-~~
 758 ~~2.~~

759
 760 **4.7. Walls and Fences**
 761

762 Walls and Fences are permitted at specific locations within the Specific Plan Area, as follows:

763

764 Adjacent to retail commercial or hotel land uses, walls shall be permitted at the ground level only
765 to screen loading dock facilities. Walls shall not be allowed to exceed 6 feet in height, as
766 measured from finished grade. Walls shall be constructed of masonry with a decorative finish
767 that complements the surrounding architecture. Wrought iron fencing, decorative masonry or
768 tubular steel fencing no higher than three feet in height shall be permitted to enclose outdoor use
769 areas, such as restaurant terraces and lounge areas. No other fencing shall be permitted in
770 conjunction with retail commercial or hotel uses.

771

772 Adjacent to residential development, walls and fences shall be permitted at the ground level to
773 screen entryways and courtyards. Walls and fences adjacent to a street may not exceed 6 feet in
774 height, as measured from finished grade. Walls and fences on the interior of a building, adjacent
775 to common area open space or parking areas, may not exceed ~~six~~6 feet in height as measured
776 from finished grade. Walls and fences may be constructed of wrought iron, tubular steel, split
777 face block, precision block, stucco, or decorative metal siding (non-reflective). No chain link
778 fencing shall be permitted at or above ground level in any ~~residential development~~
779 except for temporary chain link fencing specifically approved for limited duration use by the
780 City for special events occurring on Blocks E, H-1, or H-2.

781

782 Within underground garage and service areas, chain link fencing shall be permitted to enclose
783 equipment or storage areas only. The chain link fencing shall not exceed six feet in height, and
784 shall not be located within 20 feet of any exterior wall, with one exception: Fencing separating
785 public and private parking areas may be permitted to extend from floor to ceiling in parking
786 structures, and shall be constructed of tubular steel or similar materials.

787

788 **5.8. Parking and Loading Requirements**

789

790 a. Number of Parking Spaces Required

791

792 Primary parking for residential uses shall be provided immediately adjacent to, under or over the
793 units served, and within the Block where the units occur. 50% of the guest parking for residential
794 uses must be provided within the Block, and 50% may be provided elsewhere within the Specific
795 Plan area, ~~including Block J and Block L (if Block L is developed as a parking structure).~~

796

797 ~~Parking for hotel, timeshare, condo-hotel and bed-and-breakfast guests must be provided within~~
798 ~~the Block in which the use occurs. Parking for hotel employees may be provided elsewhere~~
799 ~~within the Specific Plan area.~~

800

801 ~~Parking for retail and office non-residential~~ uses may be provided anywhere within the Specific
802 Plan area. ~~If parking is proposed to be located outside the boundaries of the Block where the use~~
803 ~~is to occur, the~~ The Major Architectural Application shall include a demonstration that sufficient
804 parking is provided elsewhere in the Specific Plan area, and shall be constructed prior to
805 occupancy of the use, to accommodate the use. Please see Section V.A.

806

807 At the time that the Specific Plan was amended in 2016, a total of 1,219 parking spaces were
808 available west of Palm Canyon Drive, and 874 of these spaces were allocated to approved
809 projects. Projects proposed after adoption of the Specific Plan amendment will be required to:

810

a. demonstrate that their parking needs can be met within the remaining 345 spaces; or

811

b. prepare a parking management plan that demonstrates that sufficient parking is available
812 to the use, including shared parking for uses with complementary activity hours, and
813 dedicated off-site parking.

814 As part of the Specific Plan Amendment adopted in 2016, Block A-1 will be purchased by the
815 City for construction of a public parking structure, to include ground level plus one deck of
816 parking. Further, Block F shall be required, when development is proposed, to include parking
817 beneath the structure. Finally, any unbuilt Block may be used as temporary parking, but must
818 include landscaping and paved surfaces. Temporary parking lots shall require approval of a site
819 plan showing all proposed improvements. The Director may approve such a site plan. Parking in
820 temporary parking lots cannot be counted toward satisfying the parking requirement for any
821 permanent development within the Specific Plan area.

