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1085

Exhibit III-3  
Architectural Treatments



1088 d. Storefronts

1089

1090 Well-designed storefronts make a significant contribution to streetscape character and assist in  
1091 the creation of lively frontages. The pedestrian experience is enhanced by visually permeable,  
1092 largely glazed storefronts that minimize the division between interior and exterior space, and  
1093 allow interesting views of inviting interiors. Clearly defined and easily accessible entrances  
1094 create active frontages and draw people into the store, while visually permeable design treatment  
1095 allows the interior of the store to function as an extensive display area at all hours, thereby  
1096 maximizing economic opportunities for vendors.

1097

1098 Essential security equipment must be inconspicuously located so that the creation of a hostile  
1099 atmosphere is avoided. If permitted, security grilles must be internally mounted, fully retractable  
1100 during trading hours and visually permeable when in use after the store is closed.

1101

1102 While allowing flexibility for individual distinctiveness, shopfront design should be compatible  
1103 with ~~the Museum Market Plaza~~Downtown Palm Springs architectural theme and reflect the  
1104 appearance and scale of the building above.

1105

1106 e. Building Materials

1107

1108 Designed as an integral component of ~~the Museum Market Plaza~~Downtown Palm Springs  
1109 architectural theme, a rich palette of complementary materials and finishes will create subtle  
1110 continuity throughout the area by visually linking eclectic architectural styles. While consistent  
1111 with the broader theme, it is essential that materials, colors and finishes are appropriate to the  
1112 architectural style of individual buildings.

1113

1114 The Specific Plan allows for an intensive level of development and building facades must be  
1115 softened and articulated by the innovative use of a harmonious range of surface treatments. In  
1116 addition to visually reducing building mass, interesting variety in color and material assist in the  
1117 creation of a lively townscape. Intense sunshine is a prevailing feature of the Palm Springs

1118 environment and textured surface finishes on which interesting shadow effects can be achieved  
 1119 will contribute much to distinctive local character. Wide expanses of glazing blur the distinction  
 1120 between interior and exterior space, promoting an essential sense of permeability and  
 1121 spaciousness long associated with the Palm Springs townscape.

1122

## 1123 **2. Connectivity, Streetscapes, Open Spaces**

1124

### 1125 a. Connectivity and Streetscenes

1126

1127 Streetscape character has a fundamental impact on the vitality of downtown by either  
 1128 encouraging or deterring pedestrian activities and a legible, well defined hierarchy of streets and  
 1129 pedestrian links, connected by a sequence of versatile public open spaces, effectively permeates  
 1130 the Specific Plan.

1131

1132 East-west connectivity is facilitated for both vehicles and pedestrians. Upgrading the streetscape  
 1133 of Andreas Road and additional connections and crossings should connect the Specific Plan area  
 1134 to the Convention Center and other resort facilities on the east. Providing a greater degree of  
 1135 connectivity will increase access to retail and restaurant uses, foster economic development, and  
 1136 reduce vehicular trips. ~~introducing a new public street, (“Main Street”), that bisects Block K and~~  
 1137 ~~continues through to the Palm Springs Art Museum will enhance connectivity to and from~~  
 1138 ~~Section 14, as well as providing an opportunity to form several definitive intersections.~~ The  
 1139 existing ~~link between grid circulation of Main Street and extending to~~ Belardo Road is ~~not~~  
 1140 essential to successful ~~traffic~~ circulation, and ~~subject to an appropriate design solution,~~

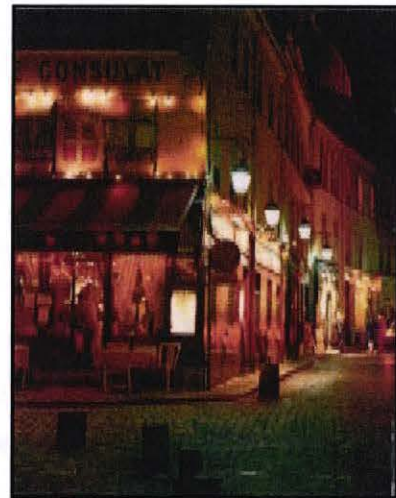
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~~severance extension of the two could occur new “Main Street” from Museum Drive to Belardo Road completes the grid circulation pattern essential to improved traffic circulation in the Specific Plan.~~

1146 Permeating the blocks included in the Specific Plan with well-designed pedestrian connections  
 1147 avoids the creation of overwhelmingly urban mega-blocks, adds visual interest to the streetscene  
 1148 and encourages pedestrian activity. The design treatment of pedestrian links, both within the Plan  
 1149 Area and to adjacent development, forms an integral part of the ~~Museum—Market~~  
 1150 ~~Plaza~~~~Downtown Palm Springs~~ Urban Design concept, creating inviting, multi-purpose spaces of  
 1151 distinctive character that include ‘designed-in’ safety features.

1152  
 1153 View corridors have contributed much to the unique townscape  
 1154 character of Palm Springs. The mountains form a spectacular  
 1155 backdrop to the City and downtown streetscenes offer  
 1156 distinctive longitudinal views, where the vertical rhythm of the  
 1157 mature palm trees acts as an effective foil to the general  
 1158 horizontality of the built form. In terms of preserving local  
 1159 distinctiveness, it is important that existing view corridors are  
 1160 protected and new ones created. As building heights within the  
 1161 Specific Plan generally exceed those previously existing, it is  
 1162 essential that architectural elements and building components  
 1163 be varied and reduce the overall perception of mass, resulting in graduated frontages that allow  
 1164 generous view corridors. A particularly definitive local view will be created by the opening of a  
 1165 new east-west street that allows tree-framed views in both directions. Views to the east will  
 1166 extend to the startling focal point of the new building and views to the west will include the  
 1167 iconic Art Museum, with the mountain behind. ~~Additional connections and crossings should be~~  
 1168 ~~provided from the Specific Plan area to the Convention Center and other resort facilities to the~~  
 1169 ~~east. The new street will also be the starting point of an interconnected town center extending~~  
 1170 ~~from the Museum, through the new Spa Resort and Casino, and to the Hard Rock Hotel and~~  
 1171 ~~Convention Center.~~



1172  
 1173 In accordance with the ~~Museum Market Plaza~~~~Downtown Palm Springs~~ Urban Design concept,  
 1174 streetscapes should be characterized by consistent, but adaptable, design treatments so that a  
 1175 strong sense of continuity and place is achieved. Component spaces of special use or interest can

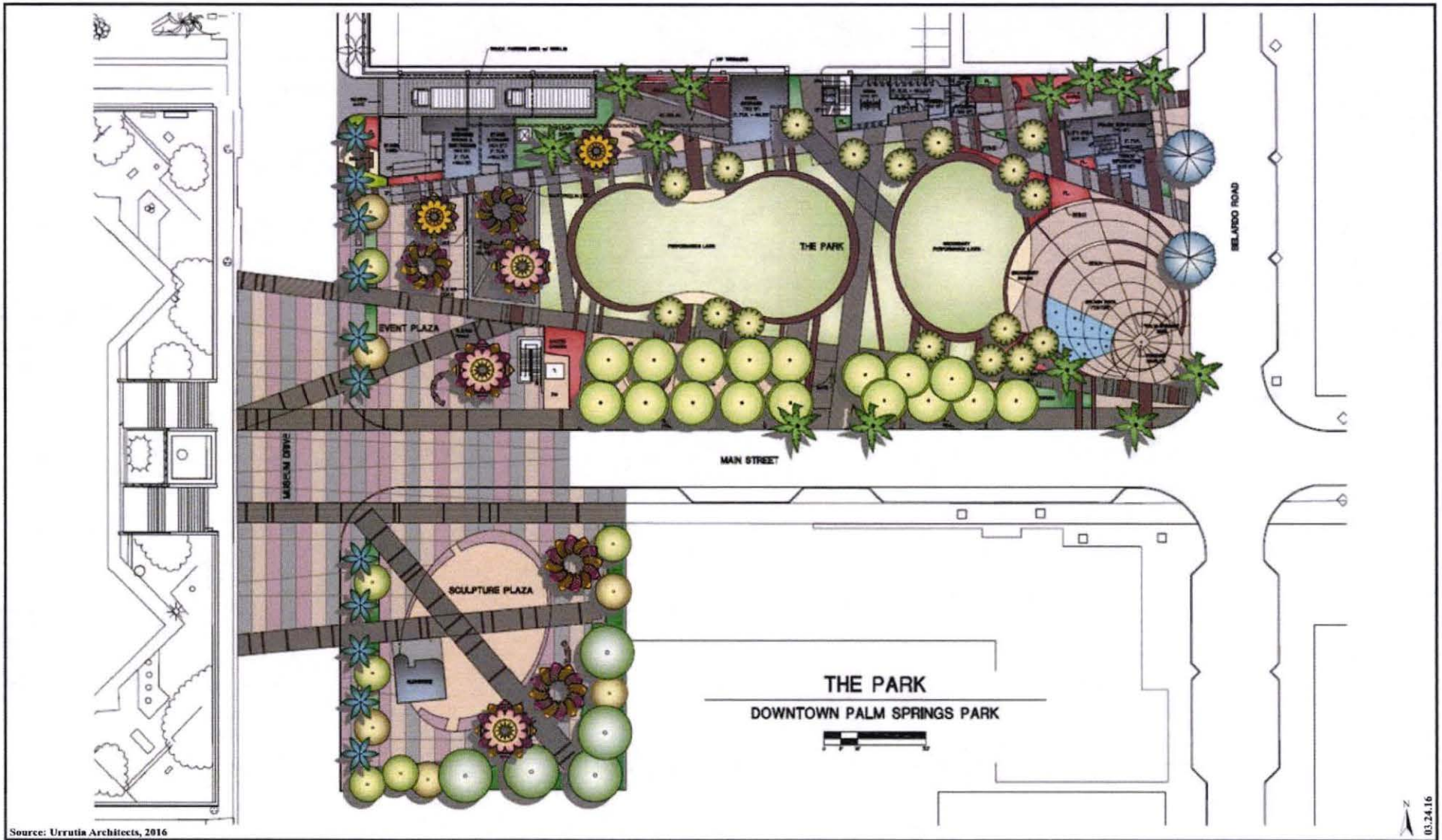
1176 be individually defined by a complementary variety of detailing and material. Major vehicle and  
1177 pedestrian routes within the Specific Plan shall be enclosed by active frontages, with sidewalks  
1178 designed to accommodate a variety of compatible outdoor activities and thereby extend the hours  
1179 of active use. Consistent with the Urban Design concept for ~~the Museum Market~~  
1180 ~~Plaza~~Downtown Palm Springs, a full range of features and amenities to enhance the pedestrian  
1181 experience and encourage pedestrian activity shall be incorporated into the design of sidewalks  
1182 and other public open spaces (see Section III.4 Street Furniture). Parking structures at street level  
1183 have a potential to result in austere and impermeable frontages and the sidewalk fronting a street  
1184 level parking structure will require sensitive design treatment and landscaping to soften the  
1185 visual impact of the parking structure.

1186  
1187 Within the Specific  
1188 Plan, a hierarchy of  
1189 definitive  
1190 intersections is to be



1191 created. Street surfaces at selected intersections will be given visual definition by the  
1192 introduction of special surface finishes, while landscaped sidewalk projections or ‘bulbs’,  
1193 together with building corner cutbacks, will create useable public open spaces and contribute to a  
1194 more pleasing pedestrian experience. All design treatments will be consistent with the unified  
1195 Urban Design concept, with special interest and variety being achieved in the detailing. Key  
1196 definitive intersections ~~should~~shall be created at ~~all four corners of the~~Belardo Road and Andreas  
1197 Road, Belardo Road and Main PlazaStreet, and at the ~~junctions~~intersections of Tahquitz Canyon  
1198 Way with Belardo Road and North Palm Canyon Drive. Secondary definitive intersections may  
1199 be created at other minor intersections within the Specific Plan area. A visual link between the  
1200 ~~Museum Market Plaza~~Downtown Palm Springs and the Section 14 district ~~immediately~~ to the  
1201 east ~~should~~shall be achieved by the introduction of special street surface finishes ~~to Indian~~  
1202 Canyon Drive, ~~at the gateway to~~intersection of the ~~new connecto~~east end of Main Street  
1203 ~~extending through Block K~~. This will draw the attention of drivers to the gateway as well as  
1204 encouraging pedestrian circulation between the two areas.

1205



Source: Urrutia Architects, 2016



Downtown Palm Springs Specific Plan  
 Block E - Park  
 Palm Springs, California

III-3

1207

1208

b. Public Open Spaces

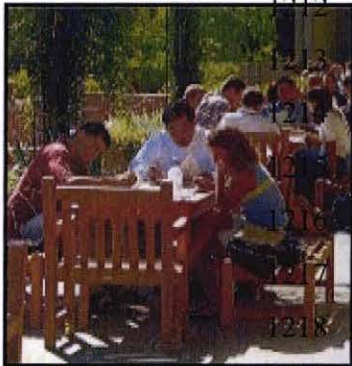
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1210

The ~~Main Plaza~~, new City-owned central park identified as “Downtown Palm Springs Park,”

1211

occupying Block ~~BE~~ fulfills the need for a public gathering place in the Specific Plan area.



1212

1213

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1219

Successful, pedestrian oriented open spaces have clearly defined edges, are well connected by being situated adjacent to, but not on, main movement spaces and they are well integrated into the surrounding urban fabric. The ~~Main Plaza~~Downtown Palm Springs Park is centrally located ~~between North Palm Canyon Drive~~within the Specific Plan area, with direct connection to areas north, south and east of the Specific Plan via

1220

~~Main Street~~ and Belardo Road, ~~thereby linking two~~

1221

~~important north-south routes and providing east-west~~

1222

~~connectivity~~. The area is effectively enclosed by the

1223

surrounding blocks and its spatial characteristics

1224

provide opportunity for extended and varied uses. The

1225

~~Main Plaza~~Downtown Palm Springs Park is

1226

fundamental to the creation of a distinctive sense of

1227

place and it will be a definitive space, forming the nucleus of ~~the Museum Market~~

1228

~~Plaza~~Downtown Palm Springs. Design and detailing must be consistent with the wider Urban

1229

Design concept and the ~~Main Plaza~~Downtown Palm Springs Park will include a distinctive

1230

central focal point, such as a commanding piece of art or water feature, creative landscaping and

1231

a wide range of amenities to facilitate cultural, pedestrian, and recreational activities, as well as

1232

a venue for gatherings, entertainment, and community activities. Built form within the

1233

~~Plaza~~Downtown Palm Springs Park will remain limited and subordinate to the function of the

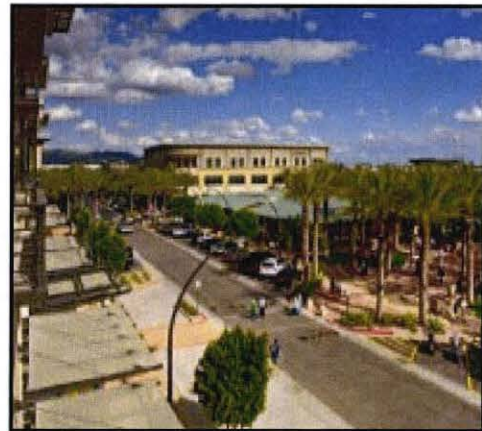
1234

Downtown Palm Springs Park and its use as a public space and special event venue; wide views

1235

should exist in all directions.

1236



1237 Public gathering spaces on a smaller scale will also be created in front of the Palm Springs Art  
 1238 Museum on Blocks H-1 and in the center of Block K. The twoH-2. These secondary open  
 1239 spaces will form an integral part of the significant view corridor that ~~will exist between~~  
 1240 ~~the expose the eastern façade of the Palm Springs Art Museum to the west and the Block K~~  
 1241 ~~buildings to the east.~~ The design treatment of ~~the two spaces~~Blocks H-1 and H-2 will  
 1242 complement that of the ~~Main Plaza~~Downtown Palm Springs Park so that a clear hierarchical  
 1243 relationship between the open spaces within ~~the Museum Market Plaza~~Downtown Palm Springs  
 1244 is evident and continuity of theme maintained.

1245

1246

c. e. Common Open Space in Residential Projects

1247

1248 Common area open space for residential projects is intended to provide opportunities for views  
 1249 within the blocks to the surrounding mountains and streetscene. When designed in conjunction  
 1250 with building articulation, the aesthetic effect will be improved for residents and visitors alike.  
 1251 Permeating the built form with interesting and sensitively designed open spaces prevents the  
 1252 creation of continuous frontages and overwhelming urban ‘mega-blocks’, while facilitating the  
 1253 safety of users by allowing spontaneous observation.

1254

1255 The domestic use of common open spaces in  
 1256 residential projects must be reflected in  
 1257 spatial proportions to the human scale and in  
 1258 gentle means of enclosure that, while  
 1259 providing residents with an essential level of  
 1260 privacy, allow landscape features and a sense  
 1261 of spaciousness to prevail. Design treatments  
 1262 must be consistent with the wider urban  
 1263 design concept and result in lively and inviting common spaces that complement the  
 1264 architectural style of the adjacent buildings and encourage appropriate use.

