

Bel Air Greens Subdivision, Palm Springs

Project Justification Letter
General Plan Amendment

October 29, 2021

Submitted on behalf of the applicant:
Tommy Jacobs' Bel Air Greens, L.P. (Applicant)
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Project Setting:

The Bel Air Greens Residences at Palm Springs project ("Bel Air Greens" or "Project") will be located at the former Tommy Jacobs' Bel Air Greens Golf Course (located west and north of the terminus of Mesquite Avenue, west of Compadre Road, east of El Cielo Road, and south of Sunny Dunes Road as shown in Exhibit A below). The property is currently vacant. The economic viability of the former commercial recreational use no longer exists, consequently, the Leaseholder, Tommy Jacobs Bel Air Greens, LP (Applicant), has decided to proceed with a residential subdivision development as long envisioned for the property. The Applicant believes that redevelopment of this property as a residential use is consistent with the surrounding residential subdivisions and will address the severe housing shortage of the City of Palm Springs and the Coachella Valley by providing a close in opportunity for families to purchase homes. Based upon discussion with the City's Planning Department, the Applicant is allowed approximately 75 single family lots based upon the underlying R-1-C Zoning for the project. In order to facilitate this opportunity for a residential project and make the General Plan consistent with the project's existing zoning, the Applicant is requesting a General Plan Amendment to revert the General Plan designation to the equivalent property's



EXHIBIT A – Project Location

original designation of Residential Low 4 that existed when the CUP for the property was approved, i.e. Very Low Density Residential (2.1 to 4 Dwelling Units per Acre) with lot sizes potentially ranging from 10,000 square feet to 15,000 square feet, which would be consistent with the existing zone designation.

History of Land Use and Conditional Use Permit No. 5.925, the associated Land Use in the General Plan (Originally permitted Golf Course in 1975)

In 1966, the General Plan Land Use Designation originally depicted both parcels, (APN: 502310049 and APN: 502590004) as **Low Density Residential (6 DU/AC)** (As shown in Exhibit B).

