GENERAL PLAN STEERING COMMITTEE

CITY OF PALM SPRINGS, CALIFORNIA

3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262

www.palmspringsca.gov

MEETING AGENDA

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

- To view/listen/participate in the meeting live, please use the following link: https://us02web.zoom.us/j/89412131020 or call (669) 900-6833 and enter meeting ID: 894 1213 1020
- Public comment may also be submitted to David.Newell@palmspringsca.gov. Transmittal prior to the meeting is required. Any correspondence received during or after the meeting will be distributed to the Committee and retained for the official record.
- Those who wish to provide public comments during the meeting may call Planning Services at (760) 323-8245 by no later than 5:00 p.m. on the day of the meeting to be added to the public comment queue. At the appropriate time, a staff member will invite you to provide your public testimony to the Committee.
- The meeting will be recorded and the audio file will be available from the Office of the City Clerk and will be posted on the City's YouTube channel, as soon as practicable.

Tuesday June 29, 2021		5:30 PM

COMMITTEE MEMBERS:
Kathy Weremiuk, Chair
Carl Baker
Lyn Calerdine
Kathy Cohn
Dixie Miller
Margaret Park
David Powell
Curt Watts
Grant Wilson

STAFF LIAISONS:
Flinn Fagg, AICP, Director of Development Services
David A. Newell, AICP, Assistant Director of Planning

It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, 323-8204, at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

Please silence all cell phones, pagers and/or other electronic devices for the duration of the meeting.

CALL TO ORDER:

ROLL CALL:

REPORT OF POSTING OF THE AGENDA: Agenda available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 6:00 pm on Thursday, June 24, 2021 and posted on the City's website as required by established policies and procedures.

PUBLIC COMMENTS: Pursuant to the Brown Act public comment is limited to ONLY those Items that appear on the Agenda. Two (2) minutes are allowed for each speaker.

BUSINESS:

1. **LIMITED UPDATE TO THE GENERAL PLAN, INCLUDING THE PROPOSED THE LAND USE PLAN AND PROJECTED BUILDOUT OF THE PLAN (FUTURE HOUSING UNITS, POPULATION, JOBS, NON-RESIDENTIAL SQUARE FOOTAGE).**
2. **OTHER RELATED MATTERS**

ADJOURNMENT: The Steering Committee will adjourn to a future meeting, date to be determined.

Pursuant to G.C. Section 54957.5(b)(2) the designated office for inspection of records in connection with the meeting is the Department of the Development Services, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at City Hall, Department of the Development Services. Agenda and staff reports are available on the City's website www.palmspringsca.gov. If you would like additional information on any item appearing on this agenda, please contact the Department of Development Services at (760) 323-8245.

CITY OF PALM SPRINGS

DEPARTMENT OF DEVELOPMENT SERVICES

MEMORANDUM

DATE: June 29, 2021

TO: General Plan Steering Committee

FROM: Development Services Department

SUBJECT: LIMITED UPDATE TO THE GENERAL PLAN, INCLUDING THE PROPOSED THE LAND USE PLAN AND PROJECTED BUILDOUT OF THE PLAN (FUTURE HOUSING UNITS, POPULATION, JOBS, NON-RESIDENTIAL SQUARE FOOTAGE).

The following materials are being provided in advance of our meeting to discuss the proposed land use plan and project buildout of this plan, based on prior recommendations of the Steering Committee:

1. Memorandum on General Plan Land Use Buildout Methodology
2. An annotated map of the proposed areas of change to the current General Plan
3. A strikeout and underline overview of recommended revisions to the Land Use descriptions
4. The proposed Land Use Plan

PLACEWORKS

MEMORANDUM

DATE	June 23, 2021
TO	Flinn Fagg, Director of Planning Services David Newell, Assistant Director of Planning
FROM	Wendy Nowak, AICP, Principal Jonathan Nettler, AICP, Los Angeles Regional Director
SUBJECT	General Plan Land Use Buildout Methodology
PROJECT	Palm Springs General Plan Update | Land Use Element | CPS-05.0

This technical memorandum outlines the methodology used to establish the development projections for the City of Palm Springs' General Plan Update, Land Use Element, which will be used for analyzing potential impacts in the Environmental Impact Report (EIR). Part 1 of this memorandum establishes the methodology for estimating existing land use conditions; Part 2 documents the assumptions applied to estimate buildout of the Current General Plan (2007); Part 3 presents the projected estimates resulting from the Proposed Land Use Plan. This memorandum also serves as a general reference for City staff, elected officials, and the public.

Background

All California cities are required to identify development projections (i.e., a "buildout analysis") in their general plan. While a high-level summary of buildout projections is usually documented in a general plan the accompanying EIR typically documents a more detailed comparison of the proposed change in dwelling units, households, residents, jobs, and non-residential square footage. This estimate is important as it provides a foundation for the City to plan for roads, water service, parks, recreation, and other infrastructure and services to support current and future residents and businesses.

The General Plan EIR is a tool that that is used to analyze impacts associated with land uses and development allowed by a project such as an update to a general plan. The EIR also provides programs and mitigation measures to address unavoidable and/or undesirable impacts. It should be noted that communities rarely—if ever—achieve maximum projections. Regulatory constraints, physical constraints, and foreseeable market conditions often result in less development than allowed. The EIR analyzes a general plan's projections to determine the potential impacts associated with a reasonable amount of development that could occur under buildout of the general plan.

This memorandum outlines a methodology that uses generally accepted projection and estimate approaches that are consistent with traffic, noise, air quality, and other assessments typically found in a General Plan EIR, while allowing for unique differences within the Palm Springs community. Estimates and projections have been based on data from a variety of sources and contemporary urban planning standards. These include federal and state sources (U.S. Census, American Community Survey, and California Department of Finance, to name a few) coupled with City staff input. Ongoing collaboration with City staff has informed the development of these projections. Additionally, technical studies may compare the data against: 1) projections from the Southern California Association of Governments (SCAG), water service, sewer, and other utility providers; 2) regional

housing needs allocations, as identified in the City's Draft of the General Plan Housing Element (2020); 3) historical growth patterns; and 4) approved specific plans and other projects.

Geographic Information System (GIS) software was used to create parcel specific estimates and projections for the City of Palm Springs buildout.

Part 1: Existing Conditions (Baseline)

For the purpose of the California Environmental Quality Act (CEQA) the City's existing conditions (existing on-the-ground number of dwelling units, households, population, nonresidential building square footage, and employment) serve as the baseline for the General Plan EIR analysis. A General Plan EIR is required to compare the potential impacts of the Proposed General Plan against existing conditions.

EXISTING LAND USE: UNITS, HOUSEHOLDS, POPULATION, NON-RESIDENTIAL SQUARE FEET, AND JOBS

The City of Palm Springs provided existing residential land use data in GIS to record on-the-ground uses and serve as baseline conditions. Thirty-five categories classify existing land use by parcel within city boundaries. Every city parcel is designated a specific land use category and its associated acreage. The original parcel database, provided by the City, did not contain residential unit data or non-residential building square footage, two crucial data fields for performing an existing buildout analysis. City staff provided a second "legacy" dataset (sourced from City permit data) that filled some gaps but did not contain information for all parcels in the City. Building square footage was derived from Building Footprint USA data, in conjunction with Riverside County Information Technology (RCIT) Building Footprints from 2019, and unit count was derived from the Riverside County Assessor (Assessor). The aggregated data was then reviewed by City and PlaceWorks staff to verify the accuracy. The following methodology is proposed to calculate the City's existing households, population, non-residential square footage, and employment. Table 1, City of Palm Springs General Plan Update Existing Land Use Buildout provides the buildout results of the methodology outlined below.

1.1 Existing residential units from the Existing Land Use Inventory

Parcel data provided by the City (sourced from City permit data), augmented by data acquired from the Assessor and Building Footprint USA, identified the number of units associated with each parcel; there are a total of 35,524 dwelling or housing units. This estimate is close to the 2014-2018 American Community Survey 5–Year Estimates (2018 ACS) of 37,434. Additionally, this estimate is consistent with California Department of Finance (CA DOF) information, which estimates 36,012 total housing units in the City (January 2020).

1.2 Existing households in Palm Springs: [dwelling unit] x [occupancy rate]

At any given time, a percentage of existing housing units in Palm Springs are occupied; the others are vacant (referred to as occupancy and vacancy rates, respectively). In terms of this estimate methodology, "households" represents the number of units that were occupied full-time. For 2020, the CA DOF estimated a 34.7 percent vacancy rate, which means that the City has an occupancy rate of 65.3 percent. Compared to another jurisdiction, Palm Springs' vacancy rate seems high; however, this is due to the prevalence of part-time, seasonal residents and the increasing popularity of short-term rentals (STRs).