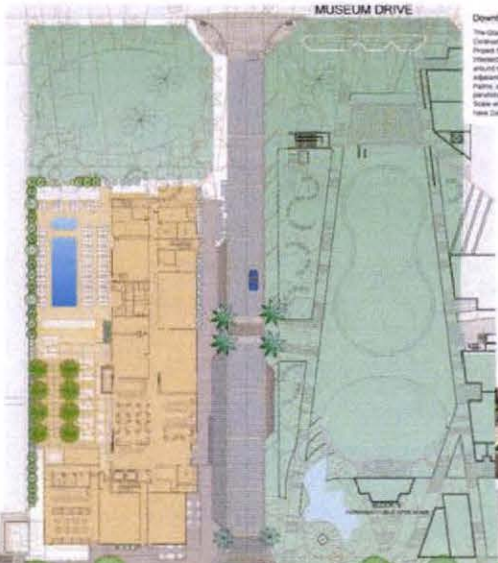
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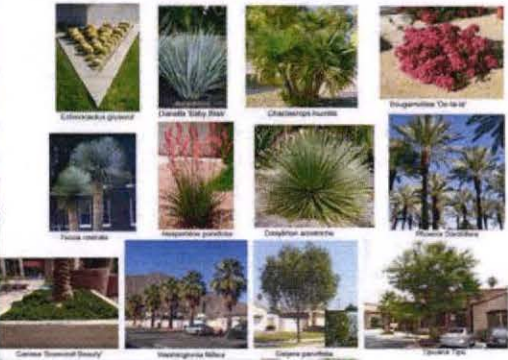
**PLANT SCHEDULE**

Plant	Quantity	Notes
1. <i>Artemisia tridentata</i> - Silver Cholla	100	
2. <i>Prosopis juliflora</i> - Mesquite	50	
3. <i>Yucca elata</i> - Spiky Yucca	100	
4. <i>Agave schottlandii</i> - Century Plant	50	
5. <i>Yucca filamentosa</i> - Spiky Yucca	100	
6. <i>Yucca baccata</i> - Spiky Yucca	100	
7. <i>Yucca gloriosa</i> - Spiky Yucca	100	
8. <i>Yucca rostrata</i> - Spiky Yucca	100	
9. <i>Yucca schottlandii</i> - Spiky Yucca	100	
10. <i>Yucca filamentosa</i> - Spiky Yucca	100	
11. <i>Yucca baccata</i> - Spiky Yucca	100	
12. <i>Yucca gloriosa</i> - Spiky Yucca	100	
13. <i>Yucca rostrata</i> - Spiky Yucca	100	
14. <i>Yucca schottlandii</i> - Spiky Yucca	100	
15. <i>Yucca filamentosa</i> - Spiky Yucca	100	
16. <i>Yucca baccata</i> - Spiky Yucca	100	
17. <i>Yucca gloriosa</i> - Spiky Yucca	100	
18. <i>Yucca rostrata</i> - Spiky Yucca	100	
19. <i>Yucca schottlandii</i> - Spiky Yucca	100	
20. <i>Yucca filamentosa</i> - Spiky Yucca	100	
21. <i>Yucca baccata</i> - Spiky Yucca	100	
22. <i>Yucca gloriosa</i> - Spiky Yucca	100	
23. <i>Yucca rostrata</i> - Spiky Yucca	100	
24. <i>Yucca schottlandii</i> - Spiky Yucca	100	
25. <i>Yucca filamentosa</i> - Spiky Yucca	100	
26. <i>Yucca baccata</i> - Spiky Yucca	100	
27. <i>Yucca gloriosa</i> - Spiky Yucca	100	
28. <i>Yucca rostrata</i> - Spiky Yucca	100	
29. <i>Yucca schottlandii</i> - Spiky Yucca	100	
30. <i>Yucca filamentosa</i> - Spiky Yucca	100	
31. <i>Yucca baccata</i> - Spiky Yucca	100	
32. <i>Yucca gloriosa</i> - Spiky Yucca	100	
33. <i>Yucca rostrata</i> - Spiky Yucca	100	
34. <i>Yucca schottlandii</i> - Spiky Yucca	100	
35. <i>Yucca filamentosa</i> - Spiky Yucca	100	
36. <i>Yucca baccata</i> - Spiky Yucca	100	
37. <i>Yucca gloriosa</i> - Spiky Yucca	100	
38. <i>Yucca rostrata</i> - Spiky Yucca	100	
39. <i>Yucca schottlandii</i> - Spiky Yucca	100	
40. <i>Yucca filamentosa</i> - Spiky Yucca	100	
41. <i>Yucca baccata</i> - Spiky Yucca	100	
42. <i>Yucca gloriosa</i> - Spiky Yucca	100	
43. <i>Yucca rostrata</i> - Spiky Yucca	100	
44. <i>Yucca schottlandii</i> - Spiky Yucca	100	
45. <i>Yucca filamentosa</i> - Spiky Yucca	100	
46. <i>Yucca baccata</i> - Spiky Yucca	100	
47. <i>Yucca gloriosa</i> - Spiky Yucca	100	
48. <i>Yucca rostrata</i> - Spiky Yucca	100	
49. <i>Yucca schottlandii</i> - Spiky Yucca	100	
50. <i>Yucca filamentosa</i> - Spiky Yucca	100	



**Downtown Palm Springs Landscape Design Concept**

The goal of Landscape Design Concept for Downtown Palm Springs is to Complement and Reinforce the Architectural Style/Character/Typical Patterns of Downtown Palm Springs and to create a sense of place and identity. The goal is to create a sense of place and identity that is unique to Downtown Palm Springs and that reflects the city's history and culture. The goal is to create a sense of place and identity that is unique to Downtown Palm Springs and that reflects the city's history and culture. The goal is to create a sense of place and identity that is unique to Downtown Palm Springs and that reflects the city's history and culture.



Source: TKD Associates, Incorporated



**Downtown Palm Springs Specific Plan  
Conceptual Master Landscape Plan  
Palm Springs, California**



1268

1269

### 3. Landscaping

1270

1271 Highly defined landscaping is an essential part of achieving quality design within the ~~Museum~~  
1272 ~~Market Plaza~~Downtown Palm Springs Specific Plan, and will have a profound effect on the  
1273 quality of life enjoyed by residents and visitors. Development of this landscape plan has been  
1274 guided by a variety of considerations,  
1275 including the natural and developed setting  
1276 within which the ~~planning area~~project occurs.

1277

1278 The Specific Plan landscape plan has been  
1279 designed to be compatible and consistent with  
1280 the local setting as well as the Downtown  
1281 Design Guidelines. Landscaped open space  
1282 areas must be responsive to desert conditions,



1283 utilizing thoughtful and creative designs that limit water demand and are in harmony with the  
1284 natural setting. The master landscape palette includes a variety of drought tolerant and native  
1285 species.

1286

1287 Use of landscaping throughout the site will provide connectivity linking all residential,  
1288 commercial and mixed-use areas. Open space areas provide for pedestrian and bicycle access  
1289 and connect to the hotels and Convention Center to the east.

1290

1291 Landscaping will be utilized as a functional design element within all ~~planning areas~~Blocks.

1292 Landscape treatments and enhancements are designed to maximize the use of native desert and  
1293 compatible drought-tolerant planting materials. Landscape plans will address water erosion  
1294 issues and must demonstrate the water efficiency gained from plant and irrigation system  
1295 selection.



1304

To accomplish the design objectives, landscape elements will incorporate vertical dimension. Fan palms, date palms, acacia and Rhus lancia are appropriate trees within the project. Trees can also be used to provide shading and cooling. Use of trees shall take into careful account the viewsheds, as well as that rightfully enjoyed by adjoining properties.

1305

1306 The conceptual Master Landscaping Plan for ~~the Museum Market Plaza~~Downtown Palm Springs  
1307 is shown in Exhibit III-5. ~~The Museum Market Plaza~~Downtown Palm Springs is divided into a  
1308 series of Major and Minor Entries, and Major and Minor Focal Points.

1309

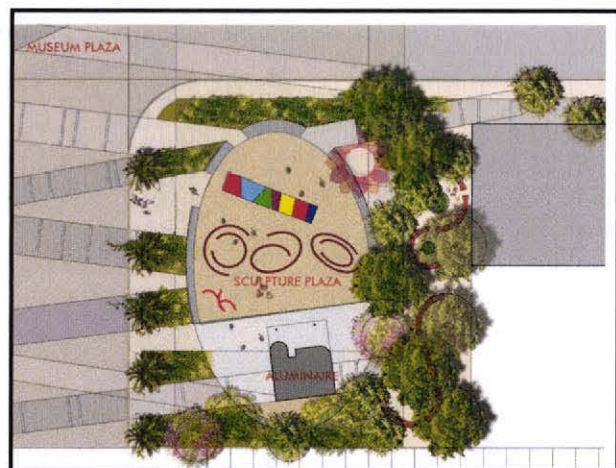
1310 As the central focal point to the entire project, the ~~Main Plaza~~Downtown Palm Springs Park is to  
1311 be given particular attention and care. The ~~Plaza~~Downtown Palm Springs Park is to transition  
1312 between the regimented street landscaping on surrounding streets, into a ~~shaded~~landscaped,  
1313 people friendly place where the atmosphere invites visitors to sit, enjoy the cool air, and the  
1314 ~~water feature~~amenities incorporated into the recreational space. Shade trees are intended to have  
1315 larger canopies, including Desert Museum Cercidium, and Tipu Tree. ~~Although by necessity the~~  
1316 ~~Plaza will be finished in decorative pavement~~

1317

~~to a great extent, lawn areas and fountains are~~  
1318 ~~encouraged in this area, as are benches, and~~  
1319 ~~restaurant terraces associated with the two~~  
1320 ~~planned single story buildings~~Design of the  
1321 Downtown Palm Springs Park will incorporate  
1322 themes that are compatible with other  
1323 significant outdoor public spaces.

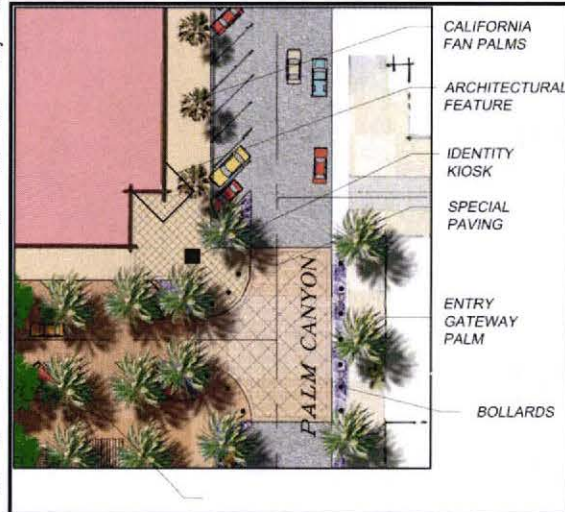
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1325



1326

1327 From the Plaza Downtown Palm Springs Park, the  
1328 landscaping plan returns to the theme of  
1329 California fan palm and date palm trees lining  
1330 interior streets, with shade trees provided at  
1331 intersections. Additional planting along the streets  
1332 should focus on potted accent palms, typical of an  
1333 urban environment, rather than planting strips and  
1334 beds. Planting beds are appropriate when  
1335 surrounding shade trees near parking areas,  
1336 particularly on secondary streets, to soften the  
1337 asphalt and hardscape.



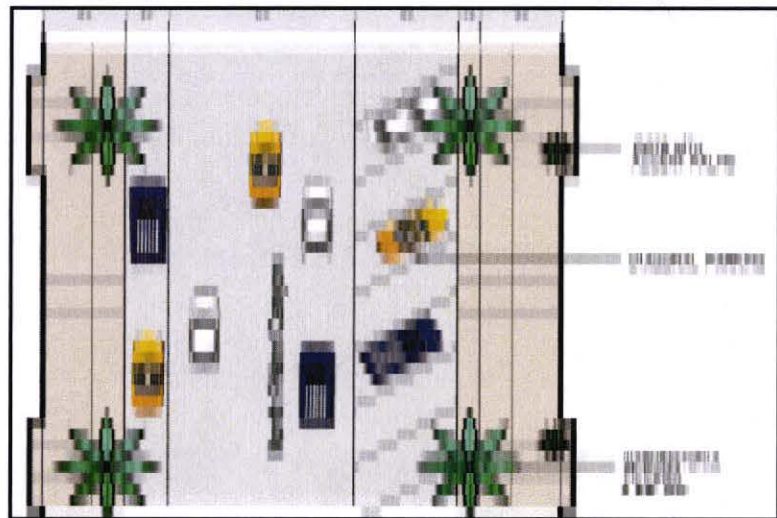
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1339 Landscaping Zones

1340 The landscaping concept divides landscaping into three “zones”: the Streetscape Zone, the  
1341 Transition Zone and the Open  
1342 Space Zone.

1343

1344 The Streetscape Zone is designed  
1345 to integrate into the landscaping  
1346 patterns already occurring in  
1347 downtown Palm Springs. Street  
1348 trees and plantings will emulate  
1349 the rows of palm trees which now  
1350 flank Palm Canyon Drive, and



1351 will extend throughout the primary streets in all planning areas.Blocks. Shade trees are provided  
1352 at intersections to break up the linear nature of the palms, and cool the environment for both  
1353 pedestrians and vehicles. Plantings are focused on potted palms and annual color, which does not  
1354 block pedestrian activity.

1355

1356 The Transition Zone has a less intense focus on palm trees, and introduces a greater variety of  
 1357 shade trees and shrubs. The Transition Zone plants should apply to the secondary streets and the  
 1358 residential areas, to soften the built environment, and provide greater shade and cooling. Planting  
 1359 areas should include a mix of potted palms and plants, as well as planting beds surrounding street  
 1360 trees, to reflect a less intense urban environment.

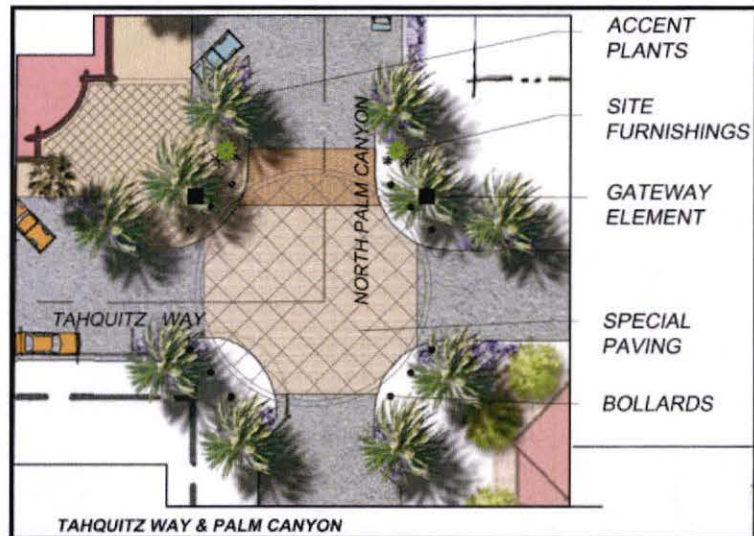
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1362 The Open Space Zone applies not only to the Main Plaza, but also to the common area open  
 1363 spaces that will be created within each Block. This Zone includes the widest variety of plant  
 1364 materials, and is intended to connect the Streetscape and Transition Zones. In areas away from  
 1365 the Main Plaza, the focus should be on canopy and accent trees, and a higher intensity of  
 1366 groundcovers, particularly in areas where the primary uses are residential.

1367

#### 1368 Entries and Focal Points

1369 In addition to the ~~Main~~  
 1370 ~~Plaza~~~~Downtown Palm Springs~~  
 1371 ~~Park~~, particular care must be taken  
 1372 in the landscape design of Major  
 1373 and Minor Entries, and Major and  
 1374 Minor Focal Points, ~~as depicted in~~  
 1375 ~~Exhibit III-7~~. The Entries to the  
 1376 Specific Plan must be designed to  
 1377 include the signature palms, accent  
 1378 trees and special paving, to draw  
 1379 the visitor in, and define the space.



1380

1381 The Major Focal Point in the project will be the intersection of ~~Museum Way~~~~Main Street~~ and  
 1382 Museum Drive. This area, in front of the ~~Palm Springs Art~~ Museum, ~~must be designed to draw~~  
 1383 ~~the eye from as far away as Indian Canyon Drive, and should~~~~shall~~ include not only significant  
 1384 vertical elements, but also extensive special paving and public art. Landscaping in this area

1385 **shouldshall** act as a frame to the Palm Springs Art Museum building, and not obliterate the  
1386 structure.

1387

1388 At Minor Focal Points, the  
1389 emphasis must be on  
1390 landscaping and hardscape  
1391 which is at a pedestrian scale,  
1392 and provides opportunities for  
1393 street furniture, directional  
1394 signage and shade. Again,  
1395 accent paving which defines  
1396 the area is critical to  
1397 providing a sense of place  
1398 within the project.



1399

1400 Continuity of Theme

1401 The overall theme of the landscaping plan must be maintained throughout the Specific Plan.  
1402 Since it is expected that the project will develop in phases, and that individual buildings and  
1403 blocks will have differing architectural character, the connecting thread between the buildings  
1404 and blocks will be the landscaping. As projects are reviewed and approved, the least amount of  
1405 variation should be allowed in landscaping patterns, unlike the architectural variety which is  
1406 expected in architecture. Since the Main Plaza Downtown Palm Springs Park and major roadway  
1407 streetscapes are expected to be the in the first phase early phases of development, these areas will  
1408 set the tone for the balance of the landscaping plans throughout Museum Market  
1409 Plaza Downtown Palm Springs. Once established, their design theme **shouldshall** be adhered to  
1410 for all subsequent phases of the project.

1411

Table III-5

Landscape Palette<sup>30</sup>

Plant Zone	Scientific Name	Common Name	Size	
	<b>Palms</b>			
S	O	Butia capitata	Pindo Palm	36"-Box
S		Phoenix dactylifera	Date Palm	20' B.T.H.
S	T O	Washingtonia filifera	California fan palm	8' – 20' ht.
S	T O	Washingtonia robusta	Mexican fan palm	8' – 16' ht.
S	T O	Chamaerops humillis	Mediterranean fan palm	24" – 36"Box
		<b>Trees</b>		
S		Acacia salicina	Willow Acacia	24" – Box
	O	Citrus sp.	Citrus sp.	24" – Box
	T O	Fraxinus udei 'Majestic Beauty'	Evergreen ash	36" – Box
S	T	Cercidium 'Desert Museum'	Desert Museum	36" – Box
S	T	Prosopis h. 'Phoenix'	Phoenix	24" – 36"Box
	T O	Rhus lancea	African sumac	24" – 48"Box
	T O	Schinus molle	California pepper tree	24" – 48"Box
	O	Schinus terebinthifolius	Brazilian pepper tree	24" – 36"Box
	T O	Ulmus parvifolia	Evergreen Elm	24" – 36"Box
	T O	Tipuana Tipu	Tipu tree	24" – 36"Box
		<b>Accents</b>		
	O	Beaucarnea recurvata	Ponytail palm	15 – Gal.
	O	Cycas revoluta	Sago palm	24" – Box

<sup>30</sup> Appropriate plants identified in the Coachella Valley Water District's "Lush and Efficient" publication may be used with the approval of the Planning Director.

