



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

DATE: May 18, 2023
TO: General Plan Steering Committee (GPSC)
FROM: Department of Planning Services
SUBJECT: REVIEW OF THE DRAFT LAND USE ELEMENT

Attached to this memorandum are drafts of the General Plan's updated Land Use Element and Implementation Programs. A clean version and a tracked-changes version of the updated Element have been provided for ease of comparison. In the tracked-changes version, red strikethroughs show deleted information and red underlines show new or updated information.

Draft Land Use Element

Using feedback from the public and the GPSC, the Land Use Element has been updated to:

- Remove the Planned Development District (PDD) references
- Reflect the updated Vision and Priorities statements approved by the City Council
- Address topics and ideas identified during the City's General Plan Update public engagement activities
- Incorporate General Plan amendments adopted by the City Council over the past 16 years
- Update the Land Use Plan and land use definitions to incorporate changes reviewed with the Steering Committee, including facilitating housing production at low-moderate income sites identified in the Housing Element
- Refine Mixed Use area descriptions to be more reflective of their current character and revised development objectives, as reviewed with the Steering Committee
- Integrate updates to narrative text and goals and policies as mandated by State law and to reflect current conditions and best practices
- Remove Implementation actions from the Element and reformat them as a companion document that is more easily tracked and updated

Draft Land Use Element Implementation Programs

Also attached are the Land Use Element's draft Implementation Programs. The matrix of Programs lists specific actions that should be pursued to implement each goal and policy in the Element. For each action, responsible departments and recommended timeframes for completion are noted.

Disadvantaged Unincorporated Communities Appendix

On January 15, 2014, the City Council amended the Land Use Element to address the requirements of SB 244 by analyzing the infrastructure needs for a Disadvantaged Unincorporated Community (DUC) located in the City's Sphere of Influence. This information has been summarized and updated in the Land Use Element, while the detailed analysis has been removed and compiled in a new Appendix "G" to the General Plan.

GPSC Comments on Element & Meeting Format

Staff is seeking your feedback on the goals, policies and implementation actions for this Element. To facilitate your review, we've included as an attachment to this memorandum an overview of the difference between goals, policies and actions and their role in General Plans. During the meeting, we will provide an overview of the goals and topics covered in the Element and will be seeking input regarding your concurrence with their general substance and direction and, if not, what changes or additions should be considered. Since we won't have the time to review every policy and action in detail during the meeting, we ask that you identify for us any items that you would like us to pull for focused discussion during our meeting by Monday, May 15th. If you would like to provide comments on the precise wording, rather than the substance, of specific goals, policies or actions, we will gladly accept your recommendations via email. In that way, we can keep the focus of the meeting on high-level concepts rather than a word-by-word editing session.

Attachments:

1. Draft Land Use Element (clean version)
2. Draft Land Use Element (tracked changes version)
3. Draft Land Use Element Implementation Programs
4. Draft Appendix G: Disadvantaged Unincorporated Communities
5. Overview of Goals, Policies and Actions in General Plans
6. Public Comments

2. LAND USE ELEMENT

As the backbone of the General Plan, this element sets forth the distribution, location, and intensity of land uses throughout the City. It represents the land use “road map” for Palm Springs—guiding it into the future with goals and policies. The implementing actions associated with those goals and policies can be found in the General Plan Implementation Programs.

LAND USE PLAN

One of the most visible components of the General Plan is the Land Use Plan, which depicts where and how development should occur and provides descriptions of each of the City’s land use designations through text and a land use diagram. State law requires that the general plan identify land use designations and the development intensities that are associated with them for the 87,327 acres of land that are located within the City and Sphere of Influence. In addition, state law also requires that the locations and distribution of the land uses be identified through text and mapping. The locations of each land use can be found on the Land Use Plan (Figures 2-2 and 2-3). The text in this element provides the land use goals and policies that are necessary to achieve the vision.

In general, most the City’s existing land uses were retained in place in the new plan. Minor changes to land uses were made for several general 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; and to reflect City Council direction on the preferred land use designations for parcels in the College Park Specific Plan area.

PLANNING FOR THE FUTURE

POPULATION AND EMPLOYMENT GROWTH

The permanent population of Palm Springs, according to the 2020 census, was 44,575, a growth of 4.1 percent since 2000. At the height of the tourist season, the combined permanent and seasonal population in Palm Springs is estimated to be approximately 74,000. Based upon Table 2-1, *Land Use Plan*, the City has a potential to generate a maximum of approximately 51,500 dwelling units within the City and Sphere of Influence boundaries. Using an average household size of 2.08 persons for single-family units and a household size of 1.78 for multi-family units, the City's maximum population could reach approximately 95,500

At the time of this update, almost 60 percent of available jobs within Palm Springs are categorized within three employment sectors: retail, accommodation and food service, and health care and other services. In contrast, manufacturing and transportation represent only 15 percent of jobs within the City. The Land Use Plan includes enough capacity for employment to increase from approximately 28,000 jobs in 2020 to almost 60,000 jobs over the planning period. Although the Land Use Plan can accommodate significant growth, the Southern California Association of Governments (SCAG) anticipates approximately 28,000 households and 41,000 jobs in Palm Springs by 2035.¹ It is important to note that, since the City has limited areas for future development, opportunities to address the jobs-housing balance are somewhat limited. Additional strategies that address housing needs and opportunities within Palm Springs can be found in the Housing Element.

¹ Projections based upon draft 2024 Regional Transportation Plan/Sustainable Communities Strategy.

DISADVANTAGED UNINCORPORATED COMMUNITIES

SB 244

Senate Bill 244 (SB 244) requires that cities include in their Land Use Elements identification and analysis of disadvantaged unincorporated communities (DUC) within their spheres-of-influence. A DUC is defined as an inhabited and unincorporated community that includes 50 or more dwellings or registered voters (whichever is less)², and has an annual median household income that is 80% or less than the statewide annual median household income.

PALM SPRINGS DUC

The Riverside Local Agency Formation Commission (LAFCO) is responsible for identifying DUCs in the Coachella Valley region and has determined that one (1) DUC exists in the Palm Springs sphere-of-influence.³ Riverside LAFCO has identified three additional DUCs that exist in close proximity to Palm Springs, but outside of the City's sphere-of-influence. These include communities in the San Geronio (East and West) Area north of Palm Springs and in an area identified as south of Palm Springs/Alpine Village. For each identified community within a City's sphere-of-influence, the General Plan must address the water, wastewater, storm water drainage, and structural fire protection needs or deficiencies. An analysis of Benefit Assessment Districts or other financing alternatives that could make the extension of such services to identified communities financially feasible must also be included. The assessment summarized in this section and detailed in Appendix G is based on analysis included in an amendment to the Land Use Element adopted on January 15, 2014, and subsequent documentation.

The Disadvantaged Unincorporated Community identified within the Palm Springs sphere-of-influence is located at the southwest corner

² Definition adopted by Riverside LAFCO, which modifies the definition set forth in SB 244.

³ Summary of Riverside County City DUCs, Riverside LAFCO. May 26, 2022.

of Dillon Road and N. Indian Canyon Drive in the unincorporated community of North Palm Springs. DUC boundaries are shown below.

The DUC includes approximately 80 mobile home units at the Carefree Mobile Home Park. Its annual median household income is \$37,518 (2006-10 U.S. Census).



Domestic Water

The DUC is located within the service boundaries of the Mission Springs Water District (MSWD). The neighborhood has no known issues with its water supply or distribution system. The 2020 Coachella Valley Regional Urban Water Management Plan identifies strategies for the continued reliability of its water supply. No needs or limitations in domestic water services for the DUC have been identified in the Urban Water Management Plan.

Wastewater

The DUC is located in the Mission Springs Water District service area. However, development in the DUC relies on septic systems for wastewater treatment. The DUC is lacking sewer services at this time. In July 2012, MSWD completed a feasibility analysis for a proposed

sewer extension to existing industrial development one (1) mile south of the DUC. However, it is unclear whether or when the proposed industrial sewer extension will occur. It is likely that future connection to MSWD's sewer system will be development driven and will occur as the area builds out.

Storm Water Management

The Riverside County Flood Control and Water Conservation District is responsible for regional flood management in the DUC area. In 2013, the District completed the "West Desert Hot Springs Master Drainage Plan" (MDP), which addresses flood hazards in a broad area that includes the DUC. For the DUC, the MDP proposes installation of an 84-inch reinforced concrete pipe with suitable collection capabilities, located within Dillon Road and extending from the westerly property boundary easterly to Mission Creek. This would adequately protect the DUC from storm water flows from the north.