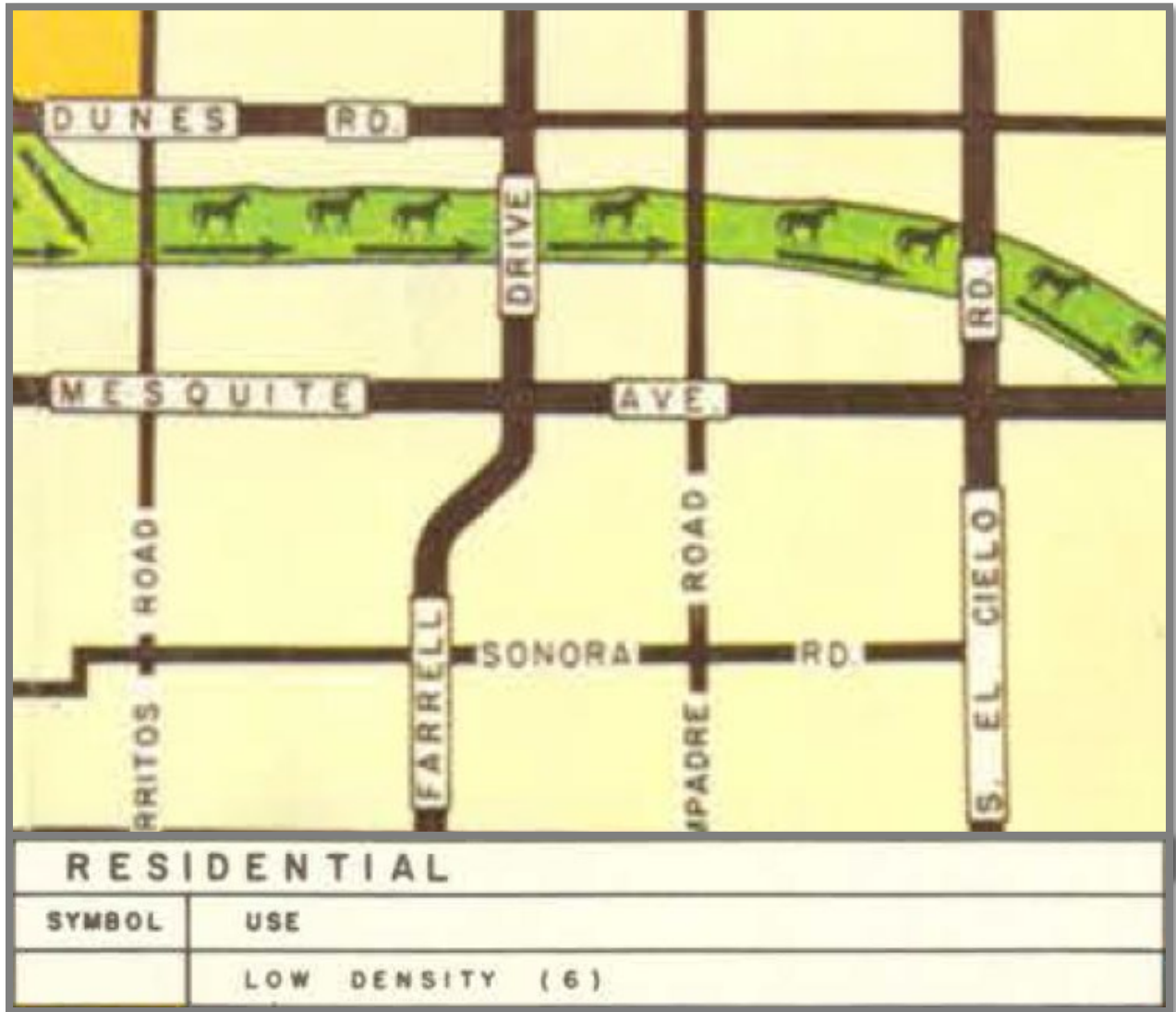


EXHIBIT B – City of Palm Springs 1966 General Plan Land Use Map

It is the Applicant’s desire to revert to the original Land Use designation for the project site stemming from the project’s original entitlement in 1975 (CUP No. 5.925). As shown in the following City’s microfiche record (Exhibit C), the Bel Air Greens site had a General Plan Land Use Designation of: **Watercourse (W)**

and **Low 4 Residential (L4 - Low Density Residential – Up to 4 Dwelling Units/Acre)** for all “approximately 34 Acres” of the project.