**Table III-5****Landscape Palette<sup>30</sup>**

<b>Plant Zone</b>		<b>Scientific Name</b>	<b>Common Name</b>	<b>Size</b>
S	T	Dasyilirion longissima	Mexican grass tree	15 – Gal.
S	T	Daslirion wheeleri	Desert spoon	15 – Gal.
	T	O Muhlenbergia rigens	Dear grass	5 – Gal.
		<b>Shrubs</b>		
S	T	O Bougainvillea ‘Oo La La’	Bougainvillea	5 – Gal.
S	T	Caesalpinia pulcherrima	Red Bird of Paradise	5 – Gal.
S	T	O Carissa grandiflora spp.	Natal plum	5 – Gal.
S		O Cassia artemesoides	Desert cassis	5 – Gal.
S	T	O Cassia nemophila	Bushy senna	5 – Gal.
S	T	O Dodonaea viscosa	Hopseed bush	5 – Gal.
S		O Euryops pectnatis	Green leaf euryops	5 – Gal.
S	T	O Hesperaloe parvifolia	Red yucca	5 – Gal.
		O Hibiscus Rosa-Sinensis	Chinese hibiscus	5 – Gal.
S	T	Leucophyllum spp.	Texas ranger	5 – Gal.
	T	O Nandina domestica	Heavenly bamboo	5 – Gal.
	T	O Nerium oleander ‘Petite’	Dwarf oleander	5 – Gal.
		O Pittosporum t. ‘Variegata’	Variegated Pittosporum	5 – Gal.
		O Pittosporum t. ‘Wheeler’s dwarf’	Wheeler’s dwarf tobira	5 – Gal.
		O Rhamphiolepis indica	India hawthorn	5 – Gal.
S	T	Salvia greggii	Red salvia	5 – Gal.
S	T	O Thevetia peruviana	Yellow oleander	15 – Gal.
S	T	O Xylosma congestum ‘Compacta’	Xylosma	5 – Gal.
S		O Prunus caroliniana	Carolina laurel cherry	15 – Gal.
		O Ligustrum j. ‘Texanum’	Japanese privet	5 – Gal.



**Table III-5**

**Landscape Palette<sup>30</sup>**

<b>Plant Zone</b>			<b>Scientific Name</b>	<b>Common Name</b>	<b>Size</b>
			<b>Vines &amp; Groundcovers</b>		
S	T	O	Bougainvillea ‘B. Karst’	Bougainvillea Barbara Karst	15 – Gal.
S	T	O	Calliandra inaequilatera	Pink powder puff	15 – Gal.
S	T	O	Tecoma spp.		15 – Gal.
S		O	Carrisa g. ‘Green Carpet’	Green carpet	1 – Gal.
		O	Annual Color	Seasonal	Flats
S			Baccharis h. ‘Thompson’	Desert Bloom	1 – Gal @ 5’ o.c.
S	T	O	Lantana montevidensis	Trailing lantana	1 – Gal @ 4’ o.c.
S	T	O	Lantana ‘New Gold’	New Gold Lantana	1 – Gal @ 4’ o.c.
		O	Trachelospermum jasminoides	Star jasmine	1 – Gal.
			Cobble ‘Sunburst Pebbles’		2” – 4” dia.
			DG	3/8” Minus Desert Gold	Compacted 2” depth
			2’ – 5’ dia. Desert Chocolate Boulders		
Sod			Hybrid Bermuda		
Legend: S= Streetscape Zone; T= Transition Zone; O= Open Space Zone					

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- 1414 | Exhibits III-6: Landscaping Hierarchy
- 1415
- 1416

1417 **4. Street Furniture, Lighting and Art**

1418  
1419 Well-designed street furniture, lighting and public art enliven townscape character and contribute  
1420 to a strong sense of local identity. ~~The Museum Market Plaza~~Downtown Palm Springs is a  
1421 pedestrian oriented area and street furniture **shouldshall** be designed to the human scale and  
1422 placed to enhance the pedestrian experience. While consistent with the general design principles  
1423 included in the Palm Springs Downtown Urban Design Plan, a variation on the recommended  
1424 theme that complements the Urban Design concept for ~~the Museum Market Plaza~~Downtown  
1425 Palm Springs should be implemented within the confines of the Specific Plan. Special detailing  
1426 will define ~~the Museum Market Plaza~~Downtown Palm Springs as an area of distinctive identity,  
1427 while maintaining continuity of theme ensures that the downtown area as a whole engenders a  
1428 clearly perceptible sense of place. While allowing for interesting variations in complementary  
1429 design, all elements must work together to create a distinctive, unified identity.

1430  
1431 The Plan’s downtown location offers many opportunities for public art and items of cultural or  
1432 educational interest to be incorporated into the design of public open spaces, with the Park and  
1433 adjacent H-1 and H-2 Blocks presenting an opportunity to display an exceptionally commanding  
1434 piece. Lighting, while facilitating public safety, **shouldshall** provide illumination levels  
1435 appropriate to the uses of the area and contribute to the general ambience.

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**Exhibit III- 6  
Street Furniture**



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**G. Green Building and Energy Efficiency**

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~~Museum Market Plaza~~Downtown Palm Springs provides an opportunity to demonstrate the benefits of energy efficiency and green construction in Palm Springs. The basic tenet of the project – to provide a place where people can live, work and shop without the use of an automobile – is in and of itself an energy efficient concept. In addition to facilitating this concept in its mix of land uses, ~~Museum Market Plaza~~Downtown Palm Springs can provide energy efficient construction through the use of passive and active solar energy; construction techniques using Green Building or Leadership in Energy and Environmental Design (LEED) principles; installation of water conserving landscaping materials; selection of reused and repurposed materials for buildings and public areas; and installation of recycling facilities throughout the project.

1498

1499

Passive solar design has been implemented in Palm Springs and the Coachella Valley for a number of years, through the use of shade structures and building orientation. Although ~~Museum Market Plaza's~~Downtown Palm Springs's orientation is primarily east-west, passive solar design ~~should~~shall still be part of building design through deep recesses for balconies which shield building interiors; window placement on exposed wall faces; and use of buildings to shade public or private open spaces, and limit heat sink effects.

1505

1506

Active solar design ~~should~~shall be considered throughout the project, as flat rooftops will occur throughout the site, and will be available for use for solar panels. As technology continues to expand and improve, solar energy can be harnessed throughout the project to lower the energy demand of both the residential and commercial components of the project.

1510

1511

Projects approved after the adoption of the 2016 Specific Plan amendment must ~~exceed the standards of Title 24 of the Building Code~~, be consistent with the City's Green Building Program

1512

1513

"Tree Level" in effect at the time of ~~development~~issuance of building permit, ~~or obtain LEED~~

1514

~~certification~~. Green building techniques and LEED design principles should be implemented

1515 ~~throughout Museum Market Plaza, Downtown Palm Springs. The designers of the project~~  
1516 ~~should~~ **shall** strive to assure that 50% of the buildings be designed to meet at least the minimum  
1517 LEED requirements for certification in place at the time they are designed. **LEED requirements**  
1518 ~~range from access to public transit and alternative transportation to the use of recycled building~~  
1519 ~~materials and low-emitting paints and coatings. The LEED model is readily accessible, beneficial~~  
1520 ~~to the community, both with Museum Market Plaza and throughout Palm Springs, and is more~~  
1521 ~~commonly implemented every year.~~

1522

1523 The landscaping palette for ~~Museum Market Plaza~~ ~~Downtown Palm Springs~~ is designed to  
1524 minimize the use of water for irrigation. Landscape irrigation can represent the majority of a  
1525 project's water use. ~~Museum Market Plaza~~ ~~Downtown Palm Springs~~ **should** **shall** be designed to  
1526 lower its water use in landscaping, through the installation of highly efficient irrigation systems,  
1527 rain sensing equipment, and plant-specific emitters.

1528

1529 Recycling of materials within ~~Museum Market Plaza~~ ~~Downtown Palm Springs~~ **should** **shall** be  
1530 made as simple and accessible as possible. Although centralized solid waste disposal is likely  
1531 throughout the project, each building should be designed to make the recycling of materials easy  
1532 and convenient. If trash chutes or centralized sorting areas are designed in buildings, they must  
1533 include a recycling component. Because of the non-traditional design of housing units in the  
1534 project, consultation with Palm Springs Disposal Service may need to be augmented with  
1535 research and design more typical of urban environments, since the practices associated with  
1536 multi-story design for recycling in the Coachella Valley are limited.

1537

1538 Finally, the public and private open spaces within the project will require furnishings and  
1539 finishes which **should** **shall** to the greatest extent possible be made of sustainable and/or recycled  
1540 materials. A broad range of products are now available, with more being introduced every year,  
1541 which reuse materials in their construction.

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**IV. INFRASTRUCTURE**

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1551

**A. Introduction**

1552

~~Museum Market Plaza~~Downtown Palm Springs occurs in an area of Palm Springs which is fully developed. As such, most infrastructure, including roadways, water, sewer, and utilities, are in place in the area. It is expected that with implementation of the Specific Plan, existing trunk lines will remain, and on-site extensions will occur to service individual blocks throughout the site. A detailed description of all existing and proposed infrastructure for the project is provided below.

1558

**Complete Streets**

1560

Assembly Bill 1358 (AB 1358, Chapter 657, Statutes of 2008), the *California Complete Streets Act*, required the Governor's Office of Planning and Research (OPR) to amend its 2003 General Plan Guidelines to provide guidance to local jurisdictions on how to plan for multimodal transportation networks in general plan circulation elements. AB 1358 had a legislative goal "...to reduce greenhouse gas emissions, make the most efficient use of urban land and transportation infrastructure, and improve public health by encouraging physical activity, transportation planners must find innovative ways to reduce vehicle miles traveled (VMT) and to shift from short trips in the automobile to biking, walking and use of public transit." AB 1358 incorporated new regulations in Government Code Section 65302(b)(2), adding:

1570



1571 *(A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the*  
1572 *legislative body shall modify the circulation element to plan for a balanced, multimodal*  
1573 *transportation network that meets the needs of all users of the streets, roads, and highways for*  
1574 *safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context*  
1575 *of the general plan.*

1576

1577 *(B) For the purposes of this paragraph, “users of streets, roads, and highways” means*  
1578 *bicyclists, children, persons with disabilities, motorists, movers of commercial goods,*  
1579 *pedestrians, users of public transportation, and seniors.*

1580

1581 In accordance with AB 1358, in December 2010 OPR released the *Update to the General Plan*  
1582 *Guidelines: Complete Streets and the Circulation Element* (the “Update”). The City is required  
1583 to use this Update in conjunction with the OPR’s published 2003 General Plan Guidelines when  
1584 considering an update to the Circulation Element of the General Plan. OPR’s Update to  
1585 implement AB 1358 establishes a goal for the City to “...*plan for the development of a well-*  
1586 *balanced, connected, safe, and convenient multimodal transportation network. This network*  
1587 *should consist of complete streets which are designed and constructed to serve all users of*  
1588 *streets, roads, and highways, regardless of their age or ability, or whether they are driving,*  
1589 *walking, bicycling, or taking transit.”*

1590

1591 The Circulation Element of the City’s 2007 General Plan Update was adopted by the City  
1592 Council on October 17, 2008. Although adoption of the City’s updated Circulation Element  
1593 preceded AB 1358, the Circulation Element considered and provides for a multimodal  
1594 transportation network throughout the City as called for in AB 1358. Goal CRI of the City’s  
1595 General Plan states: *Establish and maintain an efficient, interconnected circulation system that*  
1596 *accommodates vehicular travel, walking, bicycling, public transit, and other forms of*

1597 *transportation*. Specifically, the City's Circulation Element established goal and policies  
1598 associated with the following components of the Circulation Element:

- 1599 1) a grid system of roadway classifications to accommodate varying volumes of existing and  
1600 future traffic;
- 1601 2) truck routes for movement of goods through the City;
- 1602 3) public transportation (transit, para-transit, and rail systems);
- 1603 4) a recreational trail system;
- 1604 5) bikeway classifications and routes;
- 1605 6) pedestrian experience;
- 1606 7) vehicular parking;
- 1607 8) aviation facilities;

1608

1609 Adoption of the Downtown Palm Springs Specific Plan in 2009 was consistent with the 2007  
1610 General Plan Update, and positioned the project within and adjacent to various transportation  
1611 systems, including bicycle routes as shown in Figure IV.1.

1612

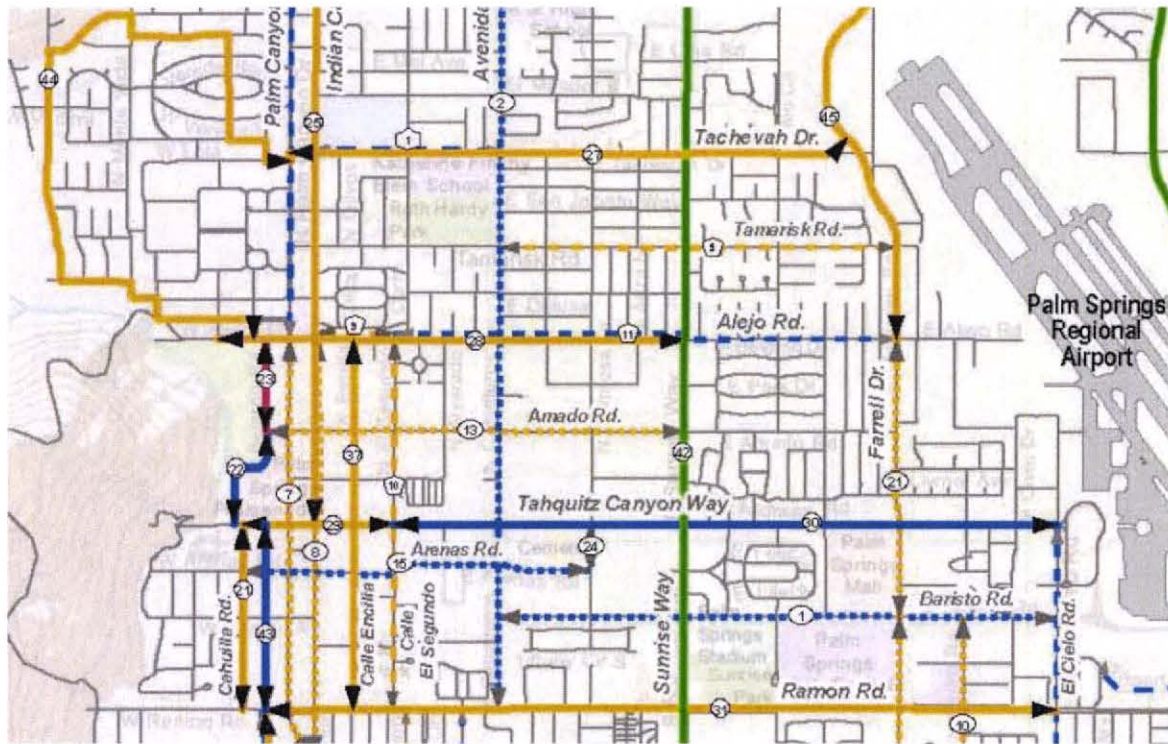


Figure IV.1 – Bicycle Routes

1613

1614 Subsequently, on October 5, 2011, the City Council adopted an amendment to the 2007 General  
 1615 Plan to incorporate the Coachella Valley Non-Motorized Transportation Master Plan  
 1616 (“NMTMP”). The NMTMP established a valley-wide master plan of bikeways, trails, associated  
 1617 facilities and programs and identified each City’s individual systems of bicycle routes, trail  
 1618 systems and associated facilities. The NMTMP was adopted to ensure compliance with AB  
 1619 1358, as a planning tool to assure that the various components of the City’s Circulation Element  
 1620 was interconnected within the City and with other cities, as a way to enhance alternative modes  
 1621 of transportation, to reduce dependence on the use of private automobiles, to reduce traffic  
 1622 congestion, to reduce vehicle emissions and greenhouse gas emissions. The NMTMP  
 1623 incorporates an updated bicycle route map as shown in Figure IV.2.

1624



1625  
 1626

Existing Routes

Proposed Routes

- |   |                       |   |                       |
|---|-----------------------|---|-----------------------|
|  | Class I, Bike Path    |  | Class I, Bike Path    |
|  | Class II, Bike Lane   |  | Class II, Bike Lane   |
|  | Class III, Bike Route |  | Class III, Bike Route |
|  | Mixed Use Bike Route  |  | Mixed Use II          |

1628  
 1629

**B. Roadways**

1630

1631 The public roadways surrounding the project will be constructed to City General Plan standards,  
 1632 with limited exceptions. Cross sections of all roadway standards are provided in Exhibit IV-1,  
 1633 and roadway classifications are provided in Exhibit IV-2.

1634

1635 Parkways, which will include landscaping, sidewalks, on-street parking pockets and outdoor  
 1636 seating or dining areas, will have minimum widths as described in Table IV-1, below.

1637 Encroachment into the parkway for seating, dining areas or similar obstructions must allow  
 1638 travel widths which meet or exceed ADA requirements.

1639  
 1640  
 1641

<b>Table IV-1</b>	
<b>Minimum Parkway Widths</b>	
<u>Palm Canyon Drive</u>	
<u>Tahquitz Canyon to Main Street</u>	<u>25 feet</u>
<u>Main Street to Andreas</u>	<u>24 feet</u>
<u>Andreas to north property line</u>	<u>25 feet</u>
<u>Belardo Road</u>	
<u>Tahquitz Canyon to Main Street</u>	<u>17 feet</u>
<u>Main Street to Andreas</u>	<u>25 feet</u>
<u>Andreas to north property line</u>	<u>25 feet</u>
<u>Main Street</u>	
<u>Palm Canyon to Belardo</u>	<u>23 feet</u>
<u>Belardo to Museum Drive</u>	<u>22 feet</u>
<u>Andreas Road</u>	<u>18 feet</u>
<u>Tahquitz Canyon</u>	<u>30 feet</u>

1642

1643 **1. Palm Canyon Drive**

1644

1645 North Palm Canyon is constructed at its ultimate right of way. Palm Canyon consists of an 80  
 1646 foot right of way. Palm Canyon currently includes three lanes of traffic with parking on the east  
 1647 side. This configuration can be amended, with City Council approval, and without amendment of  
 1648 the Specific Plan. ~~The Specific Plan proposes to maintain reduce a portion of the existing right of~~

1649 ~~way and revise the current layout of the roadway to provide~~eliminate on-street parking on both  
1650 ~~its west and side, and maintain on-street parking on its east side, on~~within the Specific Plan  
1651 ~~frontage. This will provide for three lanes of traffic, and parallel parking on the east and west~~  
1652 ~~sides. The roadway will also include 15 feet of sidewalk on each side. side.~~ Specific  
1653 improvements to the sidewalk connecting the Hyatt Suites hotel frontage to Block A frontage are  
1654 needed to improve pedestrian circulation and access.