Currently, the DUC is lacking storm water protection facilities. However, implementation of the proposed improvements would provide adequate protection from regional flood hazards.

Structural Fire Protection

The Riverside County Fire Department (RCFD) provides fire and emergency services to unincorporated areas of Riverside County. The DUC is located within the service area of Riverside Co. Fire Station No. 36 at 11535 Karen Ave, approximately 3 miles northwest of the DUC. Additional support could be provided by two other Riverside Co. Fire Stations and Palm Springs Fire Department (PSFD) Station No. 3. The RCFD and PSFD have a mutual and automatic aid agreement that allows active support regardless of jurisdictional boundaries. The level of currently available fire protection services and facilities serving the DUC suggests that it has acceptable access to structural fire protection.

Financing Alternatives

The DUC is adequately served by domestic water and fire protection services. Special funding mechanisms for these services are not anticipated at this time.

Development in the DUC is lacking connection to a sewer system. MSWD has an ongoing program to connect existing residences

currently on septic systems to sewer collectors. Additionally, it is possible that development pressure in the DUC vicinity will bring with it a need to extend sewer services. MSWD has also pursued funding from sources such as State Water Bonds and regional and federal grants.

The need for storm water management facilities in the DUC is being addressed by the "West Desert Hot Springs Master Drainage Plan." Financing options to implement the plan could include assessment districts, Community Facilities Districts, or Capital Improvements Programs.

Should the DUC be annexed into the City of Palm Springs, the City will have the authority to fund capital improvements through its General Fund or Capital Improvement Program. A number of state and federal agencies periodically offer low interest lands and/or grants to fund public service improvements. The City, in cooperation with service providers, could apply for funding under these programs.

SPECIFIC PLANS

While the General Plan provides overall guidance for the physical development of the City, specific plans are used to provide more detailed regulatory guidance for special areas or large developments within the City. Specific Plans have been approved within the City of Palm Springs for the following areas: Section 14, Downtown Palm Springs, College Park, Canyon South and Desert Palisades, which are summarized below.

SECTION 14 SPECIFIC PLAN

The Section 14 Specific Plan, adopted in July 2014, provides the vision and implementation measures to guide the development of Section 14 of the Agua Caliente Indian Reservation. The approximately 640-acre planning area is located adjacent to Downtown Palm Springs and is surrounded by the City of Palm Springs on all sides. The Agua Caliente Band of Cahuilla Indians elected to work with the City to prepare the specific plan which pays particular attention to the unique characteristics of Section 14. The Land Use Contract signed in 1977 designated the City of Palm Springs as the Tribe's agent to enforce land use regulations within the City's boundaries.

DOWNTOWN PALM SPRINGS SPECIFIC PLAN

Adopted in April 2016, the Downtown Palm Springs Specific Plan builds upon the 2009 Museum Market Plaza Specific Plan and the vision of Downtown Palm Springs described in both the General Plan and the Downtown Design Guidelines. The Specific Plan addresses both design considerations and land use guidance for Downtown Palm Springs, with a planning area that encompasses 20.15 acres. The Specific Plan articulates a vision for retail and office commercial space, public plazas, professional office space, and residential development to bring life back to the center of Palm Springs.

COLLEGE PARK SPECIFIC PLAN

The College Park Specific Plan, adopted in December 2010, encompasses approximately 510 acres in the northern portion of the

City of Palm Springs. It is envisioned as a master plan to facilitate and coordinate the development of the College of the Desert – West Valley Campus with adjacent and nearby lands. The Specific Plan addresses existing development including the Mountain Gate, Desert Highland, and Gateway Estates neighborhoods, a diversity of multi-family development, and commercial and industrial uses.

CANYON SOUTH SPECIFIC PLAN

The Canyon South Specific Plan was adopted in July 2003 and subsequently amended in January 2017. The Specific Plan consolidated several previous planning efforts to develop the land. The project area is located in the southern portion of the City, with the entire planning that encompasses approximately 721 acres. The Specific Plan contains four distinct components which include the golf course redesign and clubhouse remodeling; the hotel and spa construction; existing and proposed residential development; and conservation/open space.

The 2017 amendment amended to Specific Plan to designate the Oswit Cone as Planning Area 10 of the Environmentally Sensitive Area Specific Plan land use designation (ESA-SP). The designation would allow for greater preservation of open space.

DESERT PALISADES SPECIFIC PLAN

The Desert Palisades Specific Plan, adopted in January 2011, set forth detailed development principles and programs to regulate the development of the Desert Palisades community. The planning area is located within the Agua Caliente Band of Cahuilla Indians Tribal Reservation and in Planning Area 4 of the ESA-SP Zone on the Chino Cone. The Plan proposes a single-family residential community consisting of a maximum of 110 custom home sites on 100+/- net acres.

GENERAL PLAN LAND USE DESIGNATIONS

Land use categories are provided to define the type, density, and intensity of development in any particular area of the City. It is not the intent of the General Plan that all the development within the City be uniform in type. For example, within residential development, a mixture of dwelling types is not only possible, but desirable. The mixture could include single-family detached units, townhouses, and some higher density units that may be condominiums or apartments. The critical issue related to development is the relationship between the different intensities of use and the surrounding neighborhood context, including open spaces and amenities that exist or should be provided to service those uses. It is, for example, important that higher density residential uses be located near parks, convenience shopping areas, and transit, where the residents can easily access and enjoy those neighborhood facilities.

The following section describes in further detail each of the land uses identified on the Land Use Plan (Figures 2-2 and 2-3) and the standards associated with each.

Each of the land use designations is implemented by a correlating set of zoning designations described in the City's Zoning Ordinance. It should be noted that there need not be an equal number of land use designations and zoning classifications. In many instances, multiple zoning classifications may be consistent with a single General Plan land use designation.

Each of the residential land use designations includes a range of allowable densities. The maximum density signifies the maximum number of dwelling units per gross acre that are allowed in each residential area. For example, the Very Low Density Residential designation allows a range of 2.1–4.0 dwelling units per gross acre.

The lower threshold figure for each of these categories represents a minimum amount of development anticipated, provided that all other required conditions can be met, and the higher figure represents a potential maximum amount of development that could be located in each area. Additional residential development density is allowed in Mixed Use areas for projects that provide a specified number of units as affordable housing.

Notwithstanding any other density limit to the contrary, any structure which is lawfully being used as a hotel, motel or other form of transient lodging, but which was originally constructed as and used as an apartment, apartment hotel, or similar use may, by obtaining a conditional use permit as further provided by the Palm Springs Zoning Code, revert the current hotel, motel or transient lodging use back to an apartment use, and may operate the same number of apartment units on the site as the number of apartment units originally approved for development on the site.

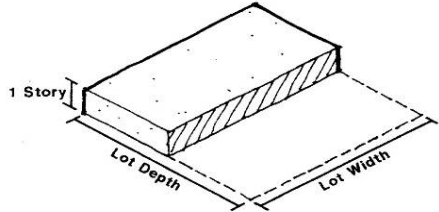
Building intensities for nonresidential uses are measured by floor area ratio (FAR). FAR is the ratio of the total net floor area of a building to the total lot area and describes the intensity of the use on a site. FAR calculations do not include areas within parking structures or outdoor open storage areas. Figure 2-1 illustrates the FAR calculation concept.

Actual density (residential uses) and FAR (nonresidential uses) ranges are determined on a parcel-specific basis. Density and FAR are based on adjusted gross acreage, or net acreage, which takes out acres associated with right-of-way.

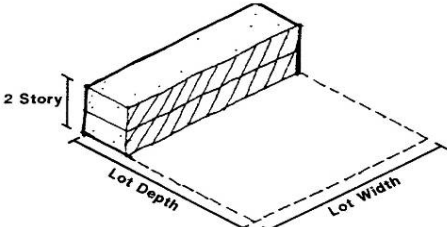
Site considerations, such as topography or location, and City policies and regulations, such as development standards in the Zoning Code, may place additional requirements on a property that could prevent the site from achieving the maximum density or intensity established within this General Plan.