822
 823
 824
 825
 826
 827

Finally, up to 25% of required parking for the Specific Plan area may be provided through the payment of in lieu fees, consistent with Section 96.06.00 of the Palm Springs Zoning Ordinance.

Parking shall be required as shown in Table III-46.

Table III-4
Parking Requirements

Land Use	No. of Spaces Required
All uses including accessory and appurtenant uses, except those identified below	1 space/325 s.f.
Hotel (all), Bed & Breakfast, Timeshare or Fractional Ownership ²⁹	1 space/room
Residential: Primary spaces: Studio or 1 Bedroom 2 Bedroom 3 Bedroom More than 3 Bedroom Guest spaces, in addition to Primary Spaces	 1 space 1.5 spaces 2 spaces 0.5 space for each additional bedroom 1 space/4 units

828 Parking requirements within each Block may be reduced for shared use, if a parking study is
 829 prepared and approved by the Planning Commission.

²⁹ No additional parking shall be required for ancillary uses, such as ballrooms, restaurants, bars and spas, except where the ancillary use has direct access on a public street. If the ancillary use has direct access on a public street, its parking shall be calculated at a rate of 1 space per 325 s.f.

830

831

b. Loading Spaces Required

832

833 Loading spaces shall be provided in conformance with Section 93.07.01 of the Palm Springs
834 Zoning Ordinance.

835

836

c. Parking and Loading Development Standards and Design

837

838 Parking and loading spaces shall be designed in conformance with Section 93.06.00.C of the
839 Palm Springs Zoning Ordinance, with the following exceptions:

840

841 Lift parking is permitted for primary parking of residential land uses. Lift parking is defined as
842 parking of one car over another through mechanical means.

843

844 Tandem parking is permitted for residential areas, however, no more than two tandem spaces are
845 allowed with one access to a drive aisle.

846

847 Tandem parking is permitted for hotel or restaurant uses, however, a valet service must be
848 ~~required~~ provided at all times the use is open for business, and the valet parking area is accessible
849 only by the valet service.

850

851 **6.9. Trash Enclosures**

852

853 Trash enclosures shall be designed and constructed in conformance with Section 93.07.02 of the
854 Palm Springs Zoning Ordinance.

855

856 **7.10. Signage**

857

858 Signage shall be permitted consistent with Section 93.20.00 et. seq. of the Palm Springs Zoning
859 Ordinance, with the following exceptions:.

860
861
862
863
864
865
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868
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870
871
872

Banners with changing copy and graphics may be permitted when affixed to street lights on a permanent basis, and must be well maintained and replaced when torn or frayed.

Kiosks signage will be permitted in the building setback areas, as depicted here and in Section III-F.8, Street Furniture.



873

874

F. Design Guidelines

875

876

1. Architecture

877

878

a. General Provisions

879

880

Consistent with the requirements and recommendations of the General Plan and the Downtown
881 Urban Design Guidelines, all development within the Specific Plan area will complement the
882 distinctive, eclectic townscape character that has made Palm Springs nationally and
883 internationally famous. The existing built form and characteristic townscape spatial
884 arrangements, together with the startling local topography, have created a unique environment
885 that provides all users with a well-defined sense of place.

886

887

The northwest corner of the area contained within the Specific Plan fronts open space, but other
888 than that, the Specific Plan addresses an area that is bordered on all sides by existing urban
889 development. Achieving sympathetic relationships between new buildings and the existing
890 adjoining developments will therefore be fundamental to the successful integration of
891 forthcoming development into the wider context.

892

893

The Specific Plan area will be known as the ~~Museum Market Plaza~~Downtown Palm Springs and
894 its component blocks must be clearly unified by a coherent visual identity. An encompassing
895 visual identity creates an essential sense of place and all design elements must work together to
896 reinforce an underlying perception of continuity. The formulation of a unified, distinctive and
897 adaptable urban design concept, that is based on versatile design principles and can, while
898 retaining integrity, lend itself to interesting variations in application, detail and materials, is
899 therefore an essential element of the Specific Plan.