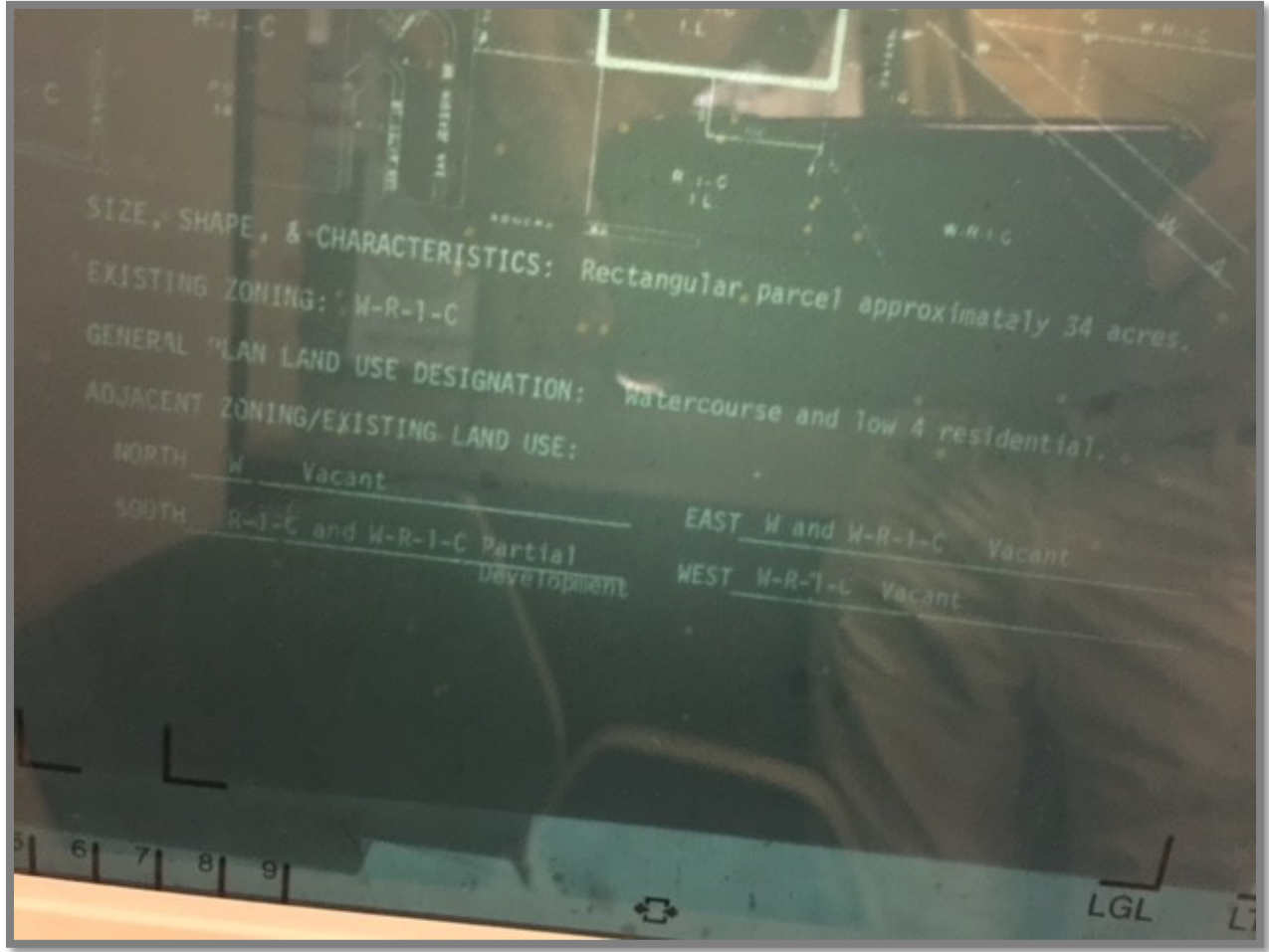


EXHIBIT C –CUP No. 5.925 Existing Land Use Designations

In 1993, the General Plan Land Use Designation was revised to show only the southerly parcel (APN: 502310049) as **L4**, while the northern parcel (APN: 502590004) was changed to **PR (Open Space – Parks and Recreation)** (See Exhibit D).