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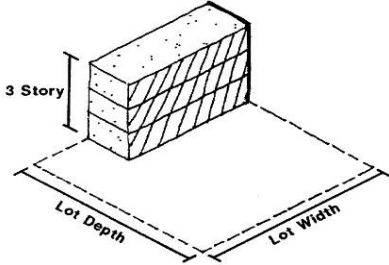
Figure 2-1 Sample Floor Area Ratio



Building covers 50 percent (21,780 sq. ft.) of parcel and is only one story high.



Building covers 25 percent (10,890 sq. ft.) of parcel, but is two stories high.



Building covers 16.6 percent (7,260 sq. ft.) of parcel and is now three stories high.

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.). Note how coverage (building footprint) varies significantly as the building height changes to yield an identical FAR.

RESIDENTIAL LAND USES

Estate Residential (0–2.0 dwelling units per acre). The Estate Residential designation provides for the development of large-lot, single-family residences that are custom in design. This designation is predominantly located in areas adjacent to the City’s hillsides, reflecting the natural and environmental constraints that must be addressed there. Minimum lot sizes are generally 20,000 square feet in this designation.



Estate Residential

Very Low Density Residential (2.1–4.0 dwelling units per acre). The Very Low Density Residential is the most prevalent land use designation within the City, representing typical single-family detached residential development. Lot sizes in this land use designation generally range from 8,500 to 16,500 square feet.

Low Density Residential (4.1–6.0 dwelling units per acre). Similar to the Very Low Density Residential designation, the Low Density Residential designation also represents “typical” single-family detached residential development. This designation accommodates typical lot sizes ranging from 8,000 to 10,000 square feet.

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 mobile home projects. Hotels and motels are also permitted that are consistent with the scale and character of the surrounding neighborhoods and do not create significant adverse impacts to the surrounding residential neighborhood.



Medium Density Residential

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 if they are consistent with the design and character of the surrounding neighborhoods and do not create significant adverse impacts to the surrounding residential neighborhood.

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COMMERCIAL

Tourist Resort Commercial (0.35 FAR for stand-alone commercial uses; 43 hotel rooms per net acre; 86 rooms per net acre on Tribal 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 tourists. 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 Resort Commercial Designation (timeshares, condominiums, etc.) they shall be a secondary use ancillary to the proposed hotel uses for each area and shall not exceed a maximum of 30 dwelling units per acre.

Small Hotel Resort Commercial (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 Historic Tennis Club neighborhoods. It is intended that the small hotel 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 this 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 associated with a small hotel use are allowed.

Neighborhood/Community Commercial (0.35 FAR). Areas designated as Neighborhood/Community Commercial provide an opportunity for convenience commercial uses that serve adjacent residential neighborhoods. The commercial opportunities created under this designation are intended to be an integrated element of the neighborhood, providing to nearby residents services such as dry



Tourist Resort Commercial

cleaners, grocery stores, bakeries, bank and post office branches, bookstores, drugstores, and smaller-scale restaurants. Harmonious relationships between these commercial uses and adjacent residential uses shall be achieved through compatibility of site design, building scale, pathways and circulation design, and architectural treatment of structures.

Regional Commercial (0.50 FAR). Regional Commercial areas are intended to provide for large-scale commercial uses that serve an area larger than the City boundaries. Allowable uses typically include department stores, theatres, and restaurants. Uses such as automobile dealerships that have a regional draw are also included in this land use designation. These uses are generally located in areas that will benefit from a higher level of exposure to residents located outside of the City, such as properties located on Ramon Road adjacent to the City limits and selected properties adjacent to the I-10.

MIXED USE



Central Business District

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 Specific Plan. The Downtown Central Core may also accommodate up to 70 dwelling units per acre for residential or hotel uses if a Specific Plan is prepared and

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approved. Mixed use residential projects contributing at least 20% of the proposed units 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. For existing buildings that propose upper-floor residential use, there shall be no minimum density threshold required. The minimum density threshold may be lowered from 21 to 10 dwelling units per acre for new mixed-use projects provided that at least 75% of the frontage on the major thoroughfares is public serving commercial use.

Mixed-Use (Maximum of 15 dwelling units per acre for residential uses and a maximum 0.50 FAR for nonresidential uses). Uses intended in these areas include community-serving retail commercial, 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; housing projects contributing at least 20% of the units as affordable, towards meeting the City's affordable housing goals may allow residential densities up to 30 du/acre, or as permitted by the Density Bonus provisions of the Zoning Code. 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 2-39 through 2-42 of the Land Use Element.

Additional information related to the location and desired mix of uses in each mixed-use area can be found on page 2-39 of this element.

SPECIAL POLICY AREAS

Special Policy Area designations have been applied in three areas of the City: the Chino Cone, Palm Hills, and Oswit Cone (Canyon and Alluvial Fan). Due to the environmental and visual importance of these three areas, projects proposed within any of these Special Policy Areas must be of superior design, demonstrate integration with existing natural features and landforms, be sensitive to biological resources of the site, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

Development densities in the Chino Cone and Oswit Cone are one dwelling unit per forty acres (1 du/40 ac). Development applications in excess of this density may be considered with the submittal of a Specific Plan and its associated environmental documentation, which would by action, establish a general plan amendment. In all cases, development within the Chino Cone and Oswit Cone Special Policy

Areas must be consistent with the Environmentally Sensitive Development Areas Specific Plan Ordinance (ESA-SP) in the Palm Springs Zoning Code.

The Palm Hills Special Policy Area allows residential and resort development at a maximum of 1 dwelling unit/hotel unit per acre, not to exceed a total of 1,200 units. Any development proposed in the Palm Hills area will require the preparation of a Specific Plan and a related environmental impact report.

EMPLOYMENT CENTERS (OFFICE AND INDUSTRIAL)

Office (0.35 FAR). This land use designation allows for the development of office uses such as executive, administrative and clerical offices, medical offices, and small office centers. Retail uses in this district should be limited to uses directly related to office operations such as restaurants, office supply stores, and pharmacies associated with a medical building. Hotels may be permitted when appropriately integrated into a business or corporate park.

Industrial (0.50 FAR). Industrial uses typically include research and development parks, light manufacturing, laboratories, and industrial services. Retail commercial uses and offices shall be allowed as ancillary uses to the industrial use to encourage projects that are self-sustaining. Industrial development is not a primary use within the City, and any industrial use proposed should not detract from the City's desire to be a premier resort community. Industrial uses adjacent to the airport that are customarily incidental to the operation of an airport and airport-related businesses and activities are also included in this designation. New and expanded industrial uses within the City will expand the City's job base and are therefore important to the City's overall economic vitality and balance of land use.

Airport. Uses that are reasonably necessary for the proper operation of the Palm Springs International Airport. The Palm Springs Airport Master Plan and Riverside County Airport Land Use Compatibility Master Plan shall serve as the primary regulatory documents for airport facilities and related uses.

Regional Business Center (Industrial – 0.50 FAR, Office – 0.35 FAR, Commercial – 0.50 FAR). Generally located at the Indian Canyon Drive and Gene Autry Trail interchanges north of the Southern Pacific Railroad and adjacent to I-10, the Regional Business

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Center area is intended to accommodate a wide variety of business activities in a multi-use environment. The RBC will provide job opportunities for the residents of Palm Springs and the Coachella Valley. Commercial, office, and industrial uses that can be supported by their proximity to the freeway are encouraged in this area. Uses in this area are intended to provide large-scale development opportunities that serve an area larger than the City proper. Commercial uses can include retail establishments, hotels, automobile dealerships, and other uses that serve a regional population. Business parks and industrial uses are also envisioned under this land use designation. It is envisioned that, over time as market forces demand, additional areas north of the railroad, south of I-10 from Hwy. 111 to Gene Autry Trail may also convert to RBC uses, provided that the appropriate environmental analyses have been conducted and the appropriate infrastructure is provided.

INSTITUTIONAL (SCHOOLS/PUBLIC USES/UTILITIES)

Public/Quasi-public (0.35 FAR). This designation includes government offices and corporation yards, hospitals, City-owned museums, cemeteries, and libraries. The public/quasi-public uses identified on the Land Use Map predominantly reflect existing uses that are located throughout the City to effectively serve the community. Public/quasi-public uses comprise a relatively small component of the City's total land area.

Public/Utilities. Multiple utilities and service providers operate within the City of Palm Springs. This land use designation applies to facilities such as water storage tanks, sewage treatment facilities and electrical substations.