To estimate existing full-time households the total number of units in the City (35,524) is multiplied by the occupancy rate (65.3%) to arrive at the number of households in Palm Springs. Using this method, it is estimated that the City has 23,197 households. This is only marginally different from the 2020 DOF estimates, which estimates that the City has 23,519 total occupied housing units. The Southern

California Association of Governments (SCAG) 2016 RTP/SCS estimated 23,100 households in 2016, further affirming our calculation.

1.3 Existing population in Palm Springs: [households] x [persons per household]

2020 CA DOF data estimated the average number of persons per household (pph) for Palm Springs to be 1.99. Similarly, the 2018 ACS estimates the average pph at 2.0; which includes 1.9 pph for owner-occupied units and 2.1 pph for renter-occupied units. It should be noted that these factors account only for full-time households.

Applying the DOF persons per household figure (1.99 pph) to the number of existing households resulted in an estimated existing full-time population of 46,162 persons, which is less than three percent lower than the 2020 DOF population estimate (47,427 persons) and approximately three percent lower than the 2018 ACS population estimate (47,525 persons). Furthermore, SCAG estimated an existing population of 47,100 in 2016. Consistency with these sources indicates that our existing dataset is an accurate representation of conditions on the ground today.

1.4 Existing Non-residential building square footage: [GIS City Parcel Data]

Parcel data provided by the City (sourced from City permit data) was supplemented with building footprints obtained from Building Footprints USA to determine the amount of non-residential square footage existing in Palm Springs. This analysis results in an estimate of 20,415,627 square feet of non-residential development, as noted in Table 1, *City of Palm Springs General Plan Update Existing Land Use Buildout*.

1.5 Existing jobs: [nonresidential building square footage] / [employment generation factor]

Employment generation factors represent the average amount of building square footage typically required per employee. To estimate existing jobs on a parcel level the nonresidential building square footage was divided by the employment generation factor. The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) data and County Assessor's data was used to estimate the average number of non-residential square footage per employee.

Using the square footage for non-residential uses described in section 1.4 (20,415,627) an employment generation rate was applied for each type of non-residential land use as documented in Table 1, *City of Palm Springs General Plan Update Employment Generation Rates*. According to 2017 LEHD data, there were approximately 27,974 jobs in the City, while SCAG reported 31,900 jobs for 2016. Using generally accepted employment generation rates (synthesized from SCAG studies and US Energy Information Administration reports), this analysis estimates a total of 28,531 existing jobs for Palm Springs (which is within two percent of the LEHD estimate and eleven percent of the SCAG estimate).

TABLE 1. City of Palm Springs General Plan Update Existing Land Use Estimates (Currently on the Ground)

Existing Land Use	Total Acres	Residential				Non-Residential Employment							
		Total Units	Households	Population	Hotel Rooms	Building Square Footage	Total Jobs	Commercial	Office	Industrial	Institutional	Hotel	Open Space
Airport	808.4	-	-	-	-	909,353	930	-	-	-	930	-	-
Cemetery	5.3	-	-	-	-	-	-	-	-	-	-	-	2
Church	53.4	-	-	-	-	478,362	208	-	-	-	208	-	-
Convention Center	9.6	-	-	-	-	253,135	148	148	-	-	-	-	-
Desert	10,477.6	-	-	-	-	15,750	-	-	-	-	-	-	-
Entertainment	31.3	-	-	-	-	302,294	764	605	-	-	-	178	-
High Density Residential	356.2	7,268	4,746	9,445	-	-	-	-	-	-	-	-	-
Hotel	297.4	-	-	-	6,134	4,699,371	2,481	-	-	-	-	2,764	-
Industrial	221.4	-	-	-	-	2,388,690	2,986	-	-	3,412	-	-	-
Low Density Residential	3,862	13,892	9,071	18,052	-	-	-	-	-	-	-	-	-
Medium Density Residential	1,369.5	11,597	7,573	15,070	-	-	-	-	-	-	-	-	-
Medical	104.8	-	-	-	-	1,237,644	2,475	-	-	-	2,475	-	-
Mobile Home Park	371.7	2,738	1,788	3,558	-	-	-	-	-	-	-	-	-
Mountains	53,148.1	-	-	-	-	6,645	-	-	-	-	-	-	-
Mixed Use – Commercial / Office	18.6	-	-	-	-	483,539	1,289	484	806	-	-	-	-
Mixed Use – Commercial / Residential	148.4	29	19	38	-	110,102	110	110	-	-	-	-	-
Museum	35.2	-	-	-	-	163,308	137	-	-	-	137	-	-
Office	91.8	-	-	-	-	1,207,053	4,024	-	4,024	-	-	-	-
Open Space	52.9	-	-	-	-	462	26	-	-	-	-	-	26
Parking	48.6	-	-	-	-	223,674	-	-	-	-	-	-	-
Parks (Public)	146.5	-	-	-	-	271,372	73	-	-	-	-	-	73
Private Golf	222.9	-	-	-	-	42,760	111	-	-	-	-	-	111
Private Park/Rec	55.3	-	-	-	-	24,466	28	-	-	-	-	-	28
Public	95.9	-	-	-	-	43,5349	576	-	-	-	576	-	-
Public Golf	866.8	-	-	-	-	35,157	433	-	-	-	-	-	433
Railroad	307.3	-	-	-	-	-	-	-	-	-	-	-	-
Retail	405.2	-	-	-	-	4,817,791	9,636	9,636	-	-	-	-	-
Right-of-Way	3,001.9	-	-	-	-	45,846	-	-	-	-	-	-	-
School	117.7	-	-	-	-	839,275	747	-	-	-	1,110	-	-
Storage	55.9	-	-	-	-	893,005	1,116	-	-	48	-	-	-
Utilities	319.3	-	-	-	-	248,619	208	-	-	-	208	-	-
Vacant	2643	-	-	-	-	271,755	-	-	-	-	-	-	-
Water Courses	807.2	-	-	-	-	2,542	-	-	-	-	-	-	-
Windfarms	6,783.5	-	-		-	8,308	-	-	-	-	-	-	-
Grand Total	**87,340.5**	**35,524**	**23,197**	**46,162**	**6,134**	**20,415,627**	**28,531**	**10,981**	**4,829**	**3,460**	**5,645**	**2,942**	**674**

TABLE 2. City of Palm Springs General Plan Update Existing Land Use Employment Generation Factors

Non-Residential Land Use	**Employment Generation Factors** (sq. ft. per employee)					
	Commercial	**Office**	**Industrial**	**Institutional**	**Hotel**	**OS & Rec**
Airport[1]				1.15		
Cemetery[2]						1
Church				2295		
Convention Center	1716					
Desert						
Entertainment	500				1700	
Hotel[3]					0.5	
Industrial			700			
Medical				500		
Mountains						
Mixed Use -C/O	500	300				
Mixed Use -C/R	500					
Museum				1193		
Office		300				
Open Space[1]						0.5
Parking						
Parks (Public)[1]						0.5
Private Golf[1]						0.5
Private Park/Rec[1]						0.5
Public				756		
Public Golf[1]						0.5
Railroad						
Retail	500					
Right-of-way						
School				756		
Storage[2]			4			
Utilities				1193		
Vacant						
Water Courses						
Windfarms						
Notes: 1. Employees per gross acre 2. Employees per facility 3. Employees per room						

Part 2: Current General Plan Projections

Palm Springs' Current General Plan (2007) estimates refer to the realistic development expected under its current (approved) land use plan. Table 3 and Table 4 serve as a reference point and reflect the development that was anticipated to occur if all properties were developed for their designated uses (at practical densities and intensities) within the maximums allowed by the Current General Plan.

In the years since the plan was adopted, the City has approved a number of General Plan amendments, changing the land use designations of the affected parcels. In addition, technology has improved significantly since the General Plan was last comprehensively updated and parcel data related to the Current General Plan assumptions has also been refined to reflect correct property boundaries.

As a result, a new table was prepared applying the density and intensity assumptions used in 2007 to the most recent parcel data for comparison. The results of the new refinements are shown in Table 5, *Current General Plan Land Use Designations and Potential for Development*.

The bottom line numbers (acreages, square footages, etc.) in Table 5 vary slightly from those shown in Table 3 and Table 4 because Table 5 is based on updated land use designations and more accurate parcel acreages available through GIS. The following assumptions were used to determine the projections for the Current Palm Springs General Plan (shown in Table 5). Table 6 and Table 7 document the assumptions used to generate the buildout conditions in Table 5.

2.1 Current General Plan dwelling units: [parcel acreage] x [anticipated density for land use designations]

Dwelling unit projections were calculated by multiplying the total acreage of a given parcel by the anticipated density for its respective land use designation. Because a parcel or group of parcels is often built at a lower density than allowed due to physical site constraints, zoning requirements, development regulations, and building product type, the anticipated density assigned to each residential designation was estimated slightly below the maximum density allowed for each category.