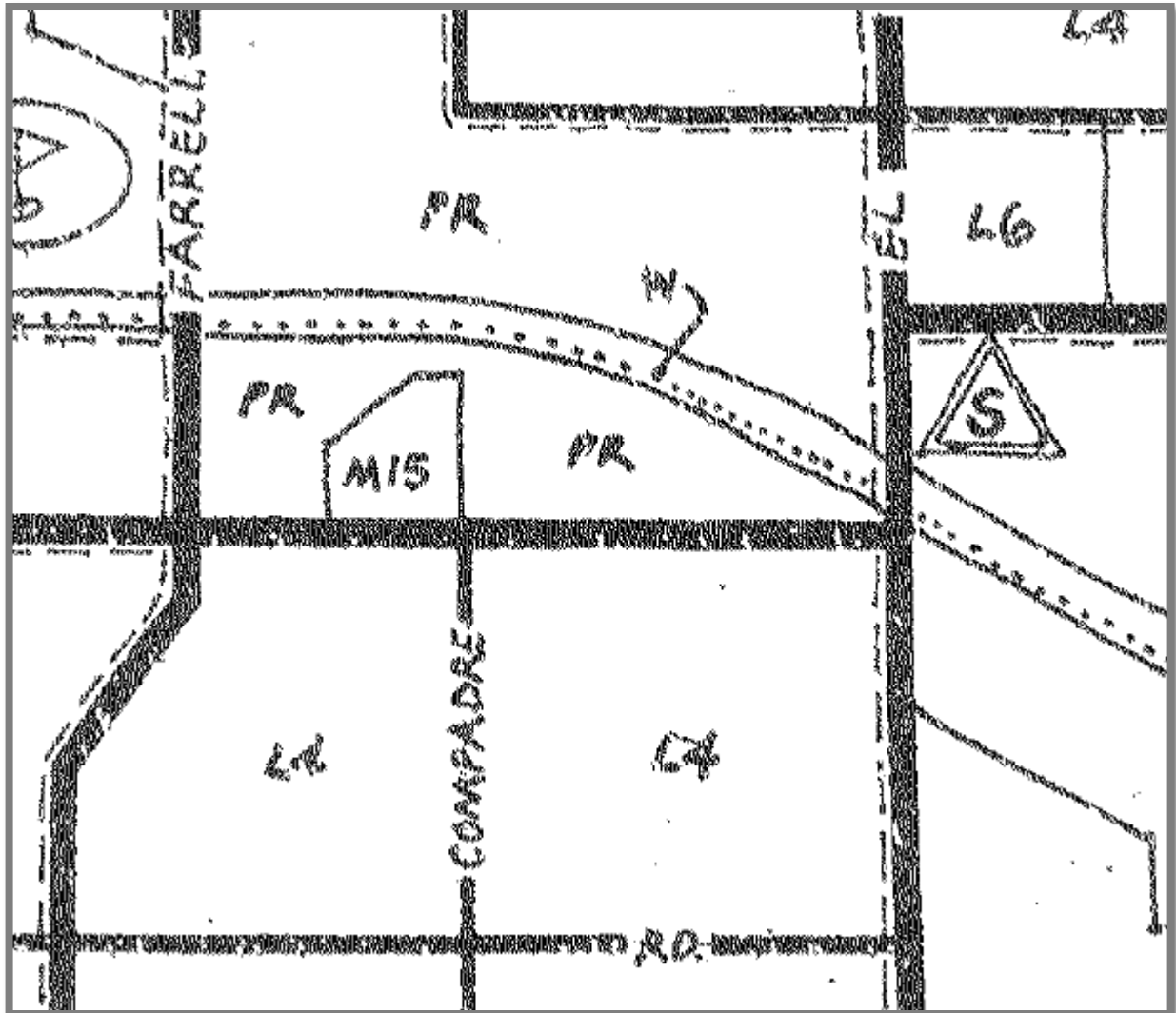


EXHIBIT D – City of Palm Springs 1993 General Plan Land Use Map

In 2007, during the most recent General Plan Update, the Land Use was modified for all parcels associated with the project to be **OS-P/R (Open Space – Parks/Recreation)**. The site's use as a Golf Course has not changed during the course of these amendments, nor has the underlying Residential Zoning of R-1-C. The requested General Plan Amendment for **Low Density Residential** is truly a request for reversion back to the original Land Use Designation for the project site of **L4 (Maximum of 4 DU/AC)** for the portion of the site south of the Tahquitz channel easement. By allowing this request to move forward, the underlying R-1-C Zoning will also be aligned with the Land Use for the parcels associated with the project and allow for the benefit of feasible development on the site. It has long been the intent for these parcels to be developed as a residential subdivision if and when the existing Golf Course became economically unviable and not feasible. The R-1-C underlying zoning has been intact since the development of the commercial recreation center and Very Low Density Residential is an appropriate General Plan Land Use category which would be consistent with the original Land Use Designation of L4 (Low Density Residential). The residential use is also consistent with the Tribal lease subject to the property.

Project Description

The proposed 75 unit single-family subdivision will have a distinct northern and southern half which will be bisected by the extension of Mesquite Avenue, consistent as shown in the Circulation Element of the General Plan. The internal streets to the subdivision will be public streets with a width of 50 feet and will include on-street parking. The project will include 7 lots dedicated to open space and/or retention with two (2) on the north side and five (5) on the south side. The non-retention areas may be used as active and passive pocket parks, dog parks, and/or Community Gardens for the residents to use. The architectural style and landscaping has not been determined at this time. However, this proposal will mesh with the single-family neighborhoods to the north on East Sunny Dunes and to the south on East Alta Loma Drive, promoting conformance with the surrounding communities and unity with the City Municipal Code. Utilities for the project will be served by the Desert Water Agency, Southern California Gas, Spectrum, and Southern California Edison. Additionally, the plan for future residential development will inevitably require a floodway design that protects the development from flooding.

Analysis

The proposed project includes a General Plan Amendment to correct the conflict between the Zoning and General Plan which must be resolved according to State Law. Realistically the Golf Course Industry has changed since this project was built in the 1970's. There is a surplus of inventory when it comes to Coachella Valley golf courses and this property has lain fallow and vacant for several years due to the negative impact of the economy and diminishing lifespan of the existing course's viability. In order for the owner to be able to properly utilize the property it must have a General Plan Designation that can be realistically developed, otherwise it can be considered a governmental taking that has significantly devalued the property's value. A reversion to the original designated Land Use of Very Low Density (2.1-4 Units per acre) would allow development that is appropriate to the neighborhood and be supported by the following General Plan Policies:

- LU 1.9 All development shall be sensitive to natural features, including washes, hillsides, and views of the mountains and surrounding desert areas.
- LU 6.2 Encourage new residential infill development.
- LU 6.3 Convert underutilized commercial centers into new housing opportunity sites.
- HS 1.1 Provide adequate residential sites to accommodate and encourage a broad range of housing opportunities.
- HS 1.2 Maintain a range of housing densities through general plan land use designations and zoning to facilitate and encourage single-family homes, apartments and townhomes, mobile homes, and special needs housing.
- HS4.1 Require that all residential developments be thoughtfully integrated into the natural environment, including washes, hillsides, viewsheds, and other features of the natural terrain.



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A General Plan must be a dynamic document that can be changed with respect to market forces and community desires. A dogmatic General Plan that has outdated goals and objectives will doom a City from moving in to the future. Through the public hearing process, the City, Property Owner and Community must find an equitable policy that benefits all parties involved. We believe this package is presenting the basis of a positive project that will enable development of the site and free future owners of the legislative, economic and environmental constraints that would limit their ability for a feasible venture. We look forward to receiving the City's comments on this General Plan Amendment application. Please direct any questions or input required during your review process to Thomas Strand or Rich Malacoff at The Altum Group at 858.748.2190 or thomas.strand@thealtumgroup.com or rich.malacoff@thealtumgroup.com.