School. The School designation applies to existing public schools and private schools at the elementary, junior high, and high school levels. Facilities that conduct courses at the collegiate level are also included in this designation. The Land Use Plan identifies existing school facilities and areas that provide future higher education land use opportunities.

The School land use designation may also include developed open space for playfields, recreational and physical education activities as well as open space that is part of the development of an educational based campus.

OPEN SPACE

Open Space–Conservation (1 dwelling unit per 20 acres). Conservation areas are mainly designated for gently sloping areas of scenic beauty (such as hillsides) and natural landforms (such as alluvial fans) that should be preserved to maintain the City’s unique character. This designation is typically applied in areas that have slope ranges of 10 to 30 percent. Residential uses are permitted as an incidental use in this area, at a maximum density of one unit per 20 acres. The Conservation designation is generally located in the non-mountainous open space areas south of I-10 and north of the Whitewater Wash.

Toe of Slope: The base or bottom of a slope at the point where the ground surface abruptly changes to a significantly flatter grade.

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 two conditions are present. First, 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. Second, 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. This designation is very similar to the Open Space–Conservation designation except that residential densities within this area are one dwelling unit per 40 acres.



Mountain

Desert (1 dwelling unit per 10 acres). This designation is intended to identify areas to be retained to protect natural, scenic, and wildlife resources unique to Palm Springs and to identify areas where minimal development is desired to protect people and property from environmental hazards such as blowsand associated with the undeveloped desert floor areas. Residential development in this area is permitted if it does not exceed 1 unit per 10 acres and is incidental to the overall desert use. Cluster development is encouraged to respond to the environmental sensitivity of the area. Other permitted uses in this land use designation include recreational facilities and public facilities that comply with the intent of the goals and policies

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identified in the General Plan. Where mineral deposits are present or are found within areas designated for Desert land use, mineral extraction is permitted, provided that appropriate buffers are established to minimize conflicts between residential and mining uses and the appropriate environmental analysis has been conducted. Renewable energy uses may also be permitted, if located on existing mining sites outside the boundaries of the Palm Springs International Airport Influence Area, and provided the necessary environmental analysis has occurred.

Open Space–Parks/Recreation. This designation is used for regional, local, and neighborhood parks, community centers, public and private golf courses, and any recreational facility operated by a public or quasi-public agency. These areas are intended for “active” recreational uses.

Open Space–Water. Areas designated as Open Space–Water are reserved for flood control or drainage facilities only. Properties under this designation fall within the 100-year flood zone as established by the adoption of Federal Emergency Management Agency (FEMA) flood maps and are subject to sporadic flooding and other hazards. No habitable structures are permitted within these areas.



Open Space Water

OVERLAY AREAS

Watercourse Zone Overlay. The Watercourse Zone Overlay is intended to reflect land uses located within a watercourse area that have either been developed under the provisions of a hold-harmless agreement with the City, releasing it from any liability for damage incurred due to flood waters, or it is a property that is no longer classified as a fringe area of a 100-year flood. The overlay represents the path of the watercourse, but allows for the underlying uses to coexist within the flood designation.

Wind Energy Overlay. Wind Energy Conversion Systems (WECS) are permitted in areas designated with this overlay classification. These areas are predominantly located within areas designated as Desert, Industrial, or Open Space–Water on the General Plan Land Use map. Industrial and clean energy uses in these areas may occupy up to 15 percent of the total acreage located within the industrial and regional business center land uses. The Wind Energy Overlay can be found on Figure 2-3.



Wind Energy Overlay

**Table 2-1
Residential Buildout Estimates
Proposed General Plan**

Land Use Designation	Estimated Density (units/acre)	Acres ¹	Dwelling Units	Persons per ² Household	Population ³	Hotel Rooms
Residential						
Estate Residential (0–2 du/ac)	1.5	1,582	2,373	2.08	4,690	
Very Low (2.1–4.0 du/ac)	3.5	2,789	9,763	2.08	19,292	
Low (4.1–6.0 du/ac) ⁴	5.25	1,006	5,282	2.08	10,436	
Medium (6.1–15 du/ac) ^{5, 6}	10.0	1,418	14,185	2.08/1.78	26,008	
High (15.1–30 du/ac) ⁷	20.0	585	12,241	1.78	20,699	3,035
<i>Subtotal</i>		<i>7,380</i>	<i>43,843</i>		<i>81,125</i>	<i>3,035</i>
Mixed Use						
Mixed/Multi-Use	12.0	309	1,541	2.08/1.78	2,717	57
Central Business District (CBD) ⁸	varies	112	1,399	2.08/1.78	2,440	635
<i>Subtotal</i>		<i>421</i>	<i>2,940</i>		<i>5,157</i>	<i>692</i>
Open Space						
Mountain (1 du/40.0 ac) ⁹	0.025	51,793	738	2.08	1,457	
Conservation (1 du/20.0 ac)	0.05	1,283	64	2.08	127	
Desert (1 du/10.0 ac)	0.10	4,352	435	2.08	860	
<i>Subtotal</i>		<i>57,428</i>	<i>1,237</i>		<i>2,444</i>	
Other						
Special Policy Areas ¹⁰	varies	4,528	2,672	2.08	5,279	923
Small Hotel	10.0	65	487	1.78	823	487
Tourist Resort Commercial	20.0	536		1.78	624	8,034
Right-of-Way Acreage		2,993				
Railroad		307				
<i>Subtotal</i>		<i>7,893</i>	<i>3,159</i>		<i>6,726</i>	<i>1,424</i>
TOTAL		73,658	51,547		95,452	13,171

Notes:

- ¹ The acreages include properties located within the Sphere of Influence and do not include streets.
- ² Single-family persons per household (2.08) taken from the California Department of Finance (2004) estimates. Multifamily persons per household (1.78) based upon 2007 General Plan estimates.
- ³ A 5 percent vacancy rate is assumed for population.
- ⁴ Assumes the construction of 850 accessory dwelling units (ADU).
- ⁵ It is assumed that half of the units in the Medium Density Land Use designation will be single-family and half of the units will be multifamily.
- ⁶ The assumed densities for select parcels have been adjusted to align with the projection for low-moderate income sites identified in the 6th Cycle Housing element.
- ⁷ The High Density Land Use designation allows hotels up to 43 rooms per acre; 30 rooms per acre were assumed for areas outside of Section 14.
- ⁸ Portions of the CBD fall within the Section 14 Specific Plan and were calculated to correspond with the number of units permitted by the Specific Plan. Additionally, the number of units projected in the CBD considered the varying heights and intensities permitted at the gateways into Downtown and within the Downtown core.
- ⁹ Dwelling unit total accounts for areas that are not developable due to the presence of slopes steeper than 30 percent.
- ¹⁰ Special Policy Areas are applied to the Chino Cone, Oswit Cone and Palm Hills areas. The density, number of units, and types of uses vary in each area.

LAND USE ELEMENT

**Table 2-2
Nonresidential Land Buildout Estimates
Proposed General Plan**

Land Use Designation	Estimated Intensity (FAR) ¹	Acres ²	Square Footage	Hotel Rooms
Commercial				
Regional Commercial	0.28	171	2,084,566	
Neighborhood Community Commercial	0.25	187	2,034,627	
Tourist Resort Commercial	0.28	536	4,256,929	8,034
Mixed Use				
Mixed Use/Multi-Use	Varies	309	2,191,899	57
Central Business District ³	Varies	112	1,808,277	635
Employment Centers				
Regional Business Center ⁴	Varies	596	6,368,360	
Office	0.25	72	788,539	
Industrial	0.23	2,497	11,638,620	
Airport	0.05	655	1,425,880	
Institutional				
Public/Quasi-Public	0.35	129	1,965,005	
School	N/A	217	N/A	
Public Utilities	N/A	118	N/A	
Open Space				
Open Space – Parks & Recreation	N/A	1,336	N/A	
Open Space – Water	N/A	7,692	N/A	
TOTAL		14,627	35,950,954	8,726⁵

Notes:

¹ FAR = Floor Area Ratio.

² The acreages include properties located within the Sphere of Influence and do not include streets.