These parcel-level figures were then summarized by land use designation to estimate future citywide conditions. As previously noted, the estimated average permitted buildout from the City's Current General Plan is provided in Table 3 and Table 4, this information can also be found in the City's Current General Plan, Land Use Element (2007).

2.2 Current General Plan households: [dwelling units] x [occupancy rate]

The anticipated number of households was calculated by multiplying the total anticipated number of units (generally identified at slightly above the midpoint of the density range as noted in Table 3) by the housing occupancy rate. The housing occupancy rate assumed for the Current General Plan is consistent with that assumed by the 2007 General Plan: 95 percent (a 5% vacancy rate). A higher rate than the Existing Baseline Conditions was used for the current General Plan to estimate the theoretical number of occupied units if all households were full-time. More practically, the higher rate simulates higher occupancy levels during the peak season.

2.3 Current General Plan population: [households] x [persons per household]

The persons per household (pph) factor used to estimate the full-time population for the Current General Plan (2007) was 2.08 pph for single family homes and 1.78 pph for multi-family homes. The City of Palm Springs has seen a relatively stable pattern of average household size historically, fluctuating between 1.98 and 2.00 persons per household over the last 5 years. Due to the historic

stability, it is reasonable to assume that in the future, average household size in Palm Springs will remain relatively consistent.

2.4 Current General Plan non-residential building square footage: [parcel square footage] x [anticipated FAR]

Building intensities for non-residential uses are measured by floor area ratio (FAR). FAR refers to the ratio of the total floor area of a building (building footprint times number of building stories) to the total square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage. Palm Springs' non-residential designations include a maximum FAR. Because a parcel or group of parcels, especially in non-residential development, is often built at a lower intensity than allowed due to physical site constraints, zoning requirements, development regulations, and building product type, the anticipated FAR assigned to each non-residential designation was estimated below the maximum FAR for each category.

2.5 Current General Plan calculation of employment: [non-residential building square footage] / [employment generation factor]

Employment generation factors represent the average amount of building square footage typically required per employee and are customized based on the land use designation; dividing the nonresidential building square footage by the employment generation factor results in an estimate of the number of jobs at buildout. The resulting employment number represents a count of the total number of jobs associated with a given amount of building square footage. This includes both full- and part-time jobs and is not a full-time equivalent measure. To estimate employment that is projected to result from the development projected under the Current General Plan, the employment generation factors included in Table 2, *City of Palm Springs General Plan Update Employment Generation Rates*, were applied to estimate employment for buildout of the Current General Plan (2007).

TABLE 3. Current General Plan Estimated Maximum Permitted Development Buildout – Residential (From the 2007 General Plan)

Land Use Designation	Estimated Density (units per acre)	Acres	Dwelling Units	Persons per Household	Population	Hotel Rooms
Residential						
Estate Residential (0-2.0 du/ac)	1.5	1,731	2,571	2.08	4,892	
Very Low (2.1-4.0 du/ac)	3.5	2,654	9,411	2.08	18,608	
Low (4.1-6.0 du/ac)	5.25	1,031	5,414	2.08	10,696	
Medium (6.1-15 du/ac)	10	1,437	14,652	2.08/1.78	26,739	
High (15.1-30 du/ac)	20	582	12,192	1.78	20,742	3,047
Subtotal		*7,435*	*44,240*		*81,677*	*3,047*
Mixed Use						
Mixed/Multi-Use (15 du/ac)	12	330	1,648	2.08/1.78	2,987	
Central Business District (21-30 du/ac)	Varies	126	1,396	1.78	2,361	
Subtotal		*456*	*3,044*		*5,348*	
Open Space						
Mountain (1 du/40ac)	0.014	52,113	742	2.08	1,466	
Conservation (1 du/20ac)	0.05	1,284	64	2.08	127	
Desert (1 du/10ac)	0.1	4,305	402	2.08	588	
Subtotal		*57,702*	*1,208*		*2,181*	
Other						
Special Policy Areas (varies)	Varies	4,231	2,577	2.08	5,093	923
Small Hotel (10 du/ac; 15 rooms/ac)	10	67	337	1.78	650	501
Right-of-way		2,839				
Railroad		311				
Subtotal		*7,448*	*2,914*		*5,743*	*1,424*
TOTAL		**73,041**	**51,406**		**94,949**	**4,471**

TABLE 4. Current General Plan Estimated Maximum Permitted Development Buildout – Non-Residential (From the 2007 General Plan)

Land Use Designation	Maximum Intensity (FAR)	Estimated Intensity (FAR)	Acres	Square Footage	Hotel Rooms
Commercial					
Regional Commercial	0.5	0.28	165	2,006,574	
Neighborhood Community Commercial	0.35	0.25	186	2,023,086	
Tourist Resort Commercial	0.35 (43 rooms/ac)	0.28	507	4,352,025	7,406
Mixed Use					
Mixed/Multi-Use	0.5	Varies	330	2,138,873	300
Central Business District (CBD)	1.0	Varies	126	1,888,389	799
Employment Centers					
Regional Business Center	Comm - Off - Ind; 0.5 - 0.35 - 0.5	Varies	622	6,259,568	
Office	0.35	0.25	77	834,415	
Industrial	0.5	0.23	2,432	10,991,261	
Airport	N/A	0.05	652	1,419,377	
Institutional					
Public/Quasi-Public	0.35	0.35	117	1,637,935	
School	N/A	N/A	233		
Public Utilities	N/A	N/A	113		
Open Space					
Open Space – Parks & Recreation	N/A	N/A	1,517		
Open Space – Water	N/A	N/A	7,938		
TOTAL			**15,015**	**33,551,503**	**8,505**

TABLE 5. Current General Plan Land Use Designations and Potential for Development (Estimates Recalculated per Methodology Described in Part 2)

General Plan Land Use Designation	Total Acres	Residential				Non-Residential Employment							
		Total Units	Households	Population	Hotel Rooms	Building Square Footage	Total Jobs	Commercial	Office	Industrial	Institutional	Hotel	Open Space
Airport	654.67	-	-	-	-	1,425,880	900	-	-	-	900	-	-
Central Business District (21-30 du/ac; 1.0 FAR)	126.57	1,399	1,329	2,440	800	1,919,864	4,425	2,905	1,120	-	-	400	-
Estate Residential (0-2 du/ac)	1,640.65	2,461	2,338	4,863	-	-	-	-	-	-	-	-	-
High Density Residential (15.1-30 du/ac)	581.75	12,139	11,532	20,526	2,989	-	1,495	-	-	-	-	1,495	-
Industrial (0.5 FAR)	2,496.85	-	-	-	-	11,638,620	11,598	-	-	11,598	-	-	-
Low Density Residential (4.1-6 du/ac)	994.99	5,224	4,963	10,322	-	-	-	-	-	-	-	-	-
Medium Density Residential (6.1-15 du/ac)	1,417.99	14,180	13,471	25,999	-	-	-	-	-	-	-	-	-
Mixed Use (15 du/ac; 0.5 FAR)	324.06	1,693	1,609	2,991	252	2,072,962	3,799	1,993	1,089	505	86	126	-
Neighborhood Community Commercial (0.35 FAR)	184.75	-	-	-	-	2,011,898	4,024	4,024	-	-	-	-	-
Office (0.35 FAR)	77.39	-	-	-	-	842,776	2,809	-	2,809	-	-	-	-
Open Space – Conservation (1 du/20ac)	1,282.79	64	61	127	-	-	-	-	-	-	-	-	-
Open Space – Desert (1 du/10ac)	4,233.72	423	402	837	-	-	-	-	-	-	-	-	-
Open Space – Mountain (1 du/40ac)	51,763.78	737	700	1,457	-	-	-	-	-	-	-	-	-
Open Space – Parks and Recreation	1,361.65	-	-	-	-	-	681	-	-	-	-	-	681
Open Space – Water	7,792.02	-	-	-	-	-	-	-	-	-	-	-	-
Public / Quasi-Public (0.35 FAR)	109.81	-	-	-	-	1,674,110	2,214	-	-	-	2,214	-	-
Public Utilities	112.50	-	-	-	-	-	-	-	-	-	-	-	-
Regional Business Center (0.35 - 0.5 FAR)	595.51	-	-	-	-	6,368,360	11,349	3,632	3,243	4,475	-	-	-
Regional Commercial (0.5 FAR)	170.91	-	-	-	-	2,084,566	4,169	4,169	-	-	-	-	-
Right-of-way	2,992.69	-	-	-	-	-	-	-	-	-	-	-	-
Railroad	307.35	-	-	-	-	-	-	-	-	-	-	-	-
School	217.54	-	-	-	-	-	-	-	-	-	-	-	-
Small Hotel (10 du/ac; 15 rooms/ac)	64.88	324	308	549	487	-	243	-	-	-	-	244	-
Special Policy Areas (varies)	4,527.83	2,672	2,538	5,279	923	-	462	-	-	-	-	462	-
Tourist Resort Commercial (0.35 FAR; 43 room/ac)	506.57	-	-	-	7,599	4,304,996	7,946	4,146	-	-	-	3,800	-
Very Low Density Residential (2.1-4 du/ac)	2,783.98	9,744	9,257	19,254	-	-	-	-	-	-	-	-	-
Grand Total	**87,326.51**	**51,060**	**48,507**	**94,643**	**13,049**	**34,344,034**	**56,113**	**20,869**	**8,260**	**16,578**	**3,200**	**6,525**	**681**