900

b. Building Height, Scale and Massing

The Specific Plan allows for an intensive level of development, where careful attention to appropriate building height, scale and massing will be essential. The area is pedestrian oriented and all buildings ~~should~~ shall be sensitively designed to the human scale with active, pedestrian friendly frontages. Each of the component blocks must be effectively permeated with public and private open spaces, allowing view corridors to and from the public domain and thus avoiding the creation of an overwhelming and impenetrable built form. Within each block, individual buildings must be treated with care and consistency.

With the exception of Block K, all Blocks within Specific Plan are defined as Central Core in terms of the Palm Springs Downtown Urban Design Guidelines. In accordance with the recommendations of the Guidelines, this Specific Plan allows for an average maximum building height of 60 feet. However, with sympathetic massing and effective architectural treatment to visually reduce building bulk, hotels may exceed 60 feet, subject to City Council approval. The design of the buildings, and the layout of the Specific Plan area, is intended to implement the goals of the General Plan, to create a new mixed use center of Palm Springs.

Building elements throughout the Specific Plan must be varied to include stepping down so that the apparent mass of the building is reduced, austere ‘cliff-face’ frontages avoided, and view corridors created.

In addition to conforming to the requirements concerning building height and stepped frontages, massing of the buildings in Block A must also respect the presence of the existing building to the north, ~~the largely open space of the Plaza to the south~~ and the hierarchy of streetscapes to either side.



930 ~~Block B provides the~~ Blocks E, H-1 and H-2 provide public open spaces for the
 931 ~~Plaza~~Downtown Palm Springs and the built form ~~should~~shall therefore remain entirely
 932 subordinate to that of the blocks abutting, allowing views across ~~the Plaza~~these Blocks in all
 933 directions. So that the unimpeded views and predominance of landscaping that typically
 934 characterize public open spaces can prevail, buildings shall be visually permeable and not exceed
 935 one story in height. ~~They, (exhibition structures and structures associated with the police~~
 936 ~~substation, and the Aluminaire House may exceed one story).~~ Permanent buildings located on
 937 ~~these Blocks~~ are limited to ~~at the~~ maximum total area ~~of identified in Table III-3,000 square feet~~
 938 and ~~should~~shall be massed ~~appropriately to the east and west of one side of each Block to frame~~
 939 ~~the block, gently framing a central~~ open space ~~thereon~~.

940

941 Buildings included in Block C should conform to the requirements concerning building height
 942 and stepped frontages, with massing concentrated towards the centre. Sympathetic massing of
 943 the new built form will also respect the spatial characteristics of the ~~Plaza~~Downtown Palm
 944 ~~Springs Park~~ to the ~~north~~northwest, the surrounding hierarchy of streetscapes and the modest
 945 levels of existing development to the southwest of the block.

946

947 The blocks defined as D and F may be developed together as one block, or as two blocks ~~divided~~
 948 ~~by a central access route~~, and with limited exceptions, the



937

standard constraint on building height will apply, together with the requirement for stepped frontages. If developed as one block, massing ~~should~~shall be concentrated away from Tahquitz Canyon Way, and pedestrian and visual permeability must be included so that the creation of an impenetrable and overtly urban mega-block is avoided. If the two blocks are separated by the introduction of a parking access drive, massing of the component buildings will require careful consideration so that the creation of an uninviting, alley-like

958 access route is avoided. Sympathetic massing of the new built form will respect the spatial
 959 characteristics of the ~~Museum~~Palm Springs Art Museum, the ~~Downtown Palm Springs Park on~~

960 ~~Block E, the public space and future potential cultural use by the Palm Springs Art Museum on~~
961 ~~Block H-2, and open areas to the west, as well as the surrounding hierarchy of streetscapes.~~

962
963 ~~For the purposes of the Specific Plan, Blocks E, G and H are discussed as a single entity.~~
964 ~~However, with~~With sympathetic massing and effective architectural treatment to visually reduce
965 ~~building bulk, elements to the north and west of the block~~Block G may be developed as a hotel
966 ~~to a height exceeding 60 feet, subject to City Council approval. via a Planned Development~~
967 ~~District (PDD). To the north east~~west of Block E, G and H, the built form of approximately 75
968 ~~feet in height already exists and its well-articulated frontage provides an effective edge to the~~
969 ~~open space of the golf course.~~the existing parking structure. Subject to sensitive architectural
970 treatment, the new built form will continue the adjacent well-defined edge along the northern
971 frontage of Block ~~E, G and H.~~ Massing of the new development towards the north and northwest
972 ~~of the block also results in it having minimal impact on any of the significant street scenes within~~
973 ~~the Specific Plan. To avoid the creation of an impenetrable and overtly urban mega-block,~~
974 ~~effective massing of the new built form~~G.