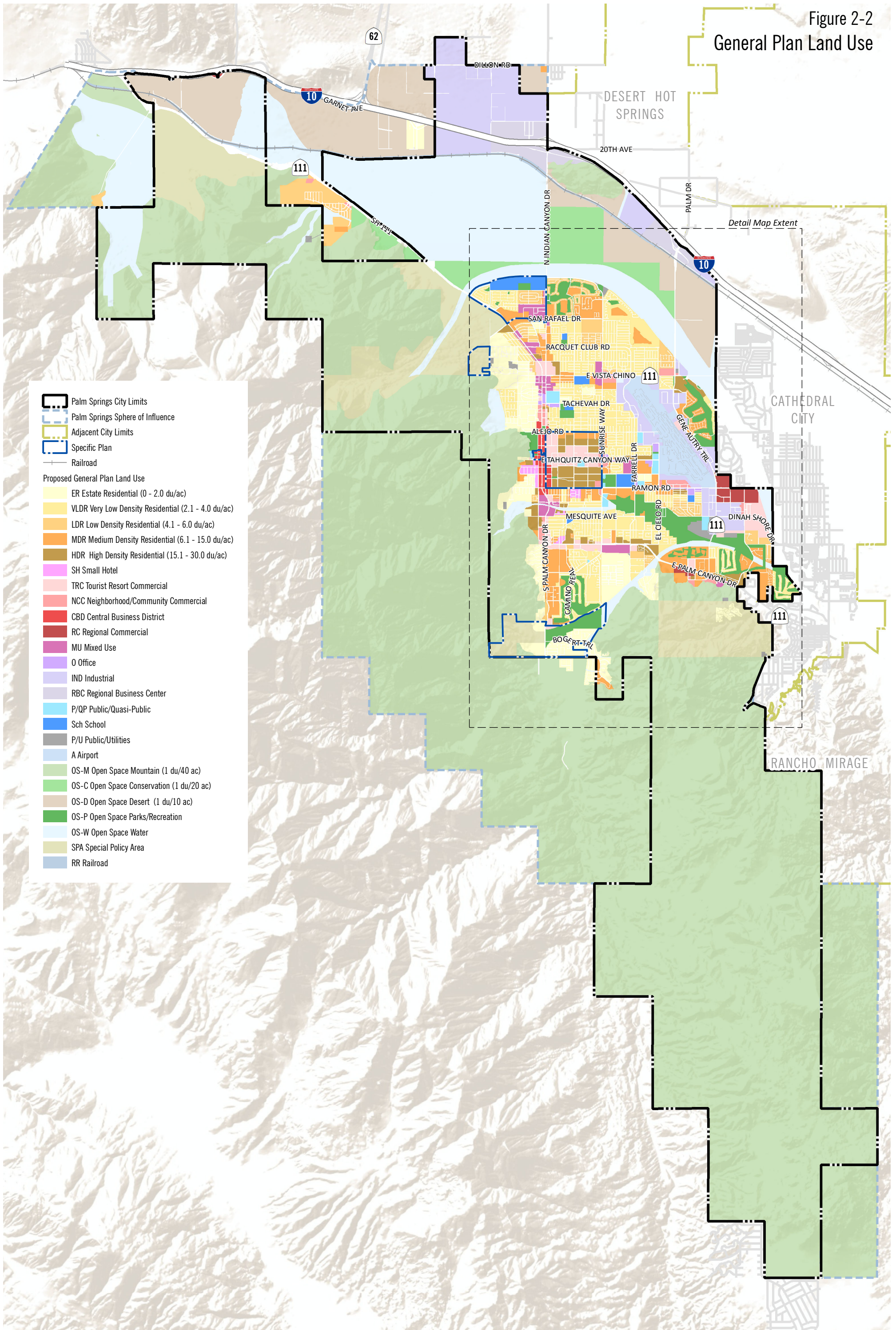
³ The Central Business District contains a mix of both commercial and office uses; assumptions are tailored for each sub-area.

⁴ The Regional Business Center uses are a mix of commercial (25 percent), office (15 percent), and industrial (60 percent) uses. The maximum amount of development on any property within the RBC may be affected by the Wind Energy Overlay, which only allows 15 percent of the acreage of a property to be developed with uses other than wind energy facilities.

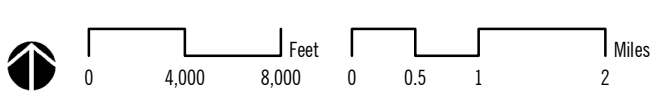
⁵ Overall, the General Plan land uses will accommodate 13,171 total hotel rooms (total of hotel rooms allowed in residential and nonresidential land uses).

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Figure 2-2
General Plan Land Use



- Palm Springs City Limits
 - Palm Springs Sphere of Influence
 - Adjacent City Limits
 - Specific Plan
 - Railroad
- 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/Utilities
 - 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

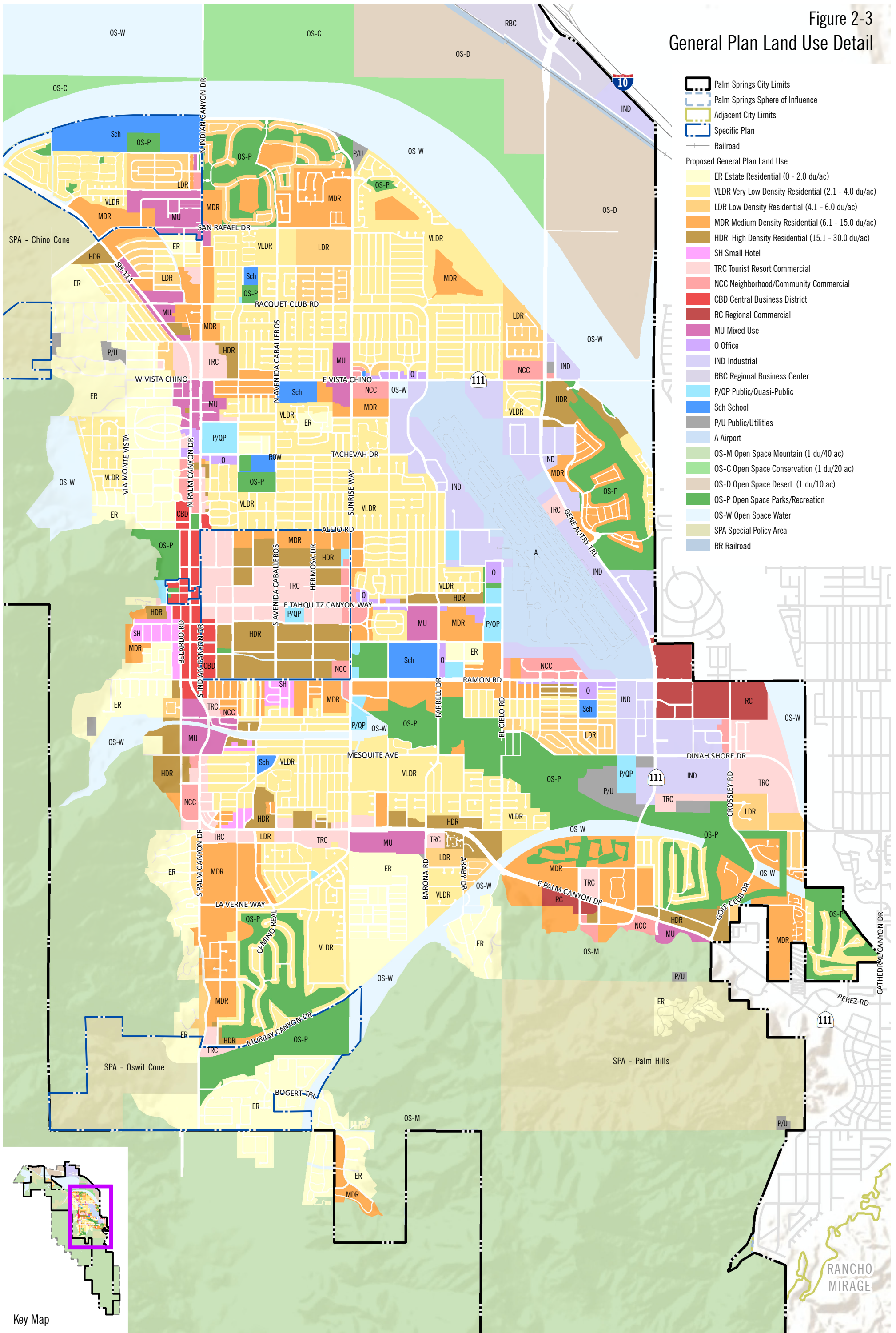


Date: 5/7/2023



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Figure 2-3
General Plan Land Use Detail



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GOALS AND POLICIES

For the General Plan to be a successful and useable guide for the City of Palm Springs, it must contain clearly written goals, policies, and implementing actions. The Land Use Element's goals and policies are described here, while a separate table of Implementation Programs lists specific actions that should be pursued to implement each goal and policy. It is intended that this General Plan support the City's goals with meaningful and achievable direction identified within each action item. Identifying the actions in a separate document approved with the General Plan (but not incorporated in it) will allow the City to update the actions as part of the City's annual strategic planning efforts without warranting an amendment to the General Plan each time. It is important to note that additional land use direction is provided within the other General Plan Elements, the zoning code, and redevelopment plans.