1655

## 1656 **2. Indian Canyon Drive**

1657

1658 As with Palm Canyon Drive, Indian Canyon ~~Drive~~ is developed at its ultimate right of way. The  
1659 ultimate configuration of lanes (either one- or two-way) and parking, will be developed when  
1660 development, renovation and adaptive reuse plans are brought forward for Block K. ~~The Specific~~  
1661 ~~Plan will implement parallel parking along its frontage on the west side of Indian Canyon,~~  
1662 ~~allowing for three lanes of traffic, and parallel parking on the east side.~~

1663

## 1664 **3. Tahquitz Canyon Way**

1665

1666 Tahquitz Canyon Way is constructed to a paved width of 50 feet, within an 88 foot right of way.  
1667 The recently adopted General Plan downgraded Tahquitz Canyon to a Collector, with a 60 to 66  
1668 foot right of way. In the Specific Plan area, the north side of Tahquitz Canyon will be designed  
1669 to ~~allow~~incorporate a vehicular drop-off for the hotel use proposed on Block C, while  
1670 ~~maintaining~~ one lane of westbound traffic, ~~a center turn lane, and parallel parking within a 26~~  
1671 ~~foot half width. A 14 foot sidewalk will be provided on the north side of Tahquitz Canyon.~~

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**4. Belardo Road**

Belardo Road will be extended through the Specific Plan area with a ~~6241~~ foot right of way, to allow one lane of travel in each direction, and ~~angledparallel~~ parking on each side. ~~A-12~~

**5. Andreas Road**

~~Andreas Road will be extending across Palm Canyon Drive to Belardo Road within a 41 foot right of way, allowing one lane of travel in each direction, curb-adjacent landscaping and a sidewalk.~~

~~6. ———— 5. ————~~ **Museum Drive**

~~Museum Drive will be 48-41 feet of right of way, with a single lane of traffic in each direction, and parallel parking adjacent to the Specific Plan frontage. - A 12 foot sidewalk will be provided adjacent to the Specific Plan.~~

~~6. ———— 7. ————~~ **Museum WayMain Street**

~~Museum DriveMain Street will be 4841 feet of right of way, with a single lane of traffic in each direction, and parallel parking adjacent to the Specific Plan frontage. A 12 foot sidewalk will be provided adjacent to the Specific Plan. The alignment of Museum WayMain Street will begin in front of the Palm Springs Art Museum and run due east, initially terminating at Palm Canyon Drive, and potentially (at build out) through Block K, and terminating at Indian Canyon Drive across from the former Spa Hotel site.~~

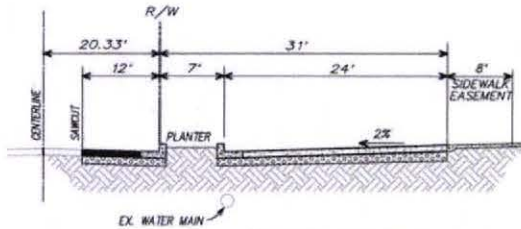
1698                    **8. Private Drives/Internal Access**

1699

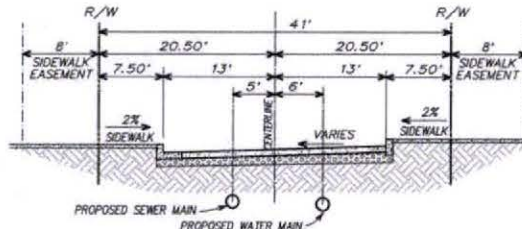
1700     Additional drives, alley ways, and access roads may be designed as part of the development of  
1701     each block. All such roads and drives are proposed to be private, and to be designed within a  
1702     36 minimum 20 foot right of way, to include one lane of traffic in each direction, and no parking,  
1703     and 6 foot sidewalks on. Appropriate pedestrian access will be provided through each sideBlock.

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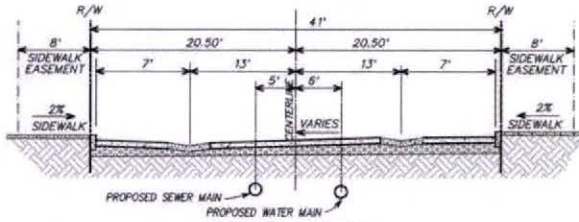




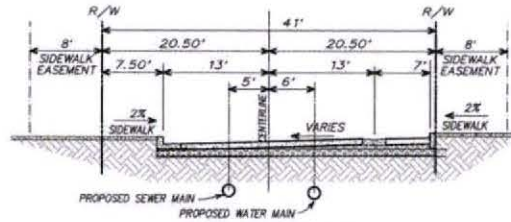
**TYPICAL SECTION**  
TAHQUITZ CANYON WAY  
AT HOTEL ENTRANCE  
N.T.S.



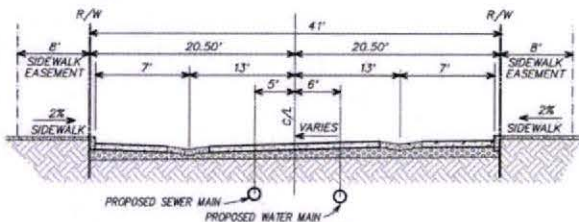
**TYPICAL SECTION**  
BELARDO ROAD, MAIN STREET  
N.T.S.



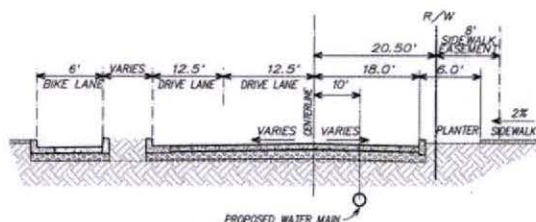
**TYPICAL SECTION**  
BELARDO ROAD, MAIN STREET  
N.T.S.



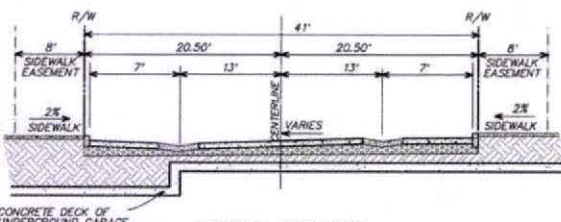
**TYPICAL SECTION**  
BELARDO ROAD  
N.T.S.



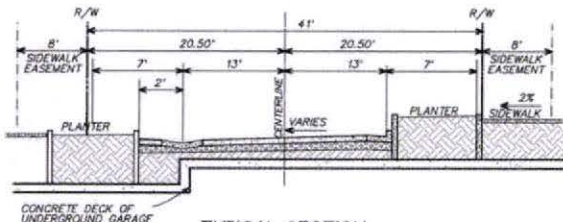
**TYPICAL SECTION**  
MAIN STREET  
N.T.S.



**TYPICAL SECTION A-A**  
AT BELARDO ROAD  
N.T.S.



**TYPICAL SECTION**  
ANDREAS ROAD NO PLANTER  
N.T.S.



**TYPICAL SECTION**  
ANDREAS ROAD / PLANTER  
N.T.S.

03.24.16

1710

1711

**C. Bicycle Routes**

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The bicycle routes established in the 2007 General Plan Update, and the subsequently adopted

1713

Coachella Valley Non-Motorized Transportation Master Plan (“NMTMP”), establish an

1714

interconnected system of alternative transportation leading to and around the Downtown Palm

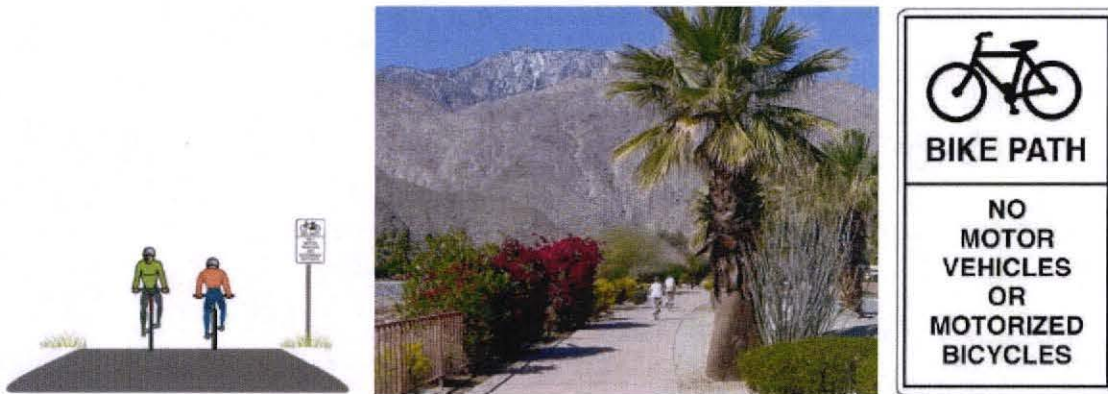
1715

Springs Specific Plan. Bicycle routes have been established as various classifications as shown in

1716

the NMTMP and the following Figures:

Class I Bikeways - Typically called bike paths, they provide for bicycle travel on paved rights-of-way completely separated from any street or highway. These are particularly popular with novice cyclists.



1717

Class II Bikeways - These are often referred to as bike lanes. They provide a striped, stenciled and signed lane for one-way travel on a street or highway.



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Class III Bikeways - Generally referred to as bike routes, they provide for shared use with pedestrian or motor vehicle traffic and are identified by signing, and sometimes stencils.



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Class II and Class III bicycle routes have been established along various streets leading to, extending adjacent to and through the Downtown Palm Springs Specific Plan as shown on Figure IV.2.

1727           **D. Public Facilities and Utilities**

1728

1729       Each of the public facilities providers' facilities are described individually below. In addition, the  
1730       existing and proposed facilities for each provider is depicted in Exhibits IV-3 through IV-9.

1731

1732           **1. Domestic Water**

1733

1734       Domestic water is provided to the Specific Plan area by the Desert Water Agency (DWA). DWA  
1735       has existing 12 inch water mains on the west and east sides of Palm Canyon Drive; a 10 inch  
1736       main on the west side, and a 6 inch line on the east side of Indian Canyon Drive; a 12 inch main  
1737       in Tahquitz Canyon, west of Belardo; a 12 inch main in Museum Drive, north of Tahquitz  
1738       Canyon; and a 12 inch main in Belardo, south of Tahquitz Canyon, and north of the north  
1739       boundary of the Specific Plan.

1740

1741       As part of the development of the Specific Plan, a 12 inch main will be installed in the extension  
1742       of Belardo Road to connect the existing northern and southern portions of this line, and the  
1743       existing 12 inch line in the north portion of Museum Drive, and its connection to Belardo Road  
1744       to the north, will be abandoned, as development will occur in that area of the Specific Plan. In  
1745       addition, an 8 inch line will be extended in the new east-west street, between Palm Canyon and  
1746       Indian Canyon.

1747

1748       Smaller service lines would connect to the main line system described above to provide water  
1749       service to individual buildings in individual blocks.

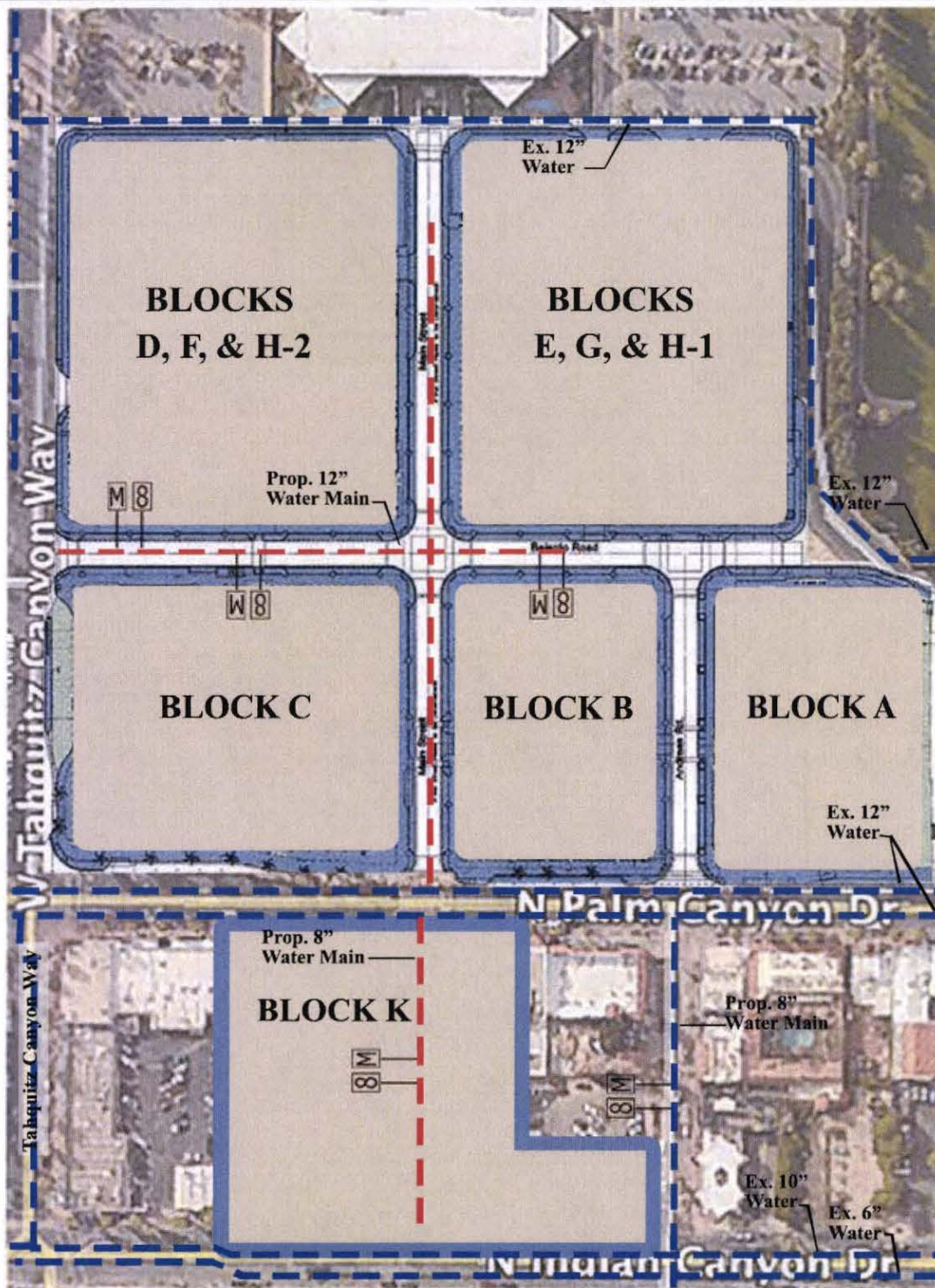
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1751                    **2. Sanitary Sewer**

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The City of Palm Springs provides sanitary sewer facilities to the Specific Plan area. Existing facilities in the area include a 10 inch line in Indian Canyon north of Andreas; 8 inch lines in Indian Canyon south of Andreas; Belardo south of Tahquitz Canyon; Tahquitz Canyon west of Belardo; and west of Palm Canyon, within the existing Desert Fashion Plaza.

With the implementation of the Specific Plan, the 8 inch line in Belardo will be extended northerly, in the extension of Belardo through the project. Six inch lateral lines will be provided to connect individual blocks and buildings to the main lines. Finally, the western half of the existing 8 inch sanitary sewer line through the Desert Fashion Plaza will be abandoned.



**Legend**

- - - Existing Water
- - - Proposed Water
- M Proposed 2" Water Meter
- W Proposed 6" Detector Check Assembly

Source: Wessman Development



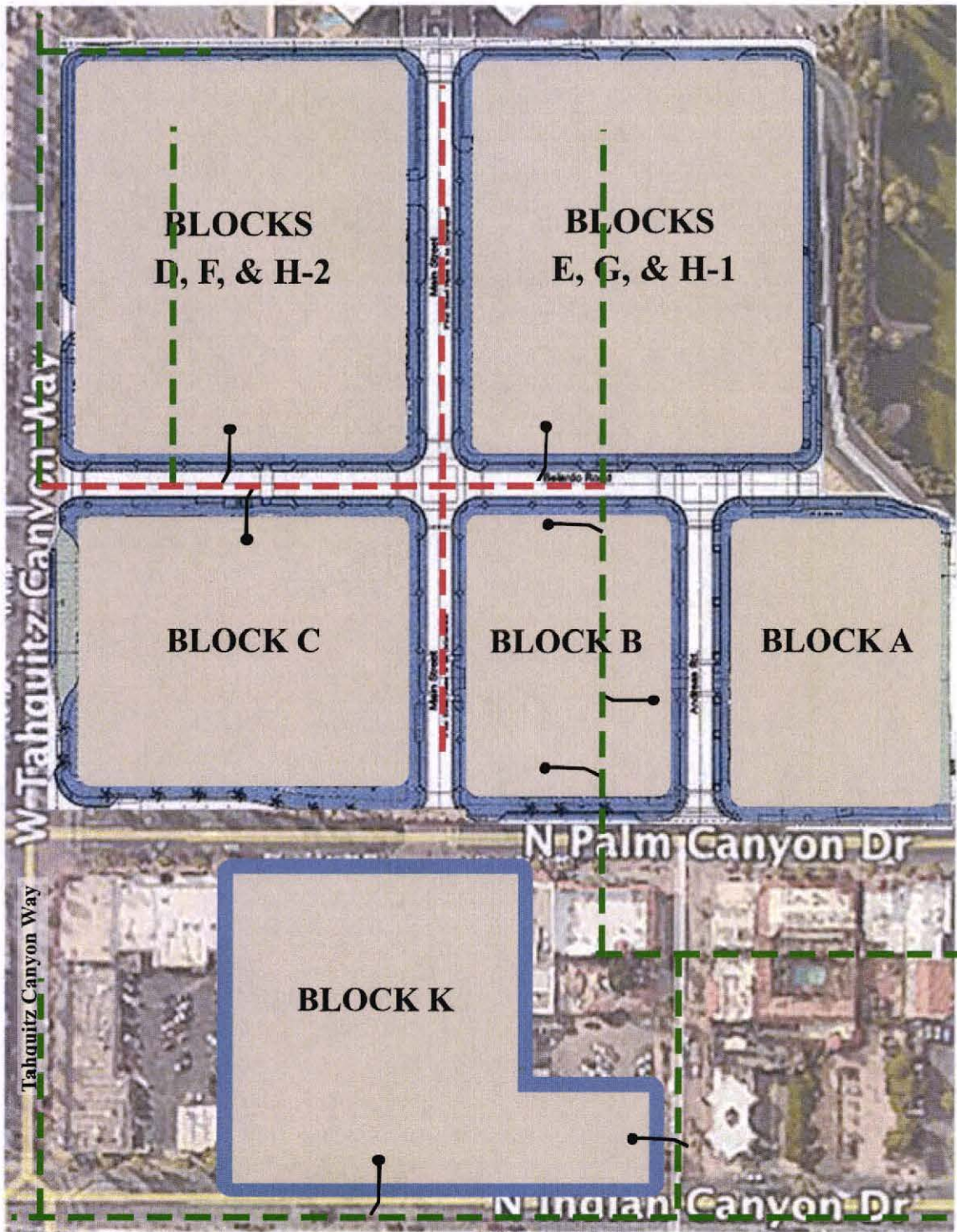
03.24.16



**Downtown Palm Springs Specific Plan  
Domestic Water Plan  
Palm Springs, California**

Exhibit

**IV-2**



Source: Wessman Development



Downtown Palm Springs Specific Plan  
 Sanitary Sewer Plan  
 Palm Springs, California



Exhibit

IV-3

1768

**3. Storm Drains**

1769

1770 An existing storm drain system occurs surrounding the Specific Plan area. This system includes  
1771 57 inch storm drains in Palm Canyon, north of Andreas; in Indian Canyon; and in Tahquitz  
1772 Canyon between Indian Canyon and Palm Canyon. In addition, a 54 inch storm drain occurs in  
1773 Tahquitz Canyon west of Palm Canyon Drive, and a 36 inch storm drain occurs in Museum  
1774 Drive, north of Tahquitz Canyon.