TABLE 6. Current General Plan Land Use Buildout Assumptions (2007 General Plan)

General Plan Land Use Designation	Assumed Density (DU / acre)	Persons per Household	Vacancy Rate	Use Ratio							Floor Area Ratio				
				Residential	Commercial	Office	Industrial	Institutional	Hotel	Open Space	Commercial	Office	Industrial	Institutional	Hotel[1]
Airport								100%						0.05	
Estate Residential (0-2 du/ac)	1.5	2.08	0.05	100%											
Very Low Density Residential (2.1-4 du/ac)	3.5	2.08	0.05	100%											
Low Density Residential (4.1-6 du/ac)	5.25	2.08	0.05	100%											
Medium Density Residential (6.1-15 du/ac)	10	1.78/2.08	0.05	100%											
High Density Residential[2] (15.1-30 du/ac)	20	1.78	0.05	70%					30%						30
Mixed Use[3] (15 du/ac; 0.5 FAR)	12	1.78/2.08	0.05	*	*	*	*	*	*	*	*	*	*	*	*
Central Business District[4] (21-30 du/ac; 1.0 FAR)	Varies	1.78/2.08	0.05	*	*	*	*	*	*	*	*	*	*	*	*
Tourist Resort Commercial[5] (0.35 FAR; 43 rooms/ac)					50%				50%		0.28				30
Small Hotel (10 du/ac; 15 rooms/ac)	10	1.78	0.05	50%					50%						15
Neighborhood Community Commercial (0.35 FAR)					100%						0.25				
Regional Commercial (0.5 FAR)					100%						0.28				
Industrial[6] (0.5 FAR)							100%						0.23		
Office (0.35 FAR)						100%						0.25			
Regional Business Center (0.5 - 0.35 - 0.5 FAR)					25%	15%	60%				0.28	0.25	0.23		
Public / Quasi-Public (0.35 FAR)								100%						0.35	
School															
Public Utilities															
Open Space – Mountain (1 du/40ac)[7]	0.014	2.08	0.05	100%											
Open Space – Conservation (1 du/20ac)	0.05	2.08	0.05	100%											
Open Space – Desert (1 du/10ac)	0.1	2.08	0.05	100%											
Open Space - Park										100%					
Open Space - Water															
Special Policy Area[8] (varies)	0.288	2.08	0.05	100%											

Notes:

1. Hotel rooms per acre
2. High Density Residential (252.1 acres) in the Section 14 Specific Plan area calculated at 100% Residential and 30 dwelling units per acre.
3. Assumptions for Mixed Use areas were tailored to each Palm Springs Transportation Analysis Model Traffic Analysis Zone (PSTAM TAZ) and reflect the target land use ratios included in the Land Use Element. Additional information available upon request.
4. Assumptions for the Central Business District were tailored to each Palm Springs Transportation Analysis Model Traffic Analysis Zone (PSTAM TAZ). Additional information available upon request.
5. The Section 14 Specific Plan permits a maximum amount of non-residential development in the Tourist Resort Commercial designation (166.6 acres) independent of the assumptions identified above.
6. Industrial lands (1,570.8 acres) within the Wind Energy Overlay are calculated at 15% of the allowable intensity identified above.
7. Reduced assumed density accounts for undevelopable hillside with a slope greater than 30 degrees.
8. Special Policy Areas Palm Hills and Chino Cone permit a maximum number of residential units (574 and 300, respectively) and hotel/vacation units (653 and 0, respectively) independent of the assumptions identified above.

TABLE 7. Mixed Use Buildout Assumptions (2007 General Plan)

Mixed Use Area	Residential Use		Commercial Use		Office Use		Industrial Use		Other Use		Total Units	Total Population	Total Jobs
	Target Ratio	Factor[1]	Target Ratio	Factor[1]	Target Ratio	Factor[1]	Target Ratio	Factor[1]	Target Ratio	Factor[1]			
Artist Colony	40-60%	60%	20-35%	25%	15-25%	15%	-	-	-	-	340	623	568
Indian Canyon / San Rafael	15-25%	20%	15-25%	20%	-	-	55-65%	60%	-	-	168	309	696
Palm Canyon Drive / Sunny Dunes	15-20%	20%	30-50%	40%	30-50%	40%	-	-	-	-	145	246	957
Palm Springs Mall	25-35%	30%	40-50%	50%	25-35%	20%	-	-	-	-	105	178	527
Smoke Tree	30-60%	50%	40-70%	37%	-	-	-	-	-	13%	403	682	92
Uptown	30-40%	50%	30-40%	35%	20-30%	15%	-	-	-	-	391	717	632
Vista Chino / Sunrise	60-70%	65%	30-40%	35%	-	-	-	-	-	-	140	237	153
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,693**	**2,991**	**3,799**

Notes:
1.Use ratio applied to calculate buildout conditions.

Part 3: Proposed Land Use Plan Estimates

The GPSC's Proposed Land Use Plan estimates refer to the realistic future development anticipated to occur applying the recommended changes to the Land Use Plan proposed as part of the administrative update. Most parcels throughout the City are proposed to retain their current land use designation. The select parcels proposed for change are being done so for the following reasons:

- To better align with an existing or intended use that is not anticipated to change before the horizon year of the General Plan (2040)
- To reflect current ownership
- To implement the recommendations of the adopted Section 14 Specific Plan
- To reflect the relocation of the proposed College of the Desert campus out of the College Park Specific Plan Area, and to allow for residential, commercial and public/quasi-public uses at the previously proposed campus site
- To accommodate the City's 2021-2029 Regional Housing Needs Assessment allocation by prioritizing residential uses over a mix of potential uses in the Artist Colony area

The same set of assumptions were applied to all parcels in each given designation. The assumptions used to determine the projections for the Proposed Palm Springs Land Use Plan are documented in Tables 9 and 10.

3.1 Proposed Land Use Plan units: [parcel acreage] x [anticipated density for land use designations]

Dwelling unit projections were calculated by multiplying the total acreage of a given parcel by the anticipated density for its respective land use designation. These parcel-level figures were then summarized by land use designation to estimate future citywide conditions. The estimated average permitted buildout from the City's Proposed General Plan is provided in Table 9. Because a parcel or group of parcels is often built at a lower density than allowed due to physical site constraints, zoning requirements, development regulations, and building product type, the anticipated density assigned to each residential designation was estimated slightly below the maximum density allowed for each category.

3.1.a. Vacant areas and residential areas of change (where land uses were changed to allow higher density or a different mix of uses)

All vacant lots in residential land use categories were assumed to grow according to the anticipated density for that land use category. While areas where land uses were changed to allow higher density residential uses and/or a different mix of uses assumed that all parcels would grow according to the anticipated density. Dwelling unit growth projections for both were estimated by multiplying the acreage of each parcel by the anticipated density for different land use designations. The anticipated density for each land use designation is provided in Table 8. For parcels where a new residential development is proposed, the formulaic estimates were compared against the best available information to ensure the data accurately projects future conditions on the project site. The buildout estimates for the Proposed Land Use Plan are provided in Table 8.

3.1.b. Mixed- use areas (where the mix of preferred uses changed)

The proportion of uses were updated for mixed-use areas throughout the City in the Land Use Element to reflect adjustments to the target ratio of land uses recommended based on changes

in market conditions and priorities identified by the General Plan Steering Committee. The Proposed Plan also reflects changes to the boundaries of the Smoke Tree mixed-use area, which in the current General Plan comprises two distinct areas of mixed-use designated parcels located along East Palm Canyon Drive between Sunrise Way and the City's boundary with Cathedral City. In the Proposed Land Use Plan, the mixed-use area located between Sunrise Way and Barona Road is retained as Smoke Tree and the mixed-use area between Palm Hills Road and the boundary with Cathedral City is renamed as Palm Canyon East Gateway.

For each area containing residential development, the total acreage was multiplied by the proportional share of residential use to arrive at the approximate acreage reserved for dwelling units. That residential acreage was then multiplied by the anticipated density to finally arrive at the number of units anticipated at buildout. The factors used to estimate buildout for each area can be found in Table 10.