BALANCE OF LAND USES

Because it is both a resort city and a year-round place of residency for so many people, the balance of land uses in Palm Springs is particularly delicate. The City strives to achieve a balance of land uses that accommodate visitor-serving uses while preserving and enhancing the quality of life of its residents. It seeks to maintain retail development for both populations, a wide range of housing options, and job-generating industrial, commercial, and office uses, while preserving and enhancing the unique character of its neighborhoods.

Achieving a balance of land uses also means establishing land uses that provide a strong fiscal foundation for the City. In terms of an economic base, Palm Springs is primarily a resort city, whose future depends on climate, access, cultural, recreational opportunities, and retail opportunities. While many businesses in the City provide retail services to the tourist population, it is equally important that the City's year-round population is well served. Where long strips of disjointed commercial uses exist along major thoroughfares, the City continues to encourage midblock/corridor residential uses to satisfy housing demand, provide a growing market for retail uses and enhance opportunities for residents to access goods and services without use of an automobile.

Bridge Policies

When the General Plan was comprehensively updated in 2007, a series of policies and policy direction at a level of detail that is normally reserved for development standards found in the City's Zoning Ordinance were included as "bridge policies" in Appendix E until the time that they could be incorporated into the Zoning Ordinance.

Because they have not yet been incorporated into the Zoning Ordinance at the time of this update, these "bridge policies" remain in effect. Once the Zoning Ordinance has been revised to include them, they will be removed from the General Plan document.

The City has a limited amount of industrial areas, the majority of which are located along I-10 or adjacent to the airport. These job centers are characterized by low-intensity industrial development consisting primarily of administrative, wholesaling, light manufacturing, warehousing and distribution, and other industrial uses typically permitted within business park environments. Larger parcels within designated industrial land use areas are encouraged to implement comprehensive plans that incorporate architectural guidelines, convenient access, and on-site recreational and commercial space.

Portions of the City north of I-10 contain wind energy facilities, commercial uses, light and medium intensity industrial uses, and a natural-gas-fueled power plant. Wind turbine generators create significant amounts of clean renewable energy, which benefits Palm Springs and the entire Coachella Valley. This land, together with adjacent county land, is generally considered to be one of the two best locations for wind energy production in the world. These facilities are located away from the City center and also serve as a unique tourist attraction

Wind energy facilities also co-exist with industrial uses adjacent to I-10 and are an excellent example of how the integration of compatible uses can provide multiple benefits, such as energy resources and job-generating uses. Additional opportunities to expand wind, solar, and other renewable resources, as well as co-generation and clean natural-gas-fueled generating resources are encouraged by the City. In addition, new advances in wind energy facilities should be examined to determine if additional opportunities exist to allow commercial and industrial development to co-exist with wind energy facilities to an even greater degree than they do now.

Providing accessible open space, recreation, cultural and educational opportunities is also extremely important for the City's future. Residents and businesses could benefit from the presence of a college campus or satellite university to provide local learning and training opportunities that are currently offered elsewhere. To assist in developing an educated and skilled workforce for the businesses in Palm Springs the addition of a large-scale learning facility would be an asset to the economic and educational welfare of the community. Such a use is envisioned in the Mixed-Use area bounded by Tahquitz Canyon Way, Farrell Drive, Baristo Road and Sunset Way.

LAND USE ELEMENT

The Parks, Recreation, Open Space and Conservation Element addresses in further detail the amount and location of public, private, active, and passive parkland available within the City and areas where additional parkland is recommended.

GOAL LU1:

A balanced pattern of land uses that complements the location and character of existing uses, offers opportunities for the intensification of key targeted sites, enhances environmental sustainability, and has positive economic results.

Policies

- LU1.1 Ensure that development meets or exceeds requirements and standards specified within each land use designation.
- LU1.2 Concentrate development to protect open space and natural habitat areas.
- LU1.3 Ensure that new land use projects are built with adequate utility and municipal infrastructure capacity to support them.
- LU1.4 Promote the expansion of existing facilities or the introduction of new uses that complement the location and character of existing uses, intensify key targeted sites, maximize environmental sustainability, and have positive economic results.
- LU1.5 Support projects of societal benefit or revenue generation through incentives in the entitlement process.
- LU1.6 Require new construction to mitigate impacts on the City's housing, schools, public open space, childcare facilities, and other public needs.
- LU1.7 Ensure that development is sensitive to natural features, including washes, hillsides, and geologic features.
- LU1.8 Encourage, where appropriate, high density and high intensity projects to maximize the use of land.
- LU1.9 Sensitively integrate into the community required land uses such as transportation corridors, flood control systems, utility corridors, and recreational corridors.

For additional policies related to sustainable land use practices, see the Safety, Circulation, Air Quality and Recreation, Open Space and Conservation Elements.

LU1.10 Establish Palm Springs as a leader of land use development practices that contribute to the sustainability and stewardship of environmental resources including air quality protection, energy and water efficiency, natural resource conservation, reduction of greenhouse gas emissions, and resilience to the impacts of climate change.

GOAL LU2:

The City maintains its unique “modern urban village” atmosphere and preserves the rich historical, architectural, recreational, and environmental quality while pursuing community and business development goals.

Policies

Density Transfer: A mechanism that allows the relocation of potential development from an area where proposed land uses or environmental impacts are considered undesirable to another site chosen on the basis of its ability to accommodate additional units of development beyond its original designation. In Palm Springs, this tool could be used to intensify residential and commercial uses in the Central City and to minimize development in sensitive areas such as the mountains and hillsides.

A density transfer is also known as a “transfer of development rights,” or TDR.

- LU2.1 Preserve the character of selected areas of the City.
- LU2.2 Require that projects that propose to convert open space areas that are designated “Open Space – Parks/Recreation” to developable areas (for residential, commercial, etc.) offer in-kind replacement of such open space elsewhere in the City, make payment of in-lieu fees, or replace the converted open space through the use of *density transfer*.
- LU2.3 Renovate or replace deteriorating structures through code enforcement.
- LU2.4 Utilize lot consolidation and mixed-use development to reduce fragmentation of parcels and to facilitate infill development.
- LU2.5 Require that new development be designed to complement the City’s “modern urban village” atmosphere and unique neighborhoods.

GOAL LU3:

A desert community with high-quality industrial and business park development.

Policies

- LU3.1 Require well-planned research and development areas and business parks through design guidelines that support

LAND USE ELEMENT

enhanced amenities such as pedestrian connectivity, sustainable landscaping and clear wayfinding.

- LU3.2 Expand and revitalize industrial uses within the City through appropriate development incentives in targeted areas.
- LU3.3 Prohibit the development of manufacturing uses that operate in a manner or use materials that may impose a danger on adjacent uses or are harmful to the environment.
- LU3.4 Accommodate assembly, service, commercial, research, and office facilities as a secondary use in industrial areas.
- LU3.5 Encourage small-scale manufacturing uses that support tourism- and design-related uses.
- LU3.6 Work with the Chamber of Commerce and other business promotion groups within the City to attract new industrial businesses to Palm Springs.
- LU3.7 Facilitate the development of corporate/business centers along Gene Autry Trail with the Palm Springs International Airport as the nucleus.

GOAL LU4:

High-quality, sustainable commercial development that provides equitable access to a variety of retail opportunities in close proximity to all residential neighborhoods.

Policies

- LU4.1 Ensure that sufficient land is designated for commercial use in appropriate areas to support the current and future needs of all residential neighborhoods in a manner that responds to changing market conditions and meets the needs of daily life, such as groceries, pharmacies and banks.
- LU4.2 Ensure that commercial facilities are developed as integrated, attractive centers, with adequate parking, provision for pedestrian access from adjacent neighborhoods when feasible, organized traffic movement for motorists, and safety and convenience for pedestrians.