1775

1776 The Specific Plan's development will result in the construction of a 36 inch storm drain in the  
1777 extension of Belardo Road, from Tahquitz Canyon to the new east-west private street. This  
1778 facility will collect storm flows from throughout the project in catch basins, and direct them to  
1779 the existing facilities in surrounding streets.

1780

1781

**4. Natural Gas**

1782

1783 Natural gas service is provided to the Specific Plan area by The Gas Company. An extensive  
1784 system of lines occurs in the area, including 3 inch lines in Palm Canyon south of Andreas, and  
1785 Tahquitz Canyon; 2 inch lines in Andreas, Palm Canyon north of Andreas, Belardo south of  
1786 Tahquitz Canyon, Cahuilla south of Tahquitz Canyon, and Belardo Road/Museum Drive along  
1787 the northern boundary of the Specific Plan. These lines will be extended through the project site  
1788 to serve development as it occurs in the Specific Plan area.

1789

1790

**5. Electric Service**

1791

1792 Electric service is supplied by Southern California Edison, which has existing underground  
1793 facilities in Indian Canyon, Palm Canyon, Museum Drive, Belardo and Tahquitz Canyon. Future



1794 development within the Specific Plan area will extend service from these existing facilities  
1795 throughout the Specific Plan area.

1796

1797

1798

**6. Telephone Service**

1799

1800 Telephone service is provided to the Specific Plan area by Verizon, which has existing  
1801 underground service in Indian Canyon, Belardo, and Museum Drive. Future development in the  
1802 Specific Plan area will connect to these existing lines as development occurs. A number of  
1803 providers also provide wireless and data services.

1804

1805

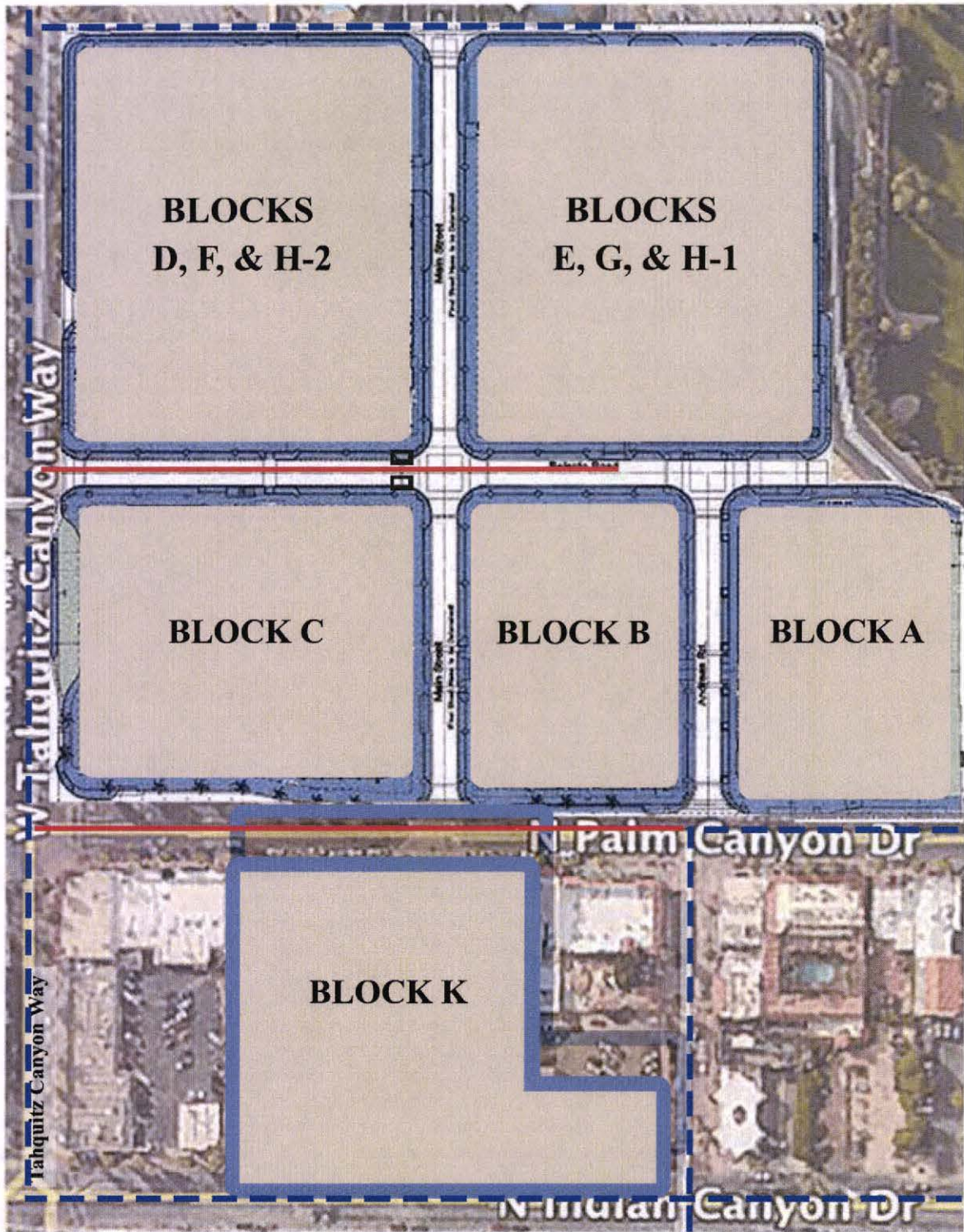
**7. Cable Television**

1806

1807 Cable television service is the responsibility of Time Warner Cable. Time Warner has  
1808 underground facilities in Indian Canyon, Belardo, and Museum Drive. The implementation of  
1809 the Specific Plan will result in the extension of these services throughout the area as  
1810 development occurs.

1811

1812



**Legend**

- - - Existing Storm Drain
- Proposed Storm Drain
- Proposed Catch Basin

Source: Wessman Development



03.24.16



**Downtown Palm Springs Specific Plan  
Storm Drain Plan  
Palm Springs, California**



**Legend**

--- Existing Gas Line



03.24.16

Source: Wessman Development

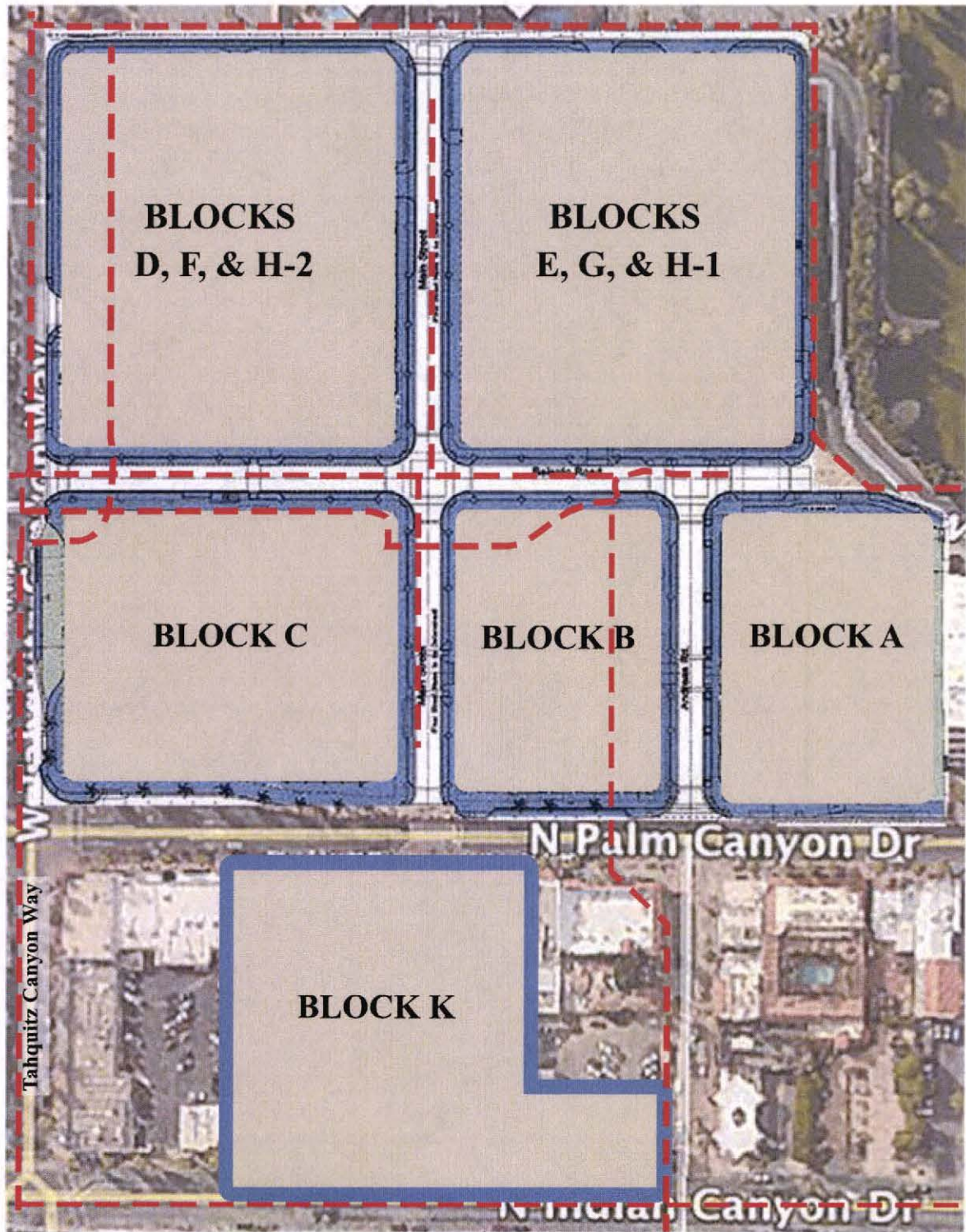


**Downtown Palm Springs Specific Plan  
Natural Gas Plan  
Palm Springs, California**

124

Exhibit

**IV-5**

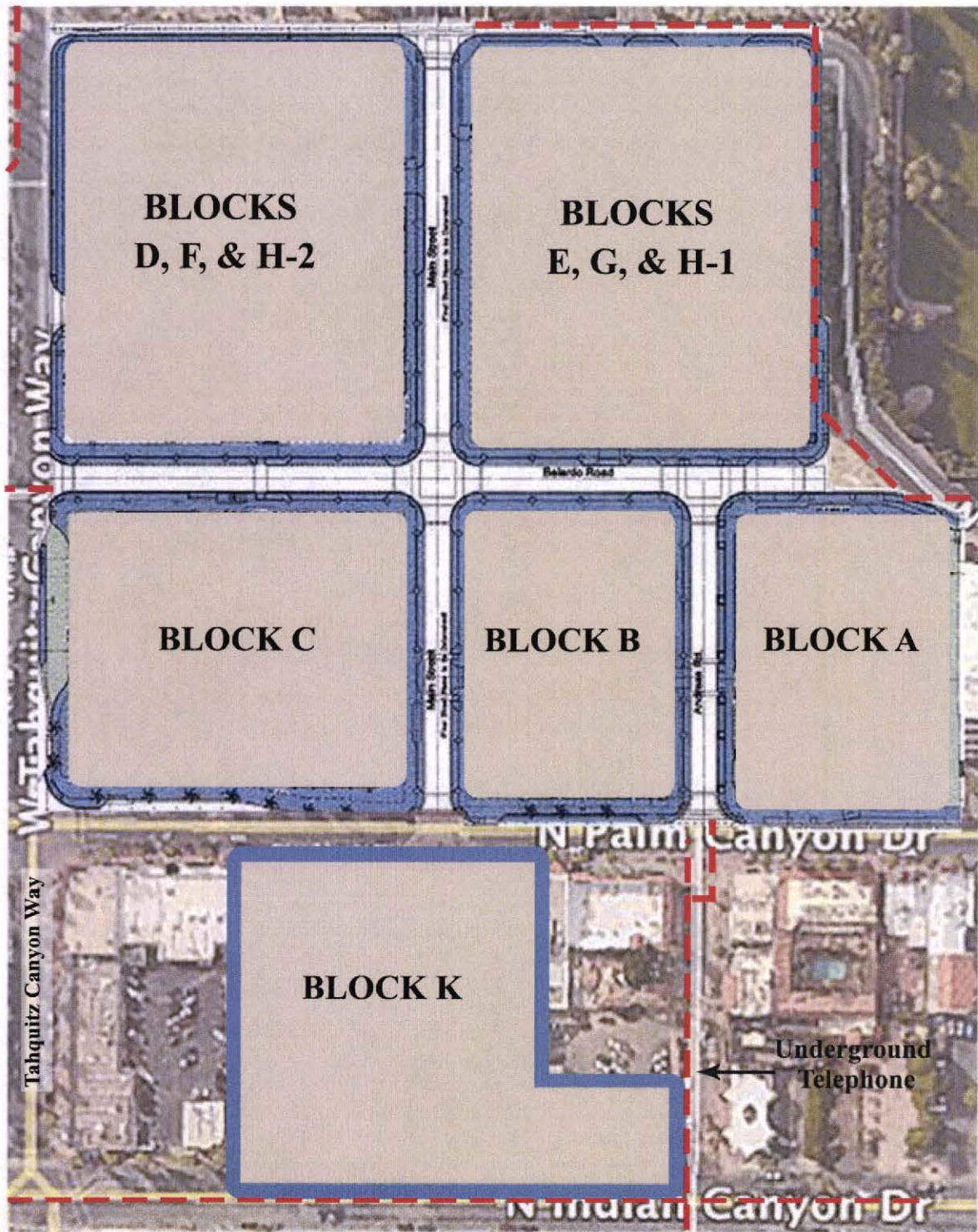


**Legend**

--- Existing Electric Lines

Source: Wessman Development

03.24.16



**Legend**

--- Existing Telephone Line

Source: Wessman Development



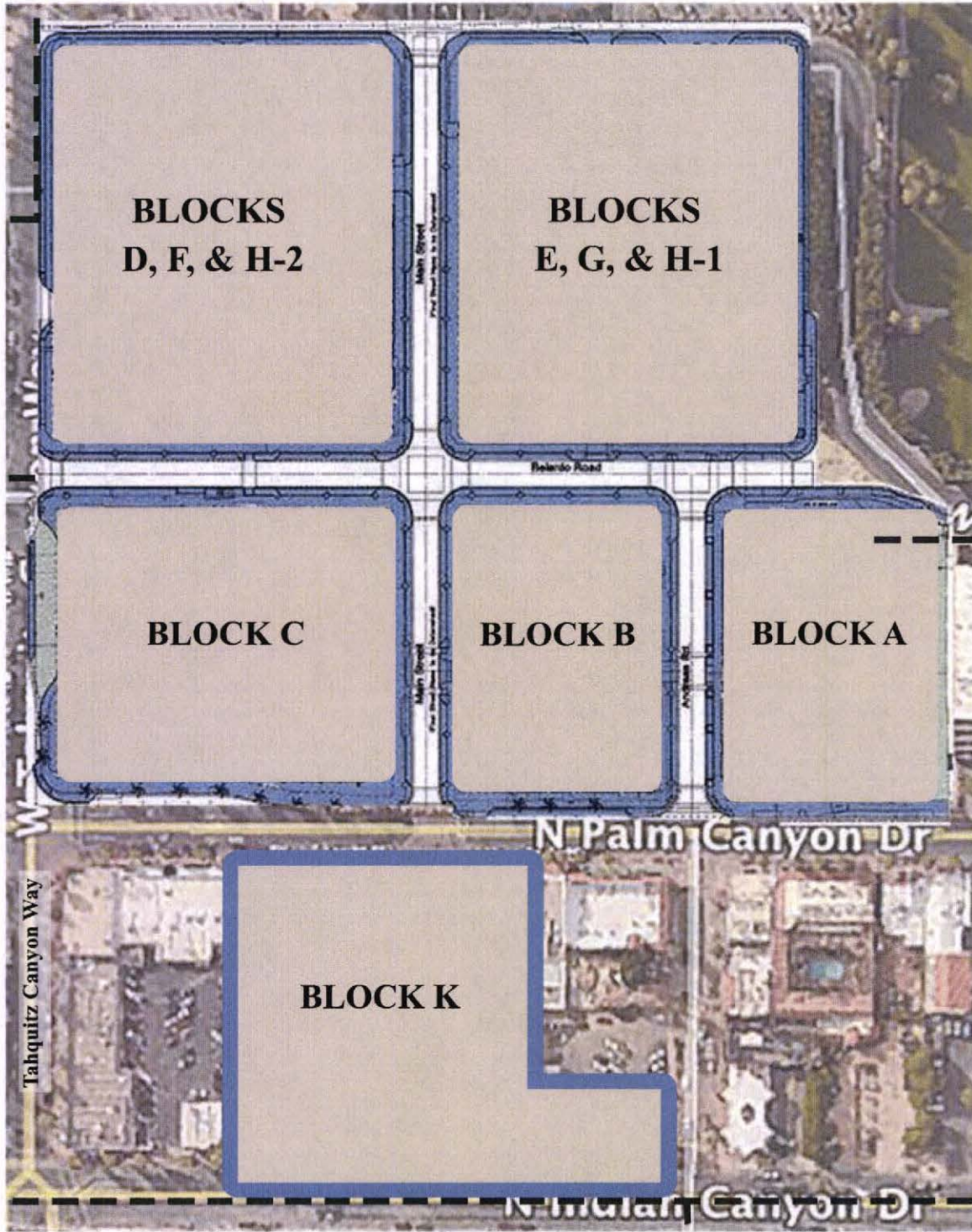
03.24.16



Downtown Palm Springs Specific Plan  
Telephone Service  
Palm Springs, California

Exhibit

125 **IV-7**



**Legend**

--- Existing Cable Television

Source: Wessman Development

03.24.16



Downtown Palm Springs Specific Plan  
 Cable Television Service  
 Palm Springs, California

1823

1824

1825

1826

1827

**V. ADMINISTRATION AND IMPLEMENTATION**

1829

**A. Application Review Process**

1831

1832 The implementation tools for the Specific Plan will be Major Architectural Reviews, Conditional  
1833 Use Permits and subdivision maps. Under certain conditions, Planned Development  
1834 ~~Permits~~Districts may be required, ~~if the condition meets the standards of section V-B, below.~~

1835

1836 The successful implementation of the ~~Museum Market Plaza~~Downtown Palm Springs Specific  
1837 Plan is critical to the long-term health of downtown Palm Springs. In order to assure an efficient  
1838 and streamlined entitlement process, applications for areas within the Specific Plan will require  
1839 special handling. This Specific Plan establishes a permit streamlining process which will assure  
1840 the thorough review of Major Architectural Review, Conditional Use Permit and subdivision  
1841 applications.