3.1.c. Accessory Dwelling Units (ADUs):

Per regulations set forth in the City's municipal code, accessory dwelling units are generally permitted in one of two ways: through a standalone building permit or a combination of ADU permit and building permit. Prior to 2017, the City approved roughly 12 ADU's each year. Following the passage of SB 1069, that number increased to 20 and is anticipated to increase slowly but steadily moving forward. During the 2021-2029 RHNA planning period, the City reasonably expects to permit approximately 340 additional ADU's. Extrapolating this figure over the General Plan horizon, the number of permitted ADU's could reach 850. The ADU's were distributed to TAZ's that contained Very Low- and Low-Density Residential land, based on each TAZ's proportion of citywide Very Low- and Low-Density Residential acreage.

3.2 Proposed Land Use Plan households: [units] x [occupancy rate]

The housing occupancy rate assumed for the Proposed Land Use Plan(s) is consistent with that assumed for the Current General Plan: 95 percent based on data from the 2020 DOF, as noted in Part 1. The higher rate was also used because it estimates the theoretical number of occupied units if all households were full-time. More practically, the higher rate simulates elevated occupancy during the peak season.

3.3 Proposed Land Use Plan population: [households] x [persons per household]

Since 2010, the City of Palm Springs has maintained a stable average household size, hovering between 1.99 and 2.05 over the past 5 years. It is reasonable to assume that in the future average household size in Palm Springs will largely reflect the existing household size. Based on data from the 2020 CA DOF information noted in Part 1, the persons per household (pph) factor used to estimate population for the Proposed Land Use Plan(s) is 2.0 pph for all dwelling unit types. Table 8 at the end of this document shows the total anticipated population at the horizon year for the buildout of the Proposed Land Use Plan (2040). These figures assume almost all units are occupied full-time.

3.4 Proposed Land Use Plan non-residential building square footage: [parcel square footage] x [anticipated intensity]

Building intensities for non-residential uses are measured by floor area ratio (FAR). FAR refers to the ratio of the total floor area of a building (building footprint times number of building stories) to the total square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage. Palm Springs' non-residential designations include a maximum FAR. Because a parcel or group of parcels, especially in non-residential development, is often built at a lower intensity than allowed due to physical site constraints, zoning requirements, development regulations, and

building product type, the anticipated FAR assigned to each non-residential designation was estimated below the maximum FAR for each category.

3.4.a. Vacant areas and non-residential areas of change

Non-residential square footage projections for vacant and non-residential areas were estimated by multiplying the square footage of each parcel by the anticipated FAR for the respective land use designations. For parcels where a new non-residential development is proposed, the formulaic estimates were compared against the best available information to ensure the data accurately projects future conditions on the project site. The buildout estimates for the Proposed Land Use Plan(s) are provided in Table 8.

3.4.b. Mixed- use areas (where the mix of preferred uses changed)

To estimate the potential building square footage, this methodology assumed that new projects would develop at a similar density or intensity to the existing and approved projects within each area, as defined by the area specific anticipated use ratios and FAR. Non-residential square footage was estimated by multiplying the square footage of each parcel by the anticipated FAR for each area. The resulting square footage was multiplied by the corresponding target use ratios to determine the appropriate square footage for each use type. The buildout estimates for the Proposed Land Use Plan are provided Table 8. The factors used to estimate buildout for each area can be found in Table 10.

3.5 Proposed Land Use Plan calculation of employment: [non-residential building square footage] / [employment generation factor]

Employment generation factors represent the average amount of building square footage typically required per employee and are customized based on the land use designation; dividing the nonresidential building square footage by the employment generation factor results in an estimate of the number of jobs at buildout. The resulting employment number represents a count of the total number of jobs associated with a given amount of building square footage. This includes both full- and part-time jobs and is not a full-time equivalent measure. The City does not anticipate an intensification of employment during the planning period, therefore the same factors used to the Existing and Current General Plan figures (Table 2) have been applied to estimate employment for buildout of the Proposed Land Use Plan.

3.6 Existing non-conforming uses

Existing non-conforming uses are parcels of land within a city's jurisdiction that contain uses or activities that are not consistent with the parcel's designated land use or prescribed density or intensity (according to the Current General Plan Land Use Map/Element). Some parcels may have conformed to the Current General Plan at one time, but then became non-conforming land uses if the parcel's land use designation was changed during a prior update to the Land Use Element. Some examples of non-conforming uses may include commercial businesses operating on a residential property, an apartment building within a commercial-only land use designation, or homes built to a higher density than what is allowed on the site.

For the Proposed Land Use Plan, the City of Palm Springs has elected to update the land use designation for some of the City's non-conforming parcels' that clearly stood out as unlikely to transition to new uses during the horizon period of the updated General Plan (2040).

TABLE 8. Proposed General Plan Land Use Designations and Potential for Development (Estimates calculated per Methodology Described in Part 3)

General Plan Land Use Designation	Total Acres	Residential				Non-Residential Employment							
		Total Units	Households	Population	Hotel Rooms	Building Square Footage	Total Jobs	Commercial	Office	Industrial	Institutional	Hotel	Open Space
Airport	654.67	-	-	-	-	1,425,880	900	-	-	-	900	-	-
Central Business District (21-30 du/ac; 1.0 FAR)	111.73	1,399	1,329	2,440	635	1,808,277	4,155	2,718	1,120	-	-	318	-
Estate Residential (0-2 du/ac)	1,577.74	2,367	2,248	4,676	-	-	-	-	-	-	-	-	-
High Density Residential (15.1-30 du/ac)	586.80	12,209	11,599	20,646	3,035	-	1,517	-	-	-	-	1,518	-
Industrial (0.35 FAR)	2,496.85	-	-	-	-	11,638,620	11,598	-	-	11,598	-	-	-
Low Density Residential[1] (4-6.1 du/ac)	1,005.38	6,128	5,014	10,430	-	-	-	-	-	-	-	-	-
Medium Density Residential (6.1-15 du/ac)	1,528.70	15,287	14,523	28,029	-	-	-	-	-	-	-	-	-
Mixed Use (15 du/ac; 0.5 FAR)	311.88	1,666	1,583	2,928	57	2,111,631	4,135	2,947	643	435	81	29	-
Neighborhood Community Commercial (0.35 FAR)	187.15	-	-	-	-	2,038,045	4,076	4,076	-	-	-	-	-
Office (0.35 FAR)	73.02	-	-	-	-	795,138	2,650	-	2,650	-	-	-	-
Open Space – Conservation (1 du/20ac)	1,282.79	64	61	127	-	-	-	-	-	-	-	-	-
Open Space – Desert (1 du/10ac)	4,351.62	435	413	860	-	-	-	-	-	-	-	-	-
Open Space – Mountain (1 du/40ac)	51,792.78	738	701	1,457	-	-	-	-	-	-	-	-	-
Open Space – Parks and Recreation	1,336.36	-	-	-	-	-	668	-	-	-	-	-	668
Open Space – Water	7,692.30	-	-	-	-	-	-	-	-	-	-	-	-
Public / Quasi-Public (0.35 FAR)	128.89	-	-	-	-	1,965,005	2,599	-	-	-	2,599	-	-
Public Utilities	117.58	-	-	-	-	-	-	-	-	-	-	-	-
Regional Business Center (0.5 - 0.35 - 0.5 FAR)	595.51	-	-	-	-	6,368,360	11,349	3,632	3,243	4,475	-	-	-
Regional Commercial (0.5 FAR)	170.91	-	-	-	-	2,084,566	4,169	4,169	-	-	-	-	-
Right-of-way	2,992.69	-	-	-	-	-	-	-	-	-	-	-	-
Railroad	307.35	-	-	-	-	-	-	-	-	-	-	-	-
School	106.11	-	-	-	-	-	-	-	-	-	-	-	-
Small Hotel (10 du/ac)	64.88	487	462	823	487	-	243	-	-	-	-	244	-
Special Policy Areas (varies)	4,527.83	2,672	2,538	5,279	923	-	462	-	-	-	-	462	-
Tourist Resort Commercial (0.35 FAR; 43 rooms/ac)	535.58	3,321	3,155	5,615	8,034	3,131,899	5,817	1,800	-	-	-	4,017	-
Very Low Density Residential (2.1-4 du/ac)	2,789.42	9,763	9,275	19,292	-	-	-	-	-	-	-	-	-
Grand Total	**87,326.51**	**54,578**	**51,850**	**100,729**	**13,170**	**33,367,423**	**54,339**	**19,342**	**7,656**	**16,507**	**3,581**	**6,585**	**668**

Notes:

1. Includes 850 Accessory Dwelling Units

TABLE 9. Proposed General Plan Land Use Buildout Assumptions

General Plan Land Use Designation	Assumed Density (DU / acre)	Persons per Household	Vacancy Rate	Use Ratio							Floor Area Ratio				
				Residential	Commercial	Office	Industrial	Institutional	Hotel	Open Space	Commercial	Office	Industrial	Institutional	Hotel[1]
Airport								100%						0.05	
Estate Residential (0-2 du/ac)	1.5	2.08	0.05	100%											
Very Low Density Residential (2.1-4 du/ac)	3.5	2.08	0.05	100%											
Low Density Residential (4.1-6 du/ac)	5.25	2.08	0.05	100%											
Medium Density Residential (6.1-15 du/ac)	10	1.78/2.08	0.05	100%											
High Density Residential[2] (15.1-30 du/ac)	20	1.78	0.05	70%					30%						30
Mixed Use[3] (15 u/ac; 0.5 FAR)	12	1.78/2.08	0.05	*	*	*	*	*	*	*	*	*	*	*	*
Central Business District[4] (21-30 du/ac; 1.0 FAR)	Varies	1.78/2.08	0.05	*	*	*	*	*	*	*	*	*	*	*	*
Tourist Resort Commercial[5] (0.35 FAR; 43 room/ac)	20	1.78	0.05	30%	20%				50%		0.28				30
Small Hotel (10 du/ac)	15	1.78	0.05	50%					50%						15
Neighborhood Community Commercial (0.35 FAR)					100%						0.25				
Regional Commercial (0.5 FAR)					100%						0.28				
Industrial[6] (0.5 FAR)							100%						0.23		
Office (0.35 FAR)						100%						0.25			
Regional Business Center (0.5 - 0.35 - 0.5 FAR)					25%	15%	60%				0.28	0.25	0.23		
Public / Quasi-Public (0.35 FAR)								100%						0.35	
School															
Public Utilities															
Open Space – Mountain (1 du/40ac)[7]	0.014	2.08	0.05	100%											
Open Space – Conservation (1 du/20ac)	0.05	2.08	0.05	100%											
Open Space – Desert (1 du/10ac)	0.1	2.08	0.05	100%											
Open Space - Park										100%					
Open Space - Water															
Special Policy Area[8] (varies)	0.288	2.08	0.05	100%											

Notes:

1. Hotel rooms per acre
2. High Density Residential (252.1 acres) in the Section 14 Specific Plan area calculated at 100% Residential and 30 dwelling units per acre.
3. Assumptions for Mixed Use areas were tailored to each Palm Springs Transportation Analysis Model Traffic Analysis Zone (PSTAM TAZ) and reflect the target land use ratios included in the Land Use Element. Additional information regarding the mix of uses and assumptions can be found in Table 10.
4. Assumptions for the Central Business District were tailored to each Palm Springs Transportation Analysis Model Traffic Analysis Zone (PSTAM TAZ). Additional information available upon request.
5. The Section 14 Specific Plan permits a maximum amount of non-residential development in the Tourist Resort Commercial designation (166.6 acres) independent of the assumptions identified above.
6. Industrial lands (1,570.8 acres) within the Wind Energy Overlay are calculated at 15% of the allowable intensity identified above.
7. Reduced assumed density accounts for undevelopable hillside with a slope greater than 30 degrees.
8. Special Policy Areas Palm Hills and Chino Cone permit a maximum number of residential units (574 and 300, respectively) and hotel/vacation units (653 and 0, respectively) independent of the assumptions identified above.

TABLE 10. Mixed Use Buildout Assumptions (Proposed General Plan)

Mixed Use Area	Residential Use		Commercial Use		Office Use		Industrial Use		Other Use		Total Units	Total Population	Total Jobs
	Target Ratio	Factor[1]	Target Ratio	Factor[1]	Target Ratio	Factor[1]	Target Ratio	Factor[1]	Target Ratio	Factor[1]			
Artist Colony	40-60%	60%	20-35%	25%	15-25%	15%	-	-	-	-	263	483	457
Higher Education Campus	-	-	-	-	-	-	-	-	100%	100%	105	178	527
Indian Canyon / San Rafael Drive	15-25%	20%	25-35%	30%	-	-	40-50%	50%	-	-	168	309	762
Palm Canyon Drive / Sunny Dunes	40-60%	50%	-	-	-	-	-	-	40-60%	50%	363	614	512
Smoke Tree	30-40%	40%	60-70%	60%	-	-	-	-	-	-	237	400	781
Palm Canyon East Gateway	40-60%	50%	40-60%	50%	-	-	-	-	-	-	91	154	145
Uptown	30-40%	40%	30-40%	35%	20-30%	25%	-	-	-	-	341	626	753
Vista Chino / Sunrise Way	40-60%	45%	40-60%	45%	-	-	-	-	10-20%	10%	97	164	197
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,666**	**2,928**	**4,135**

Notes:
1.Use ratio applied to calculate buildout conditions.

Northwest Portion of The City of Palm Springs

Proposed General Plan Areas of Change

Number	Acreage	Change Note
1	15.2	Align with City border
2	17.6	Align to watercourse
3	226.8	Align to toe of slope
4	46.4	Align to toe of slope
5	761.4	Align to watercourse
6	1228.3	Align to top of slope and Alluvial fan areas
7	0.9	Align to top of slope
8	2.8	Alignment adjustment to remove residential from OS-W
9	19.3	Align to remove vacated street
10	237.9	Align to remove ROW within airport boundary
11	27.3	Align to updated assessor parcels
12	5.1	Align to city boundary
13	106.4	Align to top of slope
14	160.7	Align to mountain and valley
15	14.4	Align to new parcels
16	41.6	Align to watercourse
17	298.9	Align to city boundary
18	9.1	Align to parcel configuration
19	269.2	Align with Zoning
20	3664.0	Align to watercourse and 100-year floodplain
21	7.9	Align to updated assessor parcels
22a	110.8	LU: School to MDR
22b	2.5	LU: School to NCC
22c	12.1	LU: School to HDR
22d	1.0	LU: School to Public/Quasi-Public
23	0.3	LU: OS-P to VLDR (current use)
24	7.0	LU: OS-P to P/U (reflect ownership)
25	5.4	LU: MU to MDR (current use)
26	7.0	LU: ER to VLDR (current use)
27a	0.7	LU: MU to MDR (RHNA site)
27b	7.0	LU: MU to HDR (RHNA site)
28	0.6	LU: SCH to NCC (current use)
29	0.5	LU: O to VLDR (current use)
30a	3.7	LU: O to TRC & MDR (current use)
30b	1.0	LU: O to LDR and MDR (current use)
31	2.8	LU: MDR to TRC (per Section 14 SP)
32a	5.4	LU: TRC to NCC (reflect current/intended use)
32b	2.7	LU: TRC to P/QP (reflect current/intended use)
33	0.9	LU: O to HDR (current use)
34	7.3	LU: TRC to NCC (per Section 14 SP)
35	18.9	LU: CBD and P/QP to TRC (per Section 14 SP)
36	1.9	LU: CBD to OSP
37	0.3	LU: OS-W to HDR (align to current use)
38	2.1	LU: O to HDR (current use)
39	2.3	LU: VLDR to HDR (current use)
40	20.4	LU: OS-P to P/QP (current use)
41	13.7	LU: ER to LDR (current use/density)
42	3.5	LU: NCC to TRC (current use)
43	4.6	LU: HDR to MDR (current density)
44	1.9	LU: P/U to OS-M (current ownership)
45	0.5	Align to updated assessor parcels
46	0.1	Align to updated assessor parcels
47	1.8	Align to updated parcels, LU: HDR to OS-W
48	1.9	Align to updated assessor parcels

General Plan Land Use is visible where the General Plan Category has changed or there is a modification of the General Plan boundary.

- Palm Springs City Limits
- Palm Springs Sphere of Influence
- Railroad
- Adjacent City Limits

Proposed General Plan Land Use

- ER Estate Residential (0 - 2.0 du/ac)
- VLDR Very Low Density Residential (2.1 - 4.0 du/ac)
- LDR Low Density Residential (4.1 - 6.0 du/ac)
- MDR Medium Density Residential (6.1 - 15.0 du/ac)
- HDR High Density Residential (15.1 - 30.0 du/ac)
- SH Small Hotel
- TRC Tourist Resort Commercial
- NCC Neighborhood/Community Commercial
- CBD Central Business District
- RC Regional Commercial
- MU Mixed Use
- O Office
- IND Industrial
- RBC Regional Business Center
- P/QP Public/Quasi-Public
- Sch School
- P/U Public/Utilites
- A Airport
- OS-M Open Space Mountain (1 du/40 ac)
- OS-C Open Space Conservation (1 du/20 ac)
- OS-D Open Space Desert (1 du/10 ac)
- OS-P Open Space Parks/Recreation
- OS-W Open Space Water
- SPA Special Policy Area
- RR Railroad

0 0.5 1 2 Miles

Date: 6/24/2021 0 500 1,000 2,000 3,000 4,000 5,000 6,000 Feet

Palm Springs General Plan

Recommended revisions to Land Use Definitions and Descriptions in the General Plan

(Draft 062921)

P 2-5

Medium Density Residential (6.1–15.0 dwelling units per acre). This residential land use category accommodates a range of residential housing types, including single-family attached, single-family detached, patio homes, duplexes, townhomes, multiple-family, and mobilehome projects. Hotels and motels are also permitted so long as they are consistent with the scale and character of the surrounding neighborhoods and do not create significant design, parking, or traffic impacts to the surrounding residential neighborhood.