- LU4.3 Concentrate retail areas into commercial activity nodes to discourage the development of a “strip” commercial uses, which is characterized by long expanses of commercial building frontage devoid of building separations to provide visual relief. Such nodes shall be separated from one another by permanent open space, parks, major landscaped areas, or residential land uses.
- LU4.4 Encourage the reuse of underutilized commercial properties and discourage the proliferation of strip commercial centers through rezoning, parcel consolidation, or incorporation of midblock residential development in selected areas.
- LU4.5 Where appropriate, allow for the integration of small-scale commercial uses to provide a distinct identity to residential areas and to increase the convenience of neighborhood commercial uses.
- LU4.6 Foster development of commercial centers and small-scale commercial retail in residential areas that enhances the equitable access to such services and provides walkable connections between retail and residential uses.

GOAL LU5:

Lifelong learning opportunities are provided for the residents of Palm Springs.

Policies

- LU5.1 Allow for and encourage the development of land uses that provide educational opportunities for the City’s residents.
- LU5.2 Work closely with the Palm Springs Unified School District to encourage the joint use of facilities as centers for recreation and cultural activities for the City’s residents.
- LU5.3 Support the development of educational opportunities that maintain a sustainable, livable, resilient and diverse economy and workforce

NEW HOUSING OPPORTUNITIES

Since Palm Springs is predominantly built-out, it will become challenging to find areas that can accommodate new housing for future residents. The projections associated with the Land Use Element reflect that the City’s population will increase to 95,452 at buildout, which is an increase of 48,025 residents from the current population of 47,427 (as determined by the State of California Department of Finance). Of note, the projected population assumes a vacancy rate of 5%, whereas the Department of Finance estimate of the current population uses a vacancy rate of 34.7%. The lower vacancy rate utilized to estimate the projected population represents the theoretical number of occupied units if most households were occupied full-time and, more practically, simulates higher occupancy levels during the peak season.

The City offers a variety of housing options—from exclusive estate homes to more moderately priced single-family homes, multifamily apartments and condominiums. As the City continues to grow, it will be important to ensure a range of housing options are provided, including housing that is affordable to the senior population, first-time homebuyers, and the City’s labor force.

As housing demand increases and available land becomes limited, it is anticipated that there will be an increasing trend toward higher-density residential development. Careful planning for the integration of these uses into the fabric of the City’s existing neighborhoods or as infill along the City’s existing commercial corridors will help to fulfill housing needs and maintain the eclectic urban village character found in Palm Springs.

GOAL LU6:

Housing needs of people with varying incomes, household sizes, and lifestyles are met within the City.

Policies

LU6.1 Facilitate new residential development on vacant or underutilized properties in areas that have been designated for mixed-use or residential use on the Land Use Plan, as appropriate.

The Housing Element contains the majority of goals, policies, and action items related to the provision of housing in Palm Springs. The Land Use Element goals and policies identified below are intended to complement those policy directions.

- LU6.2 Encourage new residential infill development by providing streamlined approvals processes.
- LU6.3 Allow conversion of underutilized commercial centers into new housing opportunity sites.
- LU6.4 Promote the development of affordable housing through density bonus provisions in certain land use designations.
- LU6.5 Preserve mobile home parks as a source of safe and affordable housing stock in the City.
- LU6.6 Promote an equitable distribution of a diversity of housing types for various income levels throughout the City to meet the needs of residents.
- LU6.7 Projects desiring to develop at the higher end of the density range of any residential land use designation are encouraged to meet the following criteria:
- Exhibit quality architecture, which is designed to respond to the harsh desert climate and includes appropriate detailing, materials, and architectural elements.
 - Establish a complimentary relationship of the housing project to its neighborhood, or the creation of a distinctive character and environment for the neighborhood where none currently exists.
 - Include open space in excess of the minimum requirements, including integration of active use areas, natural areas, viewsheds and other amenities. Design of the open space shall give it a distinctive character created through special landscape elements such as fountains, reflective pools, decorative paving, courtyards, and entry elements.
 - Create larger building sites through lot consolidation where small, substandard, or irregular lots currently exist.

LAND USE ELEMENT

- Minimize the prominence of parking and garages as viewed from the street.
- Develop or contribute to the provision of social/cultural amenities (on- or off-site) such as parks, recreation centers, museums, schools, and daycare centers.
- Preserve unique or desirable natural and manmade resources.

LU6.8 Evaluate and encourage, as appropriate, the conversion of small hotels to housing units.

RESORT DESTINATION IMAGE

Palm Springs has always embraced its reputation as a world class resort, holding the titles of “America’s premier desert resort city.” Minutes away from any location in town are bike paths, hiking and equestrian trails, parks, tennis courts, ball fields, retail and entertainment venues and golf courses. The City is also home to the Palm Springs Art Museum, the Palm Springs Air Museum, Palm Springs Surf Club, and hosts a variety of parades, festivals and special events which are geared toward family recreation and entertainment.

Year-round special events blend sophistication and relaxation in a style that is typically Palm Springs. Locals and visitors enjoy many of the City’s unique events such as the Palm Springs International Film Festival, Modernism Week, and Villagefest, the City’s weekly outdoor marketplace.

The City currently is host to over three and a half million visitors annually. Palm Springs maintains the largest number of hotel rooms in the Coachella Valley: 6,300 of the approximately 19,000 rooms (source: Visit Greater Palm Springs). These accommodations range from small, boutique or bed-and-breakfast-style inns located in residential neighborhoods to multistory resort hotels designed to accommodate larger corporate events.

In addition, the Convention Center serves as a major center of business and tourist activity within the City. Providing approximately 261,000 square feet of conference facilities, the Convention Center generates large numbers of conference attendees who support nearby hotel and convention-related businesses and who often



There are over 6,300 hotel rooms in Palm Springs—the largest collection in the Coachella Valley. The Spa Resort Casino caters to tourist and convention center clientele, furthering the image of the City as a destination resort.

extend their stays to take advantage of the recreational activities that Palm Springs has to offer. The City should constantly assess how it can continue to draw increasing numbers of visitors and provide them with a special experience that keeps them returning year after year.

Maintaining its status as a premier resort destination is a primary priority for the City. The General Plan land use patterns reflect a concentration of tourist commercial uses predominantly comprised of commercial and hotel uses along Palm Canyon Drive and Tahquitz Canyon Drive. The small-scale boutique hotels that are found among the residential neighborhoods in the Warm Sands and Tennis Club areas also contribute to the City’s charm and its appeal to visitors. Development within these areas must be carefully designed and planned to ensure that it continues to reflect the City’s vision of being a “vibrant and inclusive desert resort community.”

GOAL LU7:

The premier resort destination and cultural center in the Coachella Valley.

Policies

- LU7.1 Encourage a diversity of high-quality commercial uses, attractive to both the resident and the visitor, including retail, entertainment, cultural, and food sales, in appropriate areas of the City.
- LU7.2 Ensure that visitor-serving uses such as hotels, restaurants, and entertainment uses that generate high levels of activity are developed in close proximity to the Palm Springs Convention Center.
- LU7.3 Continue to host special events that draw local residents and visitors.
- LU7.4 Pursue and attract high-quality retail uses to the City, and specifically to Downtown.
- LU7.5 Maintain and enhance the success of existing high-quality retail that is unique and local.
- LU7.6 Retain viable small hotel uses as a part of the unique character of Palm Springs.

LAND USE ELEMENT

- LU7.7 Maintain or enhance financial and other incentives to assure the economic viability of small hotels.
- LU7.8 Support events that attract tourism by providing a variety of recreational facilities and venues.
- LU7.9 Support hotel and motel development that is consistent with the design and character of surrounding neighborhoods and minimizes impacts on residential neighborhoods.

MIXED-USE AREAS

The introduction of mixed-use development, if properly implemented, can add vitality, sociability, land use and transportation efficiency to a City. The mixed-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. 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 mix of uses often contain retail or office uses on the ground floor with commercial, office, or residential uses on the floors above. Areas with a horizontal mix of uses 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-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-use approach to infill.

Site planning and landscape design in mixed-use areas should incorporate pedestrian-oriented amenities, including walkway connections, active use areas, 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-use strategies is most appropriate for:

- ◆ Vacant parcels within existing development that are suitable for such a mix of uses;
- ◆ Existing development that can be redesigned to become more contemporary, efficient 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 areas where the mixed-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 overall long-term development.