1842

**1. Application Requirements and Process**

1844

1845 All applications relating to new buildings within the Specific Plan area shall require approval by  
1846 the City Council.

1847

1848 Major Architectural Review applications will include the following in addition to the materials  
1849 required as part of a standard Major Architectural Review application:

1850

1851 a. A progressive calculation of building square footage ~~and mass~~, provided on the site  
1852 plan. The analysis shall include square footage ~~and mass~~ permitted for the applicable

- 1853 Block under the Specific Plan (Table III-3); square footage ~~and mass~~ approved to  
1854 date; and square footage ~~and mass~~ proposed with the application.
- 1855 b. If the project is for hotel or residential use, a progressive calculation of the number of  
1856 hotel rooms or residential units provided on the site. The analysis shall include rooms  
1857 or units permitted for the Specific Plan area approved to date and ~~room~~rooms or  
1858 units proposed with the application.
- 1859 c. If the project is for retail or office use, a progressive calculation of the square footage  
1860 provided on the site. The analysis shall include square footage permitted for the  
1861 Specific Plan area approved to date and square footage proposed with the application.
- 1862 d. A calculation of parking required, parking provided within the applicable Block, and  
1863 parking provided elsewhere in the Specific Plan area, as described in Section III.E.8.
- 1864 e. If parking is proposed to be located outside the boundaries of the Block where the use  
1865 is to occur, the application shall include a demonstration that sufficient parking  
1866 occurs elsewhere in the Specific Plan area, and shall be constructed prior to  
1867 occupancy of the use, to accommodate the use, as described in Section III.E.8.
- 1868 f. If parking is proposed to be reduced for shared uses, a parking study, completed by a  
1869 qualified traffic engineer or parking professional, utilizing recognized sources of data,  
1870 as described in Section III.E.8.

1871

1872 When found complete by the Planning Department, a meeting for the Major Architectural  
1873 Application shall be held within 30 days by the Architectural Advisory Committee, and a public  
1874 meeting shall be scheduled, within 45 days, before the Planning Commission. Such review shall  
1875 include any evaluation required under the California Environmental Quality Act (CEQA). The  
1876 Commission, upon closing the public ~~hearing~~meeting, shall:

- 1877
- 1878 1. Request changes to the application and continue the matter; or
  - 1879 2. Recommend approval to the City Council ~~Approve the project~~, including the addition  
1880 or modification of project conditions; or
  - 1881 3. Deny the project.
- 1882



1883 ~~Actions of the Commission can be appealed to the City Council.~~ The recommendation of the  
1884 Planning Commission shall be forwarded to the City Council for final approval. The decision of  
1885 the City Council shall be final.

1886  
1887 Applications for Conditional Use Permits and ~~subdivisions~~Land Use Permits, not involving  
1888 construction of new structures and only the use in question, shall be processed consistent with  
1889 the provisions of Section 94.02002.00 et. seq. of the Palm Springs Zoning Ordinance.

1890  
1891 ~~Subdivisions shall be processed in accordance with the Subdivision Map Act and Title 9 of the~~  
1892 ~~Palm Springs Municipal Code.~~

1893  
1894 Planned Development ~~Permits~~Districts, if required, will be processed consistent with the  
1895 requirements of Section 94.3003.00 et. seq. of the Palm Springs Zoning Ordinance.

1896  
1897 ~~2. ———— 2. ————~~ **Conformity Review Procedure.**

1898  
1899 In accordance with the provisions of Subsection C (Phasing) of this Section V, Phase One of the  
1900 Specific Plan’s implementation includes the opportunity for any property owner within the  
1901 specific plan boundary area to request a “Conformity Review”. Conformity Review is a  
1902 determination that a proposed project consisting of the rehabilitation, renovation, and/or remodel  
1903 of existing buildings and facilities (a “Renovation Project”) within the Specific Plan is generally  
1904 consistent with the Specific Plan.

- 1905  
1906 a. The property owner shall fully complete and file a request for Conformity Review  
1907 describing the proposed project and identifying the rehabilitation, renovation, and  
1908 remodel components and file such other information as the Planning Director may  
1909 require. The filing may be schematic and conceptual; precise plans or drawings  
1910 shall not be required unless the submission is processed concurrently with an  
1911 entitlement provided under the City’s Zoning Ordinance. The filing and  
1912 processing fees, if any, shall be assessed according to the City’s resolution of fees  
1913 and charges.

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1944

b. The Planning Director shall consider the request for Conformity Review and shall prepare written findings and recommendations to the City Council. The request for Conformity Review shall be considered by the City Council at a noticed public hearing pursuant Government Code section 6061. The City Council shall approve, conditionally approve, or deny the request. The decision of the Council is final.

c. In the review and consideration of the Conformity Request, the City Council shall consider whether the proposal reasonably furthers the goals or objectives of the Specific Plan, including without limitation Subsection C of this Section V.

~~B.~~ ~~B.~~ **Specific Plan Amendments**

Interpretations of this Specific Plan which may be needed to clarify standards, guidelines, or the definitions of permitted uses, or may be otherwise required, and which do not change development standards, guidelines or permitted uses in this Specific Plan may be made by the Director of Planning Services.

All other changes shall be considered amendments to this Specific Plan, and shall be subject to public hearing and review by the Planning Commission and City Council.

~~C.~~ ~~C.~~ **Phasing**

~~In response to market conditions, implementation of the Museum Market Plaza is expected to begin with the renovation of the existing Desert Fashion Plaza Shopping Center (Phase One). The current placement of buildings, parking, and pathways at the Center may be the basis for renovation in this first phase. This phase is not required to implement certain elements of the Plan intended for subsequent phases, including the full street grid system, the removal of the existing underground parking garage, and the provision of open space within Block B.~~

1945 ~~Renovation of all or a significant portion of the existing Desert Fashion Plaza Shopping Center~~  
1946 ~~which preserves opportunities for enhancing the connection between the Museum and the~~  
1947 ~~Casino/Convention Center area shall be deemed consistent with the Specific Plan. In response to~~  
1948 ~~market conditions, implementation of Downtown Palm Springs is expected to begin with the~~  
1949 ~~development of the Specific Plan area located west of Palm Canyon Drive and defined by Blocks~~  
1950 ~~A, B, C, D, E, F, G, and H. Connections and crossings should be provided from the Specific~~  
1951 ~~Plan area to the Convention Center and other resort facilities to the east. Providing a greater~~  
1952 ~~degree of connectivity between the east and west sides of Indian Canyon Drive will increase~~  
1953 ~~access to retail and restaurant uses, foster economic development, and reduce vehicular trips.~~

1954

1955 Nothing herein shall be construed as allowing or permitting any deviation from the maximum  
1956 height or density requirements of the Specific Plan.

1957

1958 ~~A renovation plan that is consistent with the Specific Plan's Phase One policy is the Wessman~~  
1959 ~~Company's proposal submitted to the City on January 13, 2009 ("Wessman Renovation Plan"),~~  
1960 ~~including any changes or revisions identified in the written comments of the Director of Planning~~  
1961 ~~Services, dated February 17, 2009.~~

1962

1963 ~~The City specifically finds that the Wessman Renovation Plan is consistent with the Specific~~  
1964 ~~Plan and furthers the objectives of the Specific Plan in that the Wessman Renovation Plan will:~~

1965 ~~— Renovate a significant portion of the existing Desert Fashion Plaza Shopping~~  
1966 ~~Center for retail, office and resort uses, as provided in the Specific Plan;~~

1967 ~~— Facilitate the development of an east/west connection through the site to the~~  
1968 ~~Museum which does not currently exist, thereby contributing to the Specific~~  
1969 ~~Plan's goal of restoring the visual presence for the Museum that has been lacking~~  
1970 ~~since the construction of the Desert Fashion Plaza and creating the opportunity for~~  
1971 ~~direct access between the Museum and the Casino/Convention Center area;~~

1972 ~~— Create, within the new east/west connection, areas for outdoor dining and other~~  
1973 ~~pedestrian oriented activities to draw customers to the Center and give energy to~~  
1974 ~~the downtown area;~~

- 1975 ~~—— Create, with the addition of the east/west connection, additional retail spaces with~~
- 1976 ~~lively street frontages on the ground floor that do not exist within the current~~
- 1977 ~~Desert Fashion Plaza,~~
- 1978 ~~—— Provide new opportunities for high quality retail development which will~~
- 1979 ~~contribute to realizing the Specific Plan's goal of helping to create a stable and~~
- 1980 ~~varied economy, increase the City's tax base and act as a catalyst for further~~
- 1981 ~~redevelopment in downtown, and~~
- 1982 ~~—— Achieve the Specific Plan goal of expanding recreational uses in the downtown~~
- 1983 ~~which extend the hours of active use in the area, by adding a theater and~~
- 1984 ~~additional restaurants.~~
- 1985

1986 ~~Phasing of Downtown Palm Springs Subsequent phasing of the Museum Market Plaza~~ will be  
1987 determined by the market. ~~Exhibit V-1 illustrates how phasing may occur at the site, subsequent~~  
1988 ~~to any renovation project as allowed above (Conformity Review).~~ Phasing may be modified by  
1989 market pressures, including changes in both the commercial and residential environments:

1990

1991 ~~Phase Two:~~ Phase 1: ~~Construction of the Main Plaza~~ Blocks A, B,  
1992 and C, as well as the Downtown Palm Springs Park, the installation of the  
1993 new east-west roadway ("Main Street") from the Palm Springs Art  
1994 Museum to Palm Canyon Drive, the extension of Belardo and Andreas  
1995 Roads through the site, and improvements to Palm Canyon Drive. The  
1996 number of hotels shall be limited to two (not to exceed 300 rooms total)  
1997 until such time as the demand for additional rooms can be demonstrated.  
1998 Demand shall be demonstrated by a professional third party assessment  
1999 showing that annualized occupancy at hotels exceeding 125 rooms in the  
2000 City are achieving at least 62% occupancy, and that additional demand can  
2001 be supported in the market area. At that time, hotel rooms could total 450  
2002 rooms.

2003

2004 ~~Phase 2:~~ Blocks A, D, F and G, ~~focusing on the Main Plaza and Palm Canyon frontage.~~  
2005 ~~This phase may also include the southern portion of Block E, G & H.~~

2006

2007 ~~Phase 3:~~ Blocks K-1 and K-2:  
2008 ~~The City shall direct an independent study evaluating the structural and economic feasibility of~~  
2009 ~~preserving all or portions of the existing Town and Country Center buildings for adaptive reuse.~~  
2010 ~~The study shall be prepared submitted prior to any application on Blocks K-1 or K-2. All~~  
2011 ~~development within Block K shall require approval of a Planned Development District (PDD).~~  
2012 ~~The Town and Country Center shall be preserved, renovated and reused. Any new development~~  
2013 ~~surrounding the Town and Country Center in Block K will be designed to integrate the existing~~  
2014 ~~building and courtyard into the new development project. No permit for the demolition or~~  
2015 ~~substantial alteration of any portion of the Town and Country Center will be issued until (a) all~~  
2016 ~~discretionary entitlements consistent with the Specific Plan have been approved for the~~

2017 ~~renovation or redevelopment of Blocks A through G; (b) building permits in furtherance of such~~  
2018 ~~renovation or redevelopment have been issued; and (c) substantial work consistent with such~~  
2019 ~~building permits has commenced on Blocks A through G. A PDD for the historic preservation,~~  
2020 ~~restoration or adaptive reuse of all or a portion of the Town and Country Center may be~~  
2021 ~~considered at any phase of the development.~~

2022 ~~Blocks A and C, focusing on the Main Plaza and Palm Canyon frontage. This phase may~~  
2023 ~~also include the southern portion of Block E, G & H.~~

2024 ~~D & F, and the northern portion of Block E, G & H.~~

2025 ~~Block K, including the new east-west street between Palm Canyon and Indian Canyon~~  
2026 ~~Drives; however, this block and / or the new east-west street may be developed in an~~  
2027 ~~earlier phase, if the market allows.~~

2028

2029

2030

2031

---

2032	Exhibit V-1 Phasing
2033	
2034	
2035	(INSERT PHASING PLAN)
2036	
2037	
2038	

2039 **B.D. Financing**

2040

2041 Although the Specific Plan occurs in an area in which infrastructure is generally complete,  
2042 improvements and alterations will be required throughout the development of ~~Museum Market~~  
2043 ~~Plaza~~Downtown Palm Springs, to allow for the intensity of use proposed and to adjust public  
2044 improvements along the boundaries and edges of the Specific Plan area. Financing for these  
2045 improvements is likely to come from a number of sources, both public and private. In addition,  
2046 the costs for the preparation of the Specific Plan can also be recovered. Some of the potential  
2047 funding mechanisms are described briefly below. This list is not intended to be exhaustive or  
2048 exclusive. The allocation of costs and the apportionment of fees pursuant to the provisions of this  
2049 Subsection, including without limitation a credit on fees, may be provided in an owner's  
2050 participation agreement or ~~disposition and development agreement (DDA) between a developer~~  
2051 ~~and the City of Palm Springs Redevelopment Agency or~~ a development agreement (DA)  
2052 between a developer and the City.

2053

2054 Specific Plan Fee

2055

2056 To defray the cost of preparation, adoption, and administration of the specific plan, including all  
2057 related studies and environmental documentation, the City Council should consider the adoption  
2058 of a fee to be imposed upon all persons seeking approvals of the City or the Redevelopment  
2059 Agency of the City of Palm Springs which are required to be consistent with the specific plan in  
2060 the manner provided under Government Code Section 65456. A portion of any amounts  
2061 collected pursuant to such fee shall be used to reimburse any person who advanced or incurred  
2062 costs for the preparation of the specific plan in excess of such person's fair share of such costs as  
2063 determined under the provisions of Government Code Section 65456.

2064

2065 Special Improvement Districts

2066 Special Improvement or Assessment Districts may be initiated subject to the approval of  
2067 property owners or voters. They allow the municipality to issue tax-exempt bonds for public  
2068 infrastructure improvements. Assessments are generally accompanied by a formal lien against  
2069 each property which receives the improvements. Those properties benefiting from the



2070 improvement are assessed an annual cost on their tax bill. Assessments are proportional to the  
2071 amount of benefit being received by the property owner. The assessments are generally paid  
2072 over up to 30 years, but may be prepaid.

2073

2074 Redevelopment Agency Participation

2075 ~~The Museum Market Plaza is the catalyst to the long term economic health of Downtown Palm~~  
2076 ~~Springs. The area is also within the boundaries of the City's Redevelopment Plan. As such,~~  
2077 ~~developers and builders may negotiate with the Redevelopment Agency for direct contributions,~~  
2078 ~~tax rebates or other participation from the Agency's tax increment funds.~~

2079 Measure J Funding

2080 ~~The City of Palm Springs' residents passed Measure J, allowing an extra \$0.01 to be added to~~  
2081 ~~sales tax transactions in the City. The funds raised through Measure J are administered by an~~  
2082 ~~oversight committee that selects projects for funding on an annual basis. Various facilities~~  
2083 ~~associated with Downtown Palm Springs may be funded through Measure J funds, if the~~  
2084 ~~project(s) is selected by the City Council oversight committee.~~

2085 Developer Impact Fees

2086 Developer impact fees can be used for a variety of improvements, and require the preparation of  
2087 cost estimates and fair share distribution based on a "rational nexus" that the fee being paid is  
2088 equivalent to the cost which would otherwise be incurred by the developer to provide his fair  
2089 share of an improvement. Existing Impact Fees may be applicable to roadway improvements on  
2090 Palm Canyon or Indian Canyon, or could be created to address the project's improvements.  
2091 Conversely, most of the development within the Specific Plan area has in the past contributed to  
2092 Development Impact Fee and TUMF fees, which may be credited to the ~~Museum Market~~  
2093 ~~Plaza~~Downtown Palm Springs construction.

2094

2095 Landscaping and Lighting Districts

2096 Landscaping and Lighting Districts may be created to provide a range of infrastructure  
2097 improvements. Annual assessment would be raised from properties in the district. Funds may  
2098 be used for construction and maintenance of curbs, gutters, sidewalks, paving, parkway  
2099 landscaping and other facilities. The long-term maintenance of the Specific Plan area's street  
2100 system could be financed through this vehicle.