High Density Residential (15.1–30 dwelling units per acre). Typical development in this category would include duplexes, townhomes, and apartments. Hotels and motels are also permitted ~~up to 43 rooms per net acre (up to 86 rooms per net acre permitted on Indian Land)~~ as long as they are consistent with the design and character of the surrounding neighborhoods and do not create significant design, parking, or traffic impacts to the surrounding residential neighborhood.

P 2-6

Tourist Resort Commercial (0.35 FAR for stand-alone commercial uses; 43 hotel rooms per net acre; 86 rooms per net acre on Indian Land). This land use designation provides for large-scale resort hotels and timeshares including a broad range of convenience, fitness, spa, retail, and entertainment uses principally serving resort clientele. Commercial recreation and entertainment facilities, such as convention centers, museums, indoor and outdoor theatres, and water parks are included in this designation, but should be designed to be compatible with neighboring development. Tourist Resort Commercial facilities are most appropriate in the Palm Canyon Drive and Tahquitz Canyon Drive corridors. It is intended that the primary use in any Tourist Resort Commercial area shall be hotel/tourist-related uses; if residential uses are proposed within the Tourist Commercial Designation (timeshares, condominiums, etc.) they shall be a secondary use ancillary to the proposed hotel uses and shall not exceed a maximum of 30 dwelling units per acre. Permanent residential uses and commercial activities are allowed with the approval of a Conditional Use Permit~~subject to approval of a planned development district~~.

Small Hotel Resort Commercial (~~15 hotel rooms per net acre;~~ 10 dwelling units per acre). This designation applies to areas with smaller-scale, boutique type hotels that are typically found in the Warm Sands and Tennis Club neighborhoods. It is intended that the tourist resort character of these neighborhoods be preserved; as a result, new residential uses or conversion of small hotels to residential uses are permitted as long as they comply with the conversion requirements outlined within the City's Zoning Code. If damaged or remodeled, existing properties (defined as constructed prior to the adoption of the General Plan update) in this designation that exceed 10 dwelling units per acre may be rebuilt to their historic density and will not be considered non-conforming so long as they are rebuilt at the same scale as the original structures and meet design and massing criteria compatible with the

surrounding area. Stand-alone retail and commercial uses are not permitted in this land use designation. Ancillary commercial uses such as a gift shop associated with a small hotel use are allowed.

P 2-7

Central Business District (1.0 FAR; 21–30 dwelling units per acre). Bounded approximately by Ramon Road, Calle Encilia, Alejo Road and Belardo Road, the Central Business District designation allows for a mix of commercial, residential, and office uses at a higher concentration, density, and intensity than in other areas of the City. The CBD serves as the main activity center and cultural core of the community and, as such, theatres, museums, retail, and other entertainment venues are encouraged here. Uses such as grocery stores, hardware stores, and convenience or pharmacy stores that provide services to the Downtown's residential population are also encouraged. The Central Business District is subdivided into zones or areas that provide for diversity in development standards and land use intensities. These subareas are defined in Appendix A, Downtown Urban Design Plan. Examples include the gateways into Downtown, Downtown Central Core, and the Downtown Outer Core. The Downtown Central Core (roughly bounded by Amado Road, Tahquitz Canyon Way, Museum Drive, and Indian Canyon Drive) and the Gateway areas (at roughly the north and south ends of the CBD) may be developed with a maximum FAR of 3.5. If projects in these areas provide substantial public spaces or plazas, an FAR of up to 4.0 may be developed upon approval of a ~~Planned Development District or~~ Specific Plan. The Downtown Central Core may also accommodate up to 70 dwelling units per acre for residential or hotel uses if a ~~Planned Development District or~~ Specific Plan is prepared and approved. Mixed use residential projects contributing 50 or more units or 50% of the proposed units, whichever is greater, towards meeting the City's affordable housing goals may developed at a maximum density of 70 dwelling units per acre and an FAR of up to 4.0.

Mixed-Uu~~u~~se~~/Multi-use~~ (Maximum of 15 dwelling units per acre for residential uses and a maximum 0.50 FAR for nonresidential uses). Specific uses intended in these areas include community-serving retail com-mercial, professional offices, service businesses, restaurants, daycare centers, public and quasi-public uses. Residential development at a maximum density of 15 units per acre is permitted; ~~planned development districts~~ affordable housing projects contributing 50 or more units or 50% of the units, whichever is greater, towards meeting the City's affordable housing goals may allow residential densities up to 30 du/acre ~~and also ensure that all proposed uses are properly integrated and allow the implementation of development standards that are customized to each site~~. Mixing of uses can occur vertically within a building *or* horizontally within a mixed-use area. Descriptions of the function and preferred mix of uses in each of the City's eight mixed-use areas can be found on pages 2-30 through 2-33 of the Land Use Element.

P 2-10

Mountain (1 dwelling unit per 40 acres). Mountain areas are generally defined as the sloping areas located above the toe of the slope. Mountain areas generally consist of steep slopes; any areas in parcels in excess of a 30 percent slope may not be used for development or for purposes of calculating density except for purposes of density transfer where (a) a portion of the subject parcel also lies within an area designated for residential use or is otherwise suitable for residential development, and all the

extra units allowed can be appropriately placed in these areas and (b) the area not used for residential development is dedicated for open space purposes to the City of Palm Springs or other appropriate accepting agency approved by the City. Off-site density transfer may also be allowed if it can be demonstrated that the additional density can be absorbed by the host site. Density transfers shall be subject to the approval of a development agreement~~planned development district~~. This designation is very similar to the Open Space–Conservation designation with one exception—residential densities within this area will be applied at one dwelling unit per each 40 acres.

P 2-30

MIXED~~/MULTI~~-USE AREAS

The introduction of mixed-use ~~and multi-use~~ development, if properly implemented, can add vitality, sociability, and land use efficiency to a City. The mixed~~/multi~~-use areas identified on the Land Use Plan are intended to function differently than the typical patterns of segregated uses in that the distribution of uses is generally more concentrated, and uses are also generally mixed either vertically or horizontally within any given area~~property~~. The mixed-use designation is intended to provide flexibility in land use options to promote growth and development in strategic locations. In general, these special places are envisioned to be pedestrian friendly with higher densities and intensities than the typical patterns of segregated uses. The mixed-use designation provides the City with the ability and authority to be more proactive in land use decisions for focused areas where new growth and development is desired. The flexibility built into the mixed-use designation increases the potential to attract quality developments that will benefit the City.

Buildings with a vertical ~~M~~mix~~ed~~ of use~~s projects~~ often contain retail or office uses on the ground floor with commercial, office, or residential uses on the floors above. ~~Multi-use projects, which lend themselves more to stand-alone horizontal development with adjacent differing uses, are better suited to larger parcels.~~ Areas with a horizontal mix of uses~~They~~ are most successful when unified by common design themes and tied together by a series of plazas and pedestrian promenades. The mix of uses should promote civic activity, define neighborhood character, and provide places for people to meet and socialize, enhancing the area's overall quality of life. These areas are intended to provide services and distinct gathering places and activity centers for surrounding neighborhoods and businesses. Introduction of mixed~~ and multi~~-use development should be targeted for vacant and underperforming sites or areas where the City wants to create a stronger concentration of activity. The scale, size, and mixture of uses in these areas will vary based upon the character of the surrounding areas. Each district has its own special character and identity and plays a unique role in the community; the intent is to have the districts complement each other, not compete with each other.

As most of the mixed-use areas identified on the Land Use Plan are proposed along prominent corridors, the introduction of residential uses should be carefully designed to enhance the functionality and aesthetic appearance of the corridor while creating a livable, high-quality housing opportunity. Midblock corridor residential designs are encouraged in projects that apply a mixed~~ulti~~-use approach to infill. Site planning and landscape design in mixed-use areas should incorporate pedestrian-oriented amenities, including walkway connections, outdoor seating areas, and/or food courts. Integrated

interior and exterior spaces are also encouraged. Designs should incorporate shade trees, shade structures, small fountains, misters, and similar techniques that make outdoor areas comfortable year-round. More detailed policy guidance related to corridor residential development can be found in the Community Design Element.