975
976 ~~Block K will~~ require future planning, and must be developed subject to approval of a PDD.
977 Another potential exception to the 60-foot height limit may be at Block K, where subject to City
978 Council approval ~~via a Planned Development District~~, additional building heights may be
979 developed. Increased building height at Block K will result in the new built form providing
980 visual continuity between the constrained level of development allowed to the west and the
981 intensive levels of existing and proposed development in Section 14, to the east. ~~Block K~~
982 ~~potentially includes an extension of the new public street, "Main Street," that provides a direct~~
983 ~~east-west connection from the areas to the east of the Specific Plan with the new Downtown~~
984 ~~Palm Springs Park located on Block "E", and the existing Palm Springs Art Museum.~~
985 Additional connections and crossings ~~should~~shall be provided from the Specific Plan area to the
986 Convention Center and other resort facilities to the east. Providing a greater degree of
987 connectivity will increase access to retail and restaurant uses, foster economic development, and
988 reduce vehicular trips. The fragmented nature of the block presents challenges in terms of

989 | achieving sympathetic massing, as all street frontages ~~should~~shall be designed to the human scale
990 | and the existing modest levels of development at abutting sites must be respected.

991 |

992 |

993 |

994 ~~Exhibit III-2 Cross Sections with stepbacks. Exhibit Deleted. No longer germane.~~

995

996 c. Architectural Style and Treatment

997

998 Eclectic Architecture is a defining feature of Downtown Palm Springs and while renown for its
999 uniquely Californian Modernist buildings, the area is also rich in interesting examples of Spanish
1000 and Mediterranean styles.

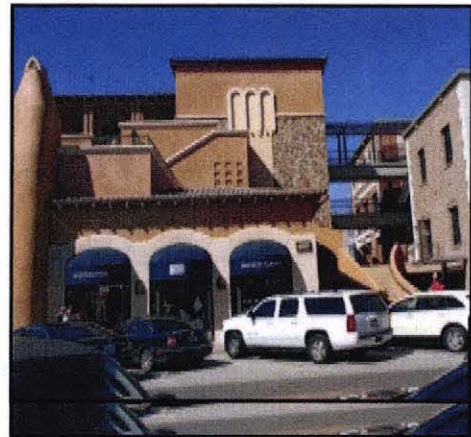
1001

1002 Where the distinctive character of an area derives from its diversity of development over many
1003 decades, new built form that merely replicates previous styles is counter to the way in which the
1004 area has evolved. New development, while contextual, should therefore be of its time, using
1005 contemporary designs of a scale and form reflective of locally distinctive models.

1006

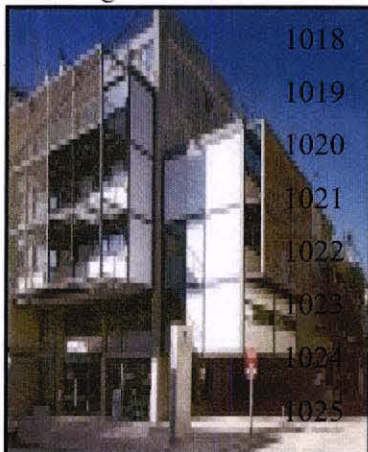
1007

1008 Aside from landmark buildings, most buildings forming
1009 part of a streetscape do not need to be idiosyncratic. Too
1010 many buildings of individual dominance and distinction
1011 compete with each other and create urban chaos. A
1012 more harmonious townscape is achieved by using
1013 variations on a consistent architectural theme, with
1014 variety in the detailing and materials.