2101

2102 Mello-Roos Districts

2103 Mello-Roos districts can be used to finance a wide range of improvements, including land  
2104 purchases and maintenance. The creation of the district results in a special tax levied on the  
2105 affected property owners. Mello-Roos district taxes are not tied to property value, but rather to a  
2106 special tax formula based on the level of benefit received by each property.

2107

2108

# **Attachment 3**

**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.

***City Attorney Summary***

*This Ordinance amends the Museum Market Plaza Specific Plan with an updated Specific Plan document entitled "The Downtown Palm Springs Specific Plan."*

**The City Council of the City of Palm Springs, California, ordains:**

**SECTION 1.** Pursuant to the provisions of Chapter 3 (commencing at Section 65453) of Title 7 of the Government Code of the State of California and pursuant to the 2007 Palm Springs General Plan, adopted by City Council Resolution No. 22077, the Museum Market Plaza Specific Plan, on file in the Office of the City Clerk, is hereby amended with an updated Specific Plan entitled "The Downtown Palm Springs Specific Plan," which is hereby approved and adopted. In approving and adopting the amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as the Downtown Palm Springs Specific Plan, the Council finds and determines that the Downtown Palm Springs Specific Plan is generally consistent with the Palm Springs General Plan.

**SECTION 2.** In approving the Amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as the Downtown Palm Springs Specific Plan, the City Council has considered all evidence and testimony provided to it, and has determined that an Addendum to the previously-certified Final Environmental Impact Report (FEIR) for the Museum Market Plaza Specific Plan is an adequate environmental assessment of the potential adverse impacts of the Downtown Palm Springs Specific Plan, in accordance with the California Environmental Quality Act (CEQA) Guidelines.

**SECTION 3.** The Amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as the Downtown Palm Springs Specific Plan, as adopted includes comprehensive rules and regulations that will govern future development that may occur within the boundaries of the Downtown Palm Springs Specific Plan, and such regulations may conflict with provisions of the Palm Springs Zoning Ordinance. In the event of any conflict between the rules and regulations of the Downtown Palm Springs Specific Plan and the Zoning Ordinance, the provisions of the Downtown Palm Springs Specific Plan shall control.

**SECTION 4.** The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
ROBERT MOON, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
James Thompson, City Clerk

\_\_\_\_\_  
Douglas Holland, City Attorney

CERTIFICATION

STATE OF  
CALIFORNIA) COUNTY  
OF RIVERSIDE) ss  
CITY OF PALM  
SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Ordinance No. 1889 is a full, true and correct copy, and was introduced at a regular meeting of the Palm Springs City Council on March 2, 2016, and adopted at a regular meeting of the City Council held on the \_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

James Thompson, City Clerk  
City of Palm Springs, California

# **Attachment 4**

## RESOLUTION NO. 23977

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 APPROVING AN AMENDMENT TO, THE MUSEUM MARKET PLAZA SPECIFIC PLAN, REDESIGNATED AS THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN.

### **THE CITY COUNCIL OF THE CITY OF PALM SPRINGS FINDS:**

- A. On April 30, 2008, Wessman Development, Inc. presented to the City a draft Specific Plan for the Museum Market Plaza development.
- B. On May 21, 2008, the City Council initiated a Specific Plan review process and directed staff to report on the conformance of the draft Museum Market Plaza Specific Plan with the Palm Springs General Plan, Downtown Design Guidelines and Palm Springs Zoning Code.
- C. On June 13, 2008, the City issued a Notice of Preparation (NOP) and Initial Study on the project indicating that a draft Environmental Impact Report (DEIR) would be prepared on the proposed Specific Plan. The NOP was circulated to agencies and interested parties and a 30-day period was provided for responses.
- D. On July 1, 2008, a public Scoping Meeting was held to receive comments on preparation of the draft Environmental Impact Report (DEIR).
- E. The DEIR was prepared and circulated for public review and comment between October 22, 2008 and December 17, 2008.
- F. The City received numerous written and oral comments on the DEIR, and prepared responses to describe the disposition of significant environmental issues raised by the comments, and made changes to the DEIR accordingly. The comments, responses to comments, changes to the DEIR and additional information were published in a Final EIR (FEIR) dated January 1, 2009.
- G. On December 2, 2009, the City Council certified the FEIR and adopted CEQA Findings and Statement of Facts, a Statement of Overriding Considerations, and a Mitigation Monitoring Program; and enacted by Ordinance No. 1764 and Resolution No. 22625 the Museum Market Plaza Specific Plan.
- H. On October 17, 2012, the City Council certified an Addendum to the Museum Market Plaza Specific Plan FEIR (Addendum #1), and approved a Conformity Review for implementation of a revised Downtown Revitalization Plan entitled "Downtown Palm Springs" as conforming to and being consistent with the approved Museum Market Plaza Specific Plan.



I. On September 2, 2015, the City Council directed staff to prepare an Amendment to the Museum Market Plaza Specific Plan, (the "Amendment"), and authorized funding to engage a consultant to prepare and complete environmental analysis on the potential impacts associated with the Amendment pursuant to the California Environmental Quality Act (CEQA) Guidelines.

J. The Amendment was evaluated to determine if proposed changes to the Museum Market Plaza Specific Plan might result in environmental impacts not adequately analyzed in the previously certified FEIR and Addendum #1 to the FEIR. An Addendum (hereafter "Addendum #2 to the FEIR") evaluated the potential impacts of the changes to the Specific Plan identified in the Amendment, including 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). The environmental analysis concluded the potential environmental impacts associated with the revised Specific Plan identified in the Amendment is substantially consistent with the impacts previously analyzed in the previously certified FEIR and in Addendum #1 approved in 2012. No changes are proposed that would require major revisions to the previously certified FEIR, as the revised Specific Plan identified in the Amendment will ultimately reduce the overall intensity and density currently allowed within the Specific Plan. The potential environmental impacts associated with the revised Specific Plan identified in the Amendment will result in the same or reduced environmental impacts when compared to those analyzed in either the previously approved FEIR or addendum #1 approved in 2012. None of the components of the revised Specific Plan identified in the Amendment will result in a significant effect not previously identified in the previously certified FEIR or Addendum #1 approved in 2012. The Findings and Statement of Overriding Considerations adopted by the City Council in 2009 are consistent with the environmental analysis provided in Addendum #2. As a result of the evaluation of the Amendment, pursuant to the CEQA Guidelines, the City Council determined that Addendum #2 to the previously certified FEIR, as prepared under the provisions of CEQA, adequately addresses the potential environmental impacts associated with the Amendment.

K. On October 28, 2015, the Planning Commission conducted a noticed public hearing to consider the Amendment and Addendum #2 to the FEIR, considered the Amendment and Addendum #2 to the FEIR, and continued the public hearing to consider these items to their meeting of November 12, 2015.

L. On November 12, 2015, the Planning Commission reconvened the public hearing to consider the Amendment and Addendum #2 to the FEIR, and established a subcommittee to review the proposed amendments, and continued the public hearing to consider these items to its meeting of December 9, 2015.

M. The Planning Commission carefully reviewed and considered all of the evidence presented at its meeting of December 9, 2015, including but not limited to the staff

report, the recommendations of the subcommittee, the Amendment and Addendum #2 to the FEIR, and all written and oral testimony presented, and recommended approval of the update to the City Council.

N. On January 6, 2016, the City Council conducted a duly noticed Study Session at the Palm Springs Convention Center as a special meeting of the City Council to review the Amendment and Addendum #2 to the FEIR, and to consider public testimony regarding the Amendment.

O. On January 13, 2016, the City Council conducted a duly noticed public hearing to review and consider approval of the Amendment and Addendum #2 to the FEIR, and continued the hearing to the February 3, 2016 City Council meeting.

P. On February 3, 2016 the City Council conducted a duly noticed continued public hearing to review and consider approval of the Amendment and Addendum #2 to the FEIR, received additional testimony, closed the hearing, and commenced its deliberations. The City Council provided staff direction as outlined in the minutes of its meeting, and continued the closed public hearing to a date uncertain and directed the City Clerk to re-notice the closed public hearing in the manner required under law.

Q. On March 2, 2016, the City Council reconvened the duly noticed public hearing on the consideration of the Amendment and Addendum #2 to the FEIR, and finds that the EIR Addendum prepared for the Specific Plan Amendment appropriately describes the impacts of the Specific Plan Amendment revised by the Planning Commission and City Council, and also finds that:

1. Changes in the project will not result in a new significant impact not previously analyzed in the EIR Addendum, nor result in any new mitigation measures beyond those proposed in the EIR Addendum, insofar as the EIR Addendum analyzed a more intense project, and impacts associated with the revisions in the Specific Plan Amendment will either be reduced or be equivalent to those analyzed in the EIR Addendum.
2. Changes in the project will not result in an increase in the severity of an environmental impact, and no change to the proposed mitigation measures is required, since reductions in project intensity will not result in significant changes in potential impacts, particularly those associated with transportation and traffic.
3. Changes in the project will not result in a feasible project alternative or mitigation measure not considered in the certified EIR or the EIR Addendum.
4. The EIR Addendum has been prepared in conformance with the requirements of the California Environmental Quality Act.
5. The City Council has considered the information contained in the certified EIR, EIR Addendum No. 1 and EIR Addendum No. 2 prior to approving the project.

6. The EIR Addendum reflects the City Council's independent judgment and analysis.

R. The City Council hereby finds that adoption of the Amendment would:

1. Update the Museum Market Plaza Specific Plan to reflect the previously approved Conformity Review for implementation of a revised Downtown Revitalization Plan entitled "Downtown Palm Springs" as conforming to and being consistent with the approved Museum Market Plaza Specific Plan, in accordance with Addendum #1 to the FEIR approved October 17, 2012.
2. Make administrative changes and updates to reflect current entitlements and development patterns within the Specific Plan area.
3. Reduce the overall developable square footage of the project and reduce the total number of units, resulting in reduced environmental impacts.

S. The City Council further finds the adoption of the Amendment is consistent with the goals and policies of the City of Palm Springs General Plan and the Guiding Principles of the Museum Market Plaza Specific Plan.

T. The City Council further determines that Addendum #2 to the FEIR is an adequate environmental assessment of the potential adverse environmental impacts of the Amendment in accordance with the CEQA Guidelines.

**THE CITY COUNCIL OF THE CITY OF PALM SPRINGS RESOLVES:**

SECTION 1. The Museum Market Plaza Specific Plan, on file in the Office of the City Clerk, is hereby amended with an updated Specific Plan entitled "The Downtown Palm Springs Specific Plan," which is hereby approved and adopted.

SECTION 2. In approving the Amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as the Downtown Palm Springs Specific Plan, the City Council has considered all evidence and testimony provided to it, and in accordance with the CEQA Guidelines has determined that an Addendum to the previously certified Final Environmental Impact Report for the Museum Market Plaza Specific Plan is an adequate environmental assessment of the potential adverse impacts of the Amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as the Downtown Palm Springs Specific Plan.

SECTION 3. The City Council certifies that Addendum #2 to the previously-certified Final Environmental Impact Report for the Museum Market Plaza Specific Plan has been completed in compliance with the CEQA Guidelines, that Addendum #2 was presented to the City Council as the decision-making body, and that the City Council reviewed and considered the information contained in Addendum #2 prior to approving the Amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as

the Downtown Palm Springs Specific Plan. Preparation of Addendum #2 has been performed and coordinated by the City's Director of Planning Services; the conclusions and recommendations in Addendum #2 represent the independent conclusions and recommendations of the City and the City Council; and Addendum #2 represents the independent judgment and analysis of the City and the City Council. By these findings, the City Council confirms, ratifies, and adopts the findings and conclusions of Addendum #2, as presented. The City Council further determines that the previously certified Final Environmental Impact Report for the Museum Market Plaza Specific Plan, the previously approved Addendum #1 to the Final Environmental Impact Report, and Addendum #2 to the Final Environmental Impact Report together are adequate to support approval of each component of the now designated "Downtown Palm Springs Specific Plan," and any minor modifications to the Downtown Palm Springs Specific Plan as may be reflected in the Amendment. The City Council also certifies that the previously certified Final Environmental Impact Report for the Museum Market Plaza Specific Plan, together with its previously approved Addendum #1 and Addendum #2 as presented, are adequate to support any future discretionary approvals needed to implement the now designated "Downtown Palm Springs Specific Plan."

SECTION 4. The City Council, after balancing the specific economic, legal, social, technological, and other benefits of the Amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as the Downtown Palm Springs Specific Plan, has determined that the unavoidable adverse environmental impacts identified in the previously-certified Final Environmental Impact Report for the Museum Market Plaza Specific Plan continue to be considered "acceptable" due to specific considerations which outweigh the unavoidable, adverse environmental impacts of the proposed project. The City Council therefore ratifies the "Statement of Overriding Considerations" as approved by the City Council in the approval of the Final Environmental Impact Report for the Museum Market Plaza Specific Plan adopted on December 2, 2009. Each of the separate benefits of the proposed project, as provided in the Statement of Overriding Considerations, is determined to be, unto itself and independent of the other project benefits, a basis for overriding all unavoidable adverse environmental impacts identified in the Statement of Overriding Considerations.

SECTION 5. The City Council finds, ratifies, and adopts the Mitigation Monitoring Program, incorporated into the Final Environmental Impact Report for the Museum Market Plaza Specific Plan adopted on December 2, 2009. The City Council further finds that such Mitigation Monitoring Program meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of measures intended to mitigate potential environmental impacts. In the event of any inconsistencies between the Mitigation Measures as set forth in the Final Environmental Impact Report and the Mitigation Monitoring and Reporting Plan, the Mitigation Monitoring and Reporting Plan shall control.

SECTION 6. The following additional and specific mitigation measure shall be included as a mitigation measure for the project, included in the Mitigation Monitoring Program for the project, and implemented in addition to all other mitigation measures

previously identified in the Mitigation Monitoring Program, and the City Council finds such mitigation measure will further reduce potential circulation, site access and/or parking impacts associated with Amendment to the Museum Market Plaza Specific Plan, to hereafter be identified as the Downtown Palm Springs Specific Plan:

The intersection approach lanes and traffic controls at the on-site and off-site key intersections shall be implemented to provide acceptable levels of service and consistent with the recommendations outlined in Figures 5-1 and 5-2 of the *Downtown Palm Springs Project and Downtown Palm Springs Park Traffic Impact Study Update (October 2015)*, and consistent with the mitigation strategies identified in Table 5-2.

PASSED, APPROVED AND ADOPTED this 2nd day of March, 2016.

\_\_\_\_\_  
DAVID H. READY, CITY MANAGER

ATTEST:

\_\_\_\_\_  
JAMES THOMPSON, CITY CLERK

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF PALM SPRINGS )

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. 23977 is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on March 2, 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

JAMES THOMPSON, CITY CLERK  
City of Palm Springs, California

# **Attachment 5**

RECEIVED

MAR 30 2016

PLANNING SERVICES  
DEPARTMENT

**PALM SPRINGS PROMENADE, LLC**

555 S. Sunrise Way, Suite 200  
Palm Springs, CA 92264

Dear Council Members

I am writing with regard to the first reading of the Specific Plan Amendment scheduled for April 6th 2016 and our request to review and possibly reverse the additional 6 feet set back from Main Street for Block B. Due to a prior family commitment I will not be able to attend the Meeting. Emily Hemphill will attend and represent Wessman Development Companies and its related entities for our Downtown Revitalization Project. Designer Chris Pardo from Elemental Architecture, who is the main Designer for Downtown, will also be attending to answer any questions regarding the design direction of the Annex building.

I believe we have been successful these past weeks working with the Sub Committee, Chris Mills and JR Roberts to produce an alternative solution, which will make this a much better project. In Option 1 the Height of the Annex Building has been reduced to a one story building (23 feet to the roof line and other projections up to 28 feet). The building with approximately SQF 11,500 will be facing Palm Canyon and Main Street with a diagonal set back of the building of 70 feet from the corner curb (Palm Canyon and Main Street). This creates the opportunity for a public plaza on this very important corner.

As an additional alternative and mainly for architectural reasons, we would like you to consider the possibility of adding a second floor in the rear half of the one story Annex building. The 2<sup>nd</sup> floor portion would be 36 feet in height and approximately SQF 6,000 set back from Palm Canyon. It is our opinion that a second floor would provide for a better visual transition from the one story Annex building in front towards the Kimpton Hotel in the rear, all facing Main Street and the pedestrian walkway in front of the Kimpton Hotel. The 2<sup>nd</sup> floor would either house 3-4 residential units or office suites.

I trust the council will consider either alternative as it makes for a better project and at the same time avoids delaying the construction of Block B (two story building retail with above residential or office use) and B1 with the proposed Virgin Hotel.

We hope the council is considering further to hold a joint Architectural, Planning Commission and City Council Meeting on April 20th to consider final approvals for the redesigned Annex Building, the Virgin Hotel Building and the related transfer of the TOT Covenant.

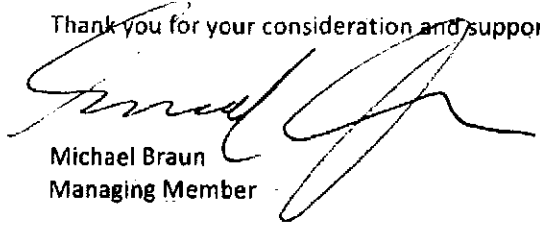
The Kimpton Hotel is scheduled to be finished by year end and we need to have the buildings in Block C including the Annex fronting Palm Canyon under substantial construction to meet delivery schedules for already committed tenants, but more important to have all landscaping and public areas in Block C completed to create the environment for a successful grand opening of the Kimpton Hotel January 2017. The same applies for Block B; Construction Documents are completed and ready for submittal to the Building Department for permitting; once the pending law suit against Block B is resolved we can start vertical construction immediately for targeted opening no later than Summer / Autumn 2017. As to Block B1, any further delays in the approval process for the Virgin Hotel beyond April 2016 would push the opening of the Hotel to the 4th Quarter 2019; a date not acceptable to Virgin or to the Developer.