The application of mixed~~/multi~~-use strategies are most appropriate for:

- Vacant parcels within existing development that are suitable for such development;
- Existing development that can be redesigned to become more contemporary and functional in its use of the land;
- Existing development that can be intensified or rehabilitated to become more productive;
- Existing uses that can be removed, replaced, and redeveloped; or A combination for these strategies where properties are characterized by a mix of suitable conditions.

Several of these conditions are found along Palm Canyon Drive and in the northern part of the City. While much of the City is already built out, these areas provide the City with opportunities to facilitate the redevelopment and revitalization of underutilized properties and development of vacant lands. This General Plan specifies eight~~seven~~ areas where the mixed~~/multi~~-use designation will apply. Following are descriptions of those areas, and the mix of uses that is envisioned for each.

While the density and intensity standards identified for the mixed-use designation provide a good level of flexibility, projects proposed in mixed-use areas must demonstrate consistency with the intent of the mixed-use designation for the specific district in which they are located. If the project does not support the intent of the designation, a general plan amendment to a single-use designation may be required. Development in mixed-use areas may be implemented by a Specific Plan or through conventional zoning designations. The intent and scale of each mixed-use designation is unique. Table 2-3 illustrates the preferred mix of uses (by total land area, not individual parcels) by district. While this ratio of uses should be used as a target to help guide development, the ultimate composition of each area may vary in response to market conditions and as they evolve.

TABLE 2-3 PREFERRED LAND USE MIX FOR MIXED-USE AREAS

MMU District	Residential	Commercial	Office	Industrial	Other
Indian Canyon Drive and San Rafael Drive	15-25%	25-35%	-	40-50%	-
Artist Colony	40-60%	20-35%	15-25%	-	-
Uptown	30-40%	30-40%	20-30%	-	-
Vista Chino and Sunrise Way	30-40%	40-50%	-	-	10-20%[1]

[1] Public/Quasi-Public

Palm Canyon Drive and Sunny Dunes Road	40-60%	-	-	-	40-60%[2]
Smoke Tree	30-40%	60-70%	-	-	-
Palm Canyon East Gateway	40-60%	40-60%	-	-	-
Higher Education Campus	-	-	-	-	20-40%[3] 60-80%[4]

[2] Combination of Commercial and Office
[3] Combination of Commercial and Office
[4] School and associated uses for educational purposes

Indian Canyon Drive and San Rafael Drive

The northwest corner of Indian Canyon Drive and San Rafael Drive is characterized by a collection of small industrial businesses, multifamily residential uses and several vacant parcels. This area provides a prime opportunity to introduce a mixed-use area that contains uses that would be complementary to a new residential neighborhood ~~and supported by a higher education campus~~, which is proposed a block north of this area. Local residents would like to see more neighborhood-serving commercial uses in lieu of additional industrial development.

Preferred mix of uses: 40~~55~~–50~~65~~ percent industrial, 15–25 percent residential, 25~~15~~–35~~25~~ percent commercial

Artist Colony

The north end of Palm Canyon Drive is characterized by a series of underutilized and vacant commercial centers that, at first glance, provide a deteriorating image of the City as visitors travel toward Downtown. Overall, the northern end of the City lacks distinct gathering places, with residents and businesses relying mainly upon Downtown to serve this need. The Artist Colony provides a prime opportunity to introduce housing along the Palm Canyon Drive corridor and to provide much needed neighborhood-serving commercial uses and gathering spaces.

Preferred mix of uses: 40–60 percent residential, 15–25 percent office, 20–35 percent commercial

Uptown

Immediately north of the Downtown, the Uptown mixed~~/multi~~-use area is located along North Palm Canyon Drive and North Indian Canyon Drive, north of Alejo, south of Via Escuela. A collection of art galleries and boutiques are located here, along with medical and professional office uses. A more vibrant retail/commercial area serving the needs of the adjacent desirable residential neighborhoods of Las Palmas, Vista Las Palmas, Movie Colony, and Ruth Hardy Park are needed in this area.
A concentrated mix of uses here could stimulate activity and create a sense of place by connecting new residential uses with the nearby medical offices, including the Desert Resort Regional Medical Center, and specialty shopping in the Heritage District. The primary purpose of a mixed-use center in the Uptown area is to generate a synergy between complementary uses that can ultimately result in a gathering place for residents and businesses in the northern end of the City.

Preferred mix of uses: 30–40 percent residential, 30–40 percent commercial, 20–30 percent office

Vista Chino and Sunrise Way

This corner is surrounded by an established single-family neighborhood to the north and west, and neighborhood commercial uses to the east and south. Smaller-scale, neighborhood-serving, commercial development integrated with a unique residential opportunity is envisioned for the northern position of this site, providing a gathering place within walking distance for the residents living in the adjacent neighborhoods. The expanded Campus of the Desert Aids Project (DAP), including commercial, medical (public/quasi-public), residential and social services, is envisioned for the portion of the site south of Vista Chino. The character and scale of this mixed-use area is smaller than those along Palm Canyon Drive; building design should maintain a lower profile consistent with the heights of the adjacent uses.

Preferred mix of uses: 3060–4070 percent residential, 4030–5040 percent commercial, 10-20 percent public/quasi public medical uses.

Palm Canyon Drive and Sunny Dunes Road

The Sunny Dunes and Palm Canyon Drive mixed/multi-use area currently contains scattered commercial uses and large vacant parcels. Different from the mixed/multi-use areas identified above, the Palm Canyon Drive and Sunny Dunes Road area is envisioned as a mixed-use area creating an office, retail, and residential node just south of Downtown. This mix of uses will complement the hotel uses along East Palm Canyon Drive by providing a concentrated commercial and office base in close proximity to visitor accommodations.

Preferred mix of uses: 4030–650 percent commercial/, 30–50 percent office; 40-6015–20 percent residential

Smoke Tree

The Smoke Tree mixed-use area is located along East Palm Canyon Drive, between Sunrise Way and Barona Roadthe city limits. Smoke Tree is ideally located to serve the needs of surrounding residential neighborhoods, and is characterized by its intimate scale, pedestrian orientation, and vibrant human activity. The purpose of this area is to create a unique mixed-use center characterized by pedestrian-oriented retail shops, restaurants, hotel facilities, and multifamily residential uses. Vacant and underutilized parcels, such as the former Coco's provide opportunities for multifamily residential infill development.

Preferred mix of uses: 30–460 percent residential uses, 620–740 percent resort commercial, 20–40 percent neighborhood percent commercial

Palm Canyon East Gateway

The parcels on the south side of Palm Canyon Drive between Palm Hills Road and the city boundary provide an opportunity for an iconic mixed-use development that serves as a gateway to the City. The General Plan envisions a mix of commercial and residential uses of modest scale that respects the natural features of the site and surrounding area.

Preferred mix of uses: 40–60 percent residential uses, 40–60 percent commercial

Higher Education CampusPalm Springs Mall

Located along one of the City's most visible corridors, the site of the former Palm Springs Mall presents an opportunity to inject new vitality along Tahquitz Canyon Way, which serves as the City's most important east-west corridor linking Downtown and the Airport. As the future home of a campus for the College of the Desert and ancillary uses, As a mixed/multi-use area comprised of residential, office, and commercial uses, it is envisioned that this node will provide an opportunity for more efficient use of an underutilized commercial site that can complement the civic and office uses currently existing along the corridor. A restaurant, hotel or commercial operated by the school and used for instructional purposes shall count towards the ratio of school and associated uses.

Preferred mix of uses: ~~25–35 percent residential, 25–35 percent office,~~ 20-40~~40–50~~ percent commercial/office, 60-80 percent school and associated uses

Northwest Portion of The City of Palm Springs

Proposed General Plan Land Use

- Palm Springs City Limits
- Palm Springs Sphere of Influence
- Railroad
- Adjacent City Limits

Proposed General Plan Land Use

- ER Estate Residential (0 - 2.0 du/ac)
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- LDR Low Density Residential (4.1 - 6.0 du/ac)
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- HDR High Density Residential (15.1 - 30.0 du/ac)
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- NCC Neighborhood/Community Commercial
- CBD Central Business District
- RC Regional Commercial
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- OS-C Open Space Conservation (1 du/20 ac)
- OS-D Open Space Desert (1 du/10 ac)
- OS-P Open Space Parks/Recreation
- OS-W Open Space Water
- SPA Special Policy Area
- RR Railroad
- ROW

0 0.5 1 2 Miles

Date: 4/15/2021 0 500 1,000 2,000 3,000 4,000 5,000 6,000 Feet

Palm Springs General Plan