1015

1016 With reference to the City’s legacy of Modern, Spanish and Mediterranean styles, a forward-
1017 looking architectural theme recognizing a new sustainability paradigm is the primary direction



1018

1019

1020

1021

1022

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1024

1025

for future development in the Specific Plan area. The theme seeks
to encourage architecture that builds on Palm Springs’ tradition of
responding to the demands of a desert climate, but with new
respect for minimizing energy and materials use in construction
and occupancy. New design aesthetics will be needed to
incorporate solar control, passive energy production (solar and
wind), and wireless technologies with time-honored concerns for
pedestrian entries, security and orientation, building function, view

1026 preservation and visual appeal in the manipulation
1027 of form, materials and color. Particular attention
1028 to the sensitive treatment of the street front forms
1029 a core objective within the unified Urban Design
1030 concept. Together, these principles will provide
1031 the ~~Museum—Market—Plaza~~Downtown Palm
1032 Springs area with a cohesive and distinctive
1033 character. Within this overall architectural theme, interesting variation in rooflines, elevational
1034 articulation, detailing and materials will be needed to create a richly textured built environment.
1035 Recesses and reveals that provide shade and create shadow lines, such as building projections,
1036 covered walkways, colonnades, arcades, and other human scale openings shall be included to
1037 reduce the impact of building mass and create visual interest. The means of enclosure to
1038 courtyards and balconies shall be visually permeable where appropriate and the stepping back of
1039 upper floors will also be utilized to further reduce the visual impact of building mass and
1040 maximize view corridors.



1041
1042 In accordance with the prevailing architectural theme, buildings are to be clearly legible with
1043 active main frontages and well-defined entrances. All elevations of a building shall be
1044 consistently treated, and rooftop mechanical and electrical equipment must be screened as an
1045 integral part of the architectural treatment.

1046
1047 Buildings situated at important intersections
1048 should receive special treatments. The inclusion
1049 of architecturally definitive features and corner
1050 cut-backs assists in the creation of a distinctive
1051 sense of place, as well increasing opportunities
1052 to create useable outdoor public spaces.



1053
1054 ~~Block K will accommodate an architecturally~~

1055 ~~inspired landmark building that will be the ‘Flagship’ of Downtown Palm Springs. In its~~
1056 ~~location at the eastern end of the Specific Plan of the new east-west alignment of Main Street,~~
1057 ~~Block K will form a balanced counterpart to the Palm Springs Art Museum building located at~~
1058 ~~the western extreme end of the new street Main Street. Although standing alone as a landmark~~
1059 ~~building, its architectural treatment will complement the architectural theme prevailing~~
1060 ~~throughout the Museum Market Plaza Downtown Palm Springs. In addition to the frontages~~
1061 ~~enclosing the private street Main Street that bisects block Block K, the building will have two~~
1062 ~~major street frontages and distinctive ‘gateway’ features must form an integral part of the~~
1063 ~~architectural treatment of both the eastern and western facades.~~

1064

1065 Special architectural treatments will also be required for the ~~western~~southern and northern
1066 elevations of the buildings included in Block ~~EGHG~~, and the western elevation of Block ~~DFD~~
1067 ~~and F~~. While consistent with the prevailing architectural theme, western elevational treatments
1068 ~~should~~shall defer to the presence of the adjacent ~~Palm Springs~~ Art Museum building and relate to
1069 the public open space immediately ~~in front~~next to them. Effective articulation of the
1070 ~~northwestern~~southern and northern frontages of Block ~~EGHG~~ will be essential to reduce the
1071 visual dominance of the tall building.

1072

1073 Parking structures at street level have a potential to result in austere and impermeable frontages.
1074 While consistent with the prevailing architectural theme, they will require special design
1075 treatment to minimize the impact of the structure on the pedestrian experience. Parking
1076 structures must be visually permeable and include ‘designed-in’ safety features. Elevations
1077 require effective articulation, incorporating projections, recesses and interesting combinations of
1078 materials to avoid the creation of continuous, harsh frontages. Parking structures must also have
1079 well defined entrances, easy access and legible interior spatial arrangements to invite consistent
1080 usage.