133



New Coachella Valley Hotels do not open during the period April - October (Note we submitted the Virgin Hotel application September 2015 and had two ARC hearings and 4 Planning Commission Hearings). In order to meet our ambitious and committed time schedule of a grand opening by Dec 2018, we need to start contracting Interior Design work and Construction Documents (Building Architecture, Mechanical, Plumbing, Electric etc.) of the building no later than this summer (time frame 6-8 months or finished by January 2017), we would then be able to pull a building permit 1st QTR 2017 and start vertical construction no later than 2nd QTR 2017 (18 months construction = Grand opening December 2018)

Thank you for your consideration and support.

A handwritten signature in black ink, appearing to read "Michael Braun", written over a horizontal line.

Michael Braun  
Managing Member

# **Attachment 6**



City of Palm Springs

**Downtown Palm Springs  
Specific Plan**

**Adopted April 6, 2016**

**Amended per Proposed Subcommittee Changes**

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**TABLE OF CONTENTS**

I.	INTRODUCTION.....	I-1
	A. Authority and Scope.....	I-2
	B. Project Location.....	I-4
	C. Project Description.....	I-4
	D. CEQA Compliance.....	I-6
II.	LAND USE.....	II-1
	A. Current Land Use and Zoning Designations.....	II-1
	B. Land Use Concept.....	II-2
	C. Specific Plan Land Uses.....	II-6
	D. Design Principles.....	II-9
	E. Special Provisions.....	II-9
	1. Design statements.....	II-10
III.	DEVELOPMENT STANDARDS AND GUIDELINES.....	III-1
	A. Purpose.....	III-1
	B. Land Use Districts.....	III-1
	C. Uses.....	III-4
	1. Allowable Uses.....	III-4
	2. Similar Uses.....	III-8
	3. Prohibited Uses.....	III-8
	D. Development Standards.....	III-9
	E. Land Use Regulations.....	III-11
	1. Ground Floor Use Limitations.....	III-11
	2. Maximum Building Square Footage.....	III-12
	3. Projections Above Maximum Building Height.....	III-13
	4. Projections Over Street Sidewalks.....	III-14
	5. Outdoor Uses on the Sidewalk.....	III-14
	6. Building Articulation.....	III-14
	7. Walls and Fences.....	III-14
	8. Parking and Loading Requirements.....	III-15
	9. Trash Enclosures.....	III-17
	10. Signage.....	III-17
	F. Design Guidelines.....	III-18
	1. Architecture.....	III-18
	2. Connectivity, Streetscapes, Open Spaces.....	III-24
	3. Landscaping.....	III-31
	4. Street Furniture, Lighting and Art.....	III-36
	G. Green Building and Energy Efficiency.....	III-38
IV.	INFRASTRUCTURE.....	IV-1
	A. Introduction.....	IV-1
	B. Roadways.....	IV-3
	1. Palm Canyon Drive.....	IV-5
	2. Indian Canyon Drive.....	IV-5
	3. Tahquitz Canyon Way.....	IV-5

---

4. Belardo Road .....	IV-6
5. Andreas Road.....	IV-6
6. Museum Drive .....	IV-6
8. Private Drives/Internal Access.....	IV-6
C. Public Facilities and Utilities.....	IV-8
1. Domestic Water .....	IV-9
2. Sanitary Sewer .....	IV-10
3. Storm Drains .....	IV-13
4. Natural Gas .....	IV-13
5. Electric Service.....	IV-13
6. Telephone Service.....	IV-13
7. Cable Television .....	IV-13
V. ADMINISTRATION AND IMPLEMENTATION.....	V-1
A. Application Review Process .....	V-1
1. Application Requirements and Process .....	V-1
2. Conformity Review Procedure. ....	V-2
B. Specific Plan Amendments.....	V-3
C. Phasing.....	V-3
D. Financing .....	V-5

**List of Tables**

Table I-1 Specific Plan Blocks .....	I-5
Table III-1 Allowable Uses.....	III-5
Table III-2 Development Standards.....	III-9
Table III-3 Maximum Allowable Square Footage.....	III-13
Table III-4 Parking Requirements .....	III-16
Table III-5 Landscape Palette .....	III-34
Table IV-1 Minimum Parkway Widths .....	IV-5

**List of Exhibits**

Exhibit I-1 Regional Map .....	I-7
Exhibit I-2 Vicinity Map.....	I-8
Exhibit II-1 General Plan Land Use (Plan) (from the 2007 General Plan).....	II-4
Exhibit II-2 Existing Zoning Designations .....	II-5
Exhibit II-3 Current Site Plan .....	II-8
Exhibit III-1 Blocks .....	III-3
Exhibit III-2 Architectural Treatments .....	III-23
Exhibit III-3 Block E - Park.....	III-27
Exhibit III-4 Conceptual Master Landscape Plan.....	III-30
Exhibit III-5 Street Furniture .....	III-37

Exhibit IV-1 Street Cross sections.....IV-7  
Exhibit IV-2 Domestic Water .....IV-11  
Exhibit IV-3 Sanitary Sewer.....IV-12  
Exhibit IV-4 Storm Drain .....IV-14  
Exhibit IV-5 Natural Gas .....IV-15  
Exhibit IV-6 Electric.....IV-16  
Exhibit IV-7 Telephone .....IV-17  
Exhibit IV-8 Cable TV.....IV-18

## I. INTRODUCTION

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

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

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

- Change the name of the project to Downtown Palm Springs<sup>1</sup>.
- 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 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

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<sup>1</sup> Amended in 2012 as part of the Council's approval of the Conformity Review.

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

Following extensive review by the City Council, the Specific Plan Amendment was adopted, incorporating some Planning Commission recommendations and modifying others. This document reflects the action and final decisions of the City Council on April 6, 2016.

#### **A. Authority and Scope**

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

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

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

*"LU1.3 Develop specific plans for areas that need additional design or land use guidance."*

For the Downtown Palm Springs area, the General Plan identifies special conditions which will require the preparation of a Specific Plan:



*“The Downtown Central Core (roughly bounded by Amado Road, Tahquitz Canyon Way, Museum Drive, and Indian Canyon Drive) ...may be developed with a maximum FAR<sup>2</sup> of 3.5. If projects in these areas provide substantial public spaces or plazas, an FAR of up to 4.0 may be developed upon approval of a Planned Development District or Specific Plan. The Downtown Central Core may also accommodate up to 70 dwelling units per acre for residential or hotel uses if a Planned Development District or Specific Plan is prepared and approved.”*

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

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

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

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

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

This Specific Plan, along with approved projects for the north and south Gateways, form the backbone of the revitalization of the Downtown of Palm Springs. The Downtown Palm Springs project will also be the connection point to the Resort/Convention Center District to the east, and connections from the Palm Springs Art Museum to the hotels and Convention Center to the east are encouraged.

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<sup>2</sup> 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.).

## **B. Project Location**

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

Lands to the north include hotel and retail commercial development along North Palm Canyon, North Indian Canyon and Belardo. Lands to the east include retail commercial development on North Palm Canyon and Indian Canyon, and the site of the former Spa Hotel beyond. Lands to the south include hotel and retail commercial development, the Wellwood Murray Library and single-family homes beyond. Lands to the west include the Palm Springs Art Museum and the O'Donnell Golf Course.

## **C. Project Description**

The Downtown Palm Springs project encompasses a total of 20.15 acres. The Downtown Palm Springs Specific Plan will provide retail and office commercial space, public plazas, professional office space and residential development in a cohesive, master 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. Connections from the Palm Springs Art Museum 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.
8. The 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, thereby avoiding the creation of overwhelming and impenetrable mega-blocks.

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

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

Table I-1, below, details the net acreage of each Block within the Specific Plan area, including existing and proposed streets.

**Table I-1  
Specific Plan Blocks**

<b>Blocks</b>	<b>Acres (net)<sup>3</sup></b>
Block A	1.59
Block B	0.66
Block B1	0.84
Block C	1.22
Block C1	1.19
Block D & F	3.21
Block E	1.36
Block G	1.73
Block H1	0.31
Block H2	0.41
Block K1	0.89
Block K2	5.0
Streets	1.74
<b>Total</b>	<b>20.15</b>

<sup>3</sup> 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**

In compliance with the California Environmental Quality Act (CEQA), the City identified the preparation of this Specific Plan as a “project” under CEQA, and prepared an Initial Study. The Initial Study was prepared for a draft Specific Plan that encompassed a larger area and a greater intensity of development than is contained in the final Plan. The Initial Study found that the draft Specific Plan had a potential to significantly impact the environment, and that an Environmental Impact Report (EIR) must be prepared. The City circulated to all responsible and trustee agencies a Notice of Preparation (NOP) of an EIR. All comments received in response to the NOP were considered and incorporated into the EIR. The EIR was circulated to all responsible and trustee agencies, and all other interested parties, for a period of 45 days. All comments received in response to the EIR were considered in the Response to Comments prepared for the Planning Commission and City Council. Revisions were made to the draft Plan which resulted in a reduced project compared with that analyzed by the EIR. Implementation of the final Specific Plan includes all mitigation measures described in the EIR; therefore the Specific Plan is fully analyzed by the EIR. The City Council certified the EIR prior to adopting this Specific Plan, on November 18, 2009. In 2012, in response to further detail prepared for the proposed height of buildings within the Specific Plan area, the City prepared an Addendum to the EIR. The EIR Addendum was adopted by the City Council on October 17, 2012. All mitigation measures contained in the original certified Final EIR were preserved through that Addendum. As a result of the need to amend the Specific Plan to reflect current conditions in 2015, the City prepared EIR Addendum #2 for the project. The final draft of the Specific Plan reduced densities and intensities within the Specific Plan Area. These reductions will result in reduced environmental impacts from those studied in the EIR Addendum. That Addendum, along with the Specific Plan Amendment, were approved by the City Council on April 6, 2016.

# CALIFORNIA

PACIFIC OCEAN

MEXICO



# RIVERSIDE COUNTY



03.24.16



Source: Google Earth, 2015



**Downtown Palm Springs Specific Plan  
Vicinity Map  
Palm Springs, California**

167

Exhibit

**I-2**

## II. LAND USE

### Introduction

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

The Specific Plan governs land use for an area totaling 20.15 acres<sup>4</sup>, located within the Central Business District of Palm Springs. The City of Palm Springs General Plan recognizes that the revitalization of the Central Business District is important to the City's future and supports the development of the Downtown Palm Springs Specific Plan. It is the intention of the City to continue land use designations that facilitate commercial, high density residential and hotel development to strengthen the economic base of the City and provide long term growth and prosperity.

#### A. Current Land Use and Zoning Designations

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

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

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

The Specific Plan area was a developed site when the Specific Plan was initially adopted. The site consisted of the under-utilized Desert Fashion Plaza, bounded by Tahquitz Canyon Way on the south, the Hyatt Suites hotel on the north, Museum Drive on the west, and North Palm Canyon Drive on the east. The Specific Plan (Block K) includes lands north of Tahquitz Canyon

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<sup>4</sup> 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.

Way and south of Andreas Road, east of North Palm Canyon Drive and west of Indian Canyon Drive, which were developed with multiple two story commercial buildings and parking lots.

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

### B. Land Use Concept

The City of Palm Springs wishes to facilitate the development of high quality Commercial, Retail, High Density Residential, Open Space/Public Space and Resort development to ensure the future prosperity of the Central Business District and the contributions it makes to the economic base of the City. To that end, the Specific Plan establishes development standards and guidelines intended to assist land owners and developers in their project designs. The standards and guidelines assure that redevelopment within the Specific Plan area will result in the creation of a lively, pedestrian oriented townscape that engenders a unique sense of place.

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



upper floors on primary street frontages, and parking structures are restricted to particular areas, out of view of the primary activity areas. Appropriate and compatible accessory land uses that increase recreational opportunities and expand nighttime retail/commercial uses, thereby extending the hours of active use, will be encouraged.

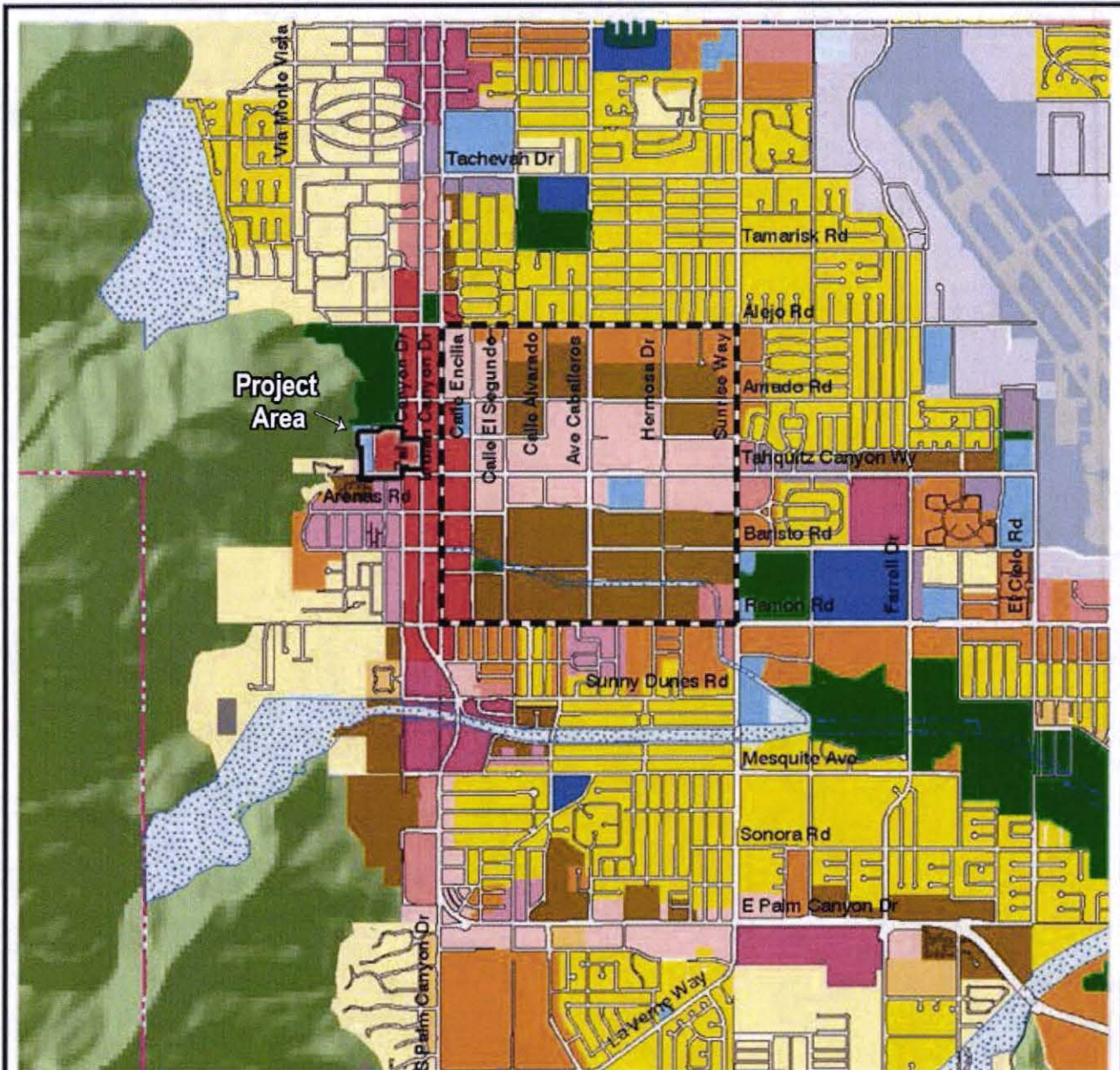
Retail uses result in lively frontages and ground floor activity. Street frontage space on North Palm Canyon Drive is designated for primary retail use. Office and other commercial uses are generally applicable to the ground floors of other street frontages when mixed with retail uses, and the upper floors of some buildings, as described in Section III, Development Standards. Throughout the Specific Plan, multi-family residential use is encouraged on





Land uses within the Specific Plan also recognize the fundamental importance of open space for public gatherings. The focal point of Downtown Palm Springs will be a central public park branded as the "Downtown Palm Springs Park" proposed on Block E located west of Belardo Road and north of Main Street. The Downtown Palm Springs Park is envisioned as a public park, as well as an area for gatherings, entertainment, and community activities. Limited development in the Downtown Palm Springs Park may include support facilities. The balance of the Downtown Palm Springs Park will be devoted to landscaping, outdoor sitting areas, and appropriate shading from the desert heat. The current Site Plan for the Downtown Palm Springs Specific Plan is provided in Exhibit II-3.

The Downtown Palm Springs project will also restore the circulation grid in the Downtown area, including a new east-west oriented public street, called "Main Street," connecting Palm Canyon Drive to Museum Drive, and the entry of the Palm Springs Art Museum. This important vista westerly along Main Street will provide the visual presence for the Palm Springs Art Museum and the San Jacinto Mountains which did not exist with development of the former Desert Fashion Plaza. Additional connections and crossings should be provided from the Specific Plan area to the Convention Center and other resort facilities to the east. Providing a greater degree of connectivity will increase access to retail and restaurant uses, foster economic development, and reduce vehicular trips. Belardo Road will also be restored to its original alignment, providing an important north-south alternative route to Palm Canyon Drive and Indian Canyon Drive. Finally, Andreas Road will be extended between Belardo Road and Palm Canyon Drive, to provide an alternate access on and off the project site, and add a view corridor through the site. Andreas Road, between Palm Canyon and Indian Canyon, was also recently converted by the City to two-way east-west traffic circulation, further enhancing the traffic access into and out of the Specific Plan area. These new public streets will also provide opportunities for pedestrian and bicycle circulation and access to the mixed uses within the Specific Plan area.



- 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



Source: City of Palm Springs General Plan 10.24.2007

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



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### C. Specific Plan Land Uses

The Specific Plan area includes blocks identified as A through 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 a City-owned public central park “Downtown Palm Springs Park” (located on Block 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. Blocks B, C, D, F, G, and K, are planned to 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 879,500 square feet of building area within the project. This includes the following:

- Up to 650 multi-family residential units<sup>5</sup>
- Up to two (2) hotels west of Palm Canyon Drive, 450 hotel rooms total<sup>6</sup>
- 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 population, the commercial entities will be supported, and activity in the downtown will increase. In order to achieve this goal, careful attention to site design, landscaping and architectural massing will be required. The CBD zone allows a broad range of land uses in structures of up to 60 feet in height. This concept is supported in the Downtown Design Guidelines, which encourage the development of an urban core, and the activity and vitality which come with it.

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

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<sup>5</sup> 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.

<sup>6</sup> 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.

<sup>7</sup> 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.

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