**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% ⁴
Palm Canyon Drive and Sunny Dunes Road	40-60%	-	-	-	40-60% ⁵
Smoke Tree	30-40%	60-70%	-	-	-
Palm Canyon East Gateway	40-60%	40-60%	-	-	-
Higher Education Campus	-	-	-	-	20-40% ⁶ 60-80% ⁷

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, which is proposed a block north of this area. Local

⁴ Public/Quasi-Public

⁵ Combination of Commercial and Office

⁶ Combination of Commercial and Office

⁷ School and associated uses for educational purposes

residents would like to see more neighborhood-serving commercial uses in lieu of additional industrial development.

Preferred mix of uses: 40–50 percent industrial, 15–25 percent residential, 25–35 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-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 a regional medical center and related medical and professional office uses. A more vibrant retail/commercial area serving the needs of the adjacent 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 portion of this site, providing a gathering place within walking distance for the residents living in the adjacent neighborhoods. The expanded Campus of the DAP Health, 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: 30–40 percent residential, 40–50 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-use area currently contains scattered commercial uses and large vacant parcels. Different from the mixed-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: 40–60 percent commercial/office; 40–60 percent residential

Smoke Tree

The Smoke Tree mixed-use area is located along East Palm Canyon Drive, between Sunrise Way and Barona Road. 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 site east of

Smoke Tree Lane and the vacant site west of Smoke Tree Lane, provide opportunities for multifamily residential infill development.

Preferred mix of uses: 30–40 percent residential uses, 60–70 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. Due to the possibility of sensitive environmental constraints in this area, an appropriate level of environmental analysis would need to be conducted to determine the viability of any proposed project.

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

Higher Education Campus

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, 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, while strengthening the site’s ongoing community-oriented role as a cultural center. A restaurant, hotel or commercial enterprise operated by the school and used for instructional purposes shall count towards the ratio of school and associated uses. Retail or office uses not operated by the school shall count towards the target ratio of commercial/office uses.

Preferred mix of uses: 20-40 percent commercial/office, 60-80 percent school and associated uses

GOAL LU8:

Mixed-use infill projects are strategically introduced in underutilized areas to create neighborhood activity centers serving the day-to-day needs of nearby residents, employees, and visitors.

Policies

- LU8.1 Encourage new mixed-use developments in areas that are currently vacant or underutilized.
- LU8.2 Encourage flexibility of design in development by allowing both a vertical and/or horizontal mix of uses.
- LU8.3 Encourage and accommodate the development of specialty uses such as boutiques, art galleries, bookstores, restaurants, coffee shops, interior decorators, hardware stores and other similar uses that cater to the residents and create community gathering places in close proximity to mixed-use areas.
- LU8.4 Allow designated mixed-use areas to contain buildings that are taller than the surrounding neighborhood, where appropriate.
- LU8.5 Provide pedestrian links between the commercial, office, and retail uses within mixed-use areas to minimize vehicular traffic.
- LU8.6 Allow for and encourage the development of facilities and gathering places that provide for the social and health needs (daycare centers, social-service providers, medical facilities, etc.) of the residents within mixed/multi-use areas.
- LU8.7 On-site parking is encouraged to be accessed from side streets or public alleys to minimize traffic impacts on major streets and to avoid interruption in the street-front design of commercial centers.
- LU8.8 Cluster development where appropriate to create centers of activity or to preserve natural features.
- LU8.9 Allow for *boulevard residential* uses as long as the proposed residential uses are consistent with the midblock

Boulevard Residential:

Residential units proposed along major corridors such as Palm Canyon Drive.

corridor residential goals and policies found in the Community Design Element in such a way as to minimize noise impacts between residences and areas of heavy traffic.

MOUNTAINS AND HILLSIDES

The remarkable landforms created by the San Jacinto and Santa Rosa Mountains are a defining characteristic for Palm Springs as well as one of the City's most coveted resources. Wrapping around the developed areas of City to the west and south, the steep topography of the mountains provides the City with a dramatic visual



Hillsides are some of the most recognizable features in Palm Springs.

backdrop and scenic views that are unparalleled in the Coachella Valley. Over the years, Palm Springs residents have reaffirmed that the hillsides are an irreplaceable asset to their community. Development projects proposed in the hillsides have either been overturned through a vote of the residents or have required additional, more detailed environmental analyses. Efforts to establish a future direction in these areas is further complicated by the need to coordinate with multiple property owners and agencies such as the Agua Caliente Tribe and the Bureau of Land Management.

As available land in the central city becomes scarce, it will become increasingly important to establish guidance for the protection and thoughtful development of these areas. The intent is to ensure that proposed development is carefully designed to respect the hillsides and their sensitive biological resources. Residential uses are extremely limited in these areas. New development must be of high quality and sited in ways that preserve or protect the City's valuable natural landforms.

The importance of the mountainous areas was further emphasized by the City Council, which (in 2004) established the Citizens' Task Force for Mountain and Foothill Preservation and Planning to evaluate the City's land use policies for mountainous areas and provide

LAND USE ELEMENT

recommendations that would protect the scenic values of Palm Springs. As part of its effort, the Task Force established the following Guiding Principles that serve as a basis for decision making in the mountainous areas of Palm Springs:

- ◆ The unique natural environment of Palm Springs with its rugged mountains and sweeping desert sands creates stunning vistas with a sense of space and distance and is Palm Springs' most important asset.
- ◆ This natural environment has historically drawn people to live here and made Palm Springs a world class resort destination, and the protection of this natural environment is vital to the well-being of its residents and to sustaining its tourism-based economy.
- ◆ All land uses must respect the scenic values of the desert and mountain terrain and protect this community asset.
- ◆ The mountain region is an extraordinarily rich, though fragile, natural environment which sustains a variety of wildlife and plant species, some of which species are threatened or endangered and the City's land use policies must address ecosystem interactions and protect and conserve sensitive habitat.
- ◆ Development must be harmonious with, adapted to and respectful of the natural features with minimal disturbance of terrain and vegetation, use of natural and sympathetic materials, and be located in a manner sensitive to terrain, including wildlife habitat, watercourses, and steep slopes.
- ◆ Open space is a limited and valuable resource which is a part of the City's heritage and the City should identify sensitive open space areas for conservation and should acquire and preserve such areas.
- ◆ The City should continue its policies for open space acquisition and designation, including mitigation of developer impacts through land dedication, density transfer and payment of in-lieu fees, acceptance of gifts of land, obtaining federal and state grants for conservation, working with regional conservation agencies, and developing other funding sources.

GOAL LU9:

The City's unique mountain resources are preserved for future generations.

Policies

- LU9.1 Design and landscape hillside development and development adjacent to natural areas to preserve natural features and habitat
- LU9.2 Preserve the frontal slopes of the Santa Rosa and San Jacinto Mountains above the toe of the slope including Chino Cone and Snow Creek.
- LU9.3 Preserve the unique topographic and geologic features of the City.
- LU9.4 Windfarm development on hillsides visible from scenic highways and corridors or on slopes of 15 percent or greater should demonstrate no significant adverse aesthetic impacts or provide adequate mitigation prior to approval.
- LU9.5 Pursue and encourage the acquisition of environmentally sensitive hillside parcels by the City, public trusts or other conservation-oriented entities where such parcel acquisition contributes to city-wide open space conservation goals and plans.
- LU9.6 Prohibit modifications and disturbances to mountainous areas, including from motorized vehicles operating outside of City-approved roads.
- LU9.7 Encourage the use of mountains for recreational purposes so as not to degrade habitat areas; existing trails will be maintained and new trail links can be developed.
- LU9.8 Prevent invasive and non-native plant species from propagating in areas adjacent to naturalized open space and mountainous areas.
- LU9.9 Protect the scenic beauty of the mountains from erosion caused by development.

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A THRIVING DOWNTOWN

Downtown Palm Springs enjoys a worldwide reputation as an authentic pedestrian-oriented commercial center and the City's recognizable historic core. The Downtown truly serves as the functional, economic, and psychological heart of Palm Springs. It is a heavily visited area of town, has a collection of outstanding architecture and urban design features, and has a concentration of popular restaurants and stores. Community events such as Villagefest, cultural amenities such as the Village Green Heritage Center and the Palm Springs Art Museum, and visitor-serving uses such as the Convention Center and Spa Resort Casino bring thousands of visitors Downtown. However, over the years the Downtown area has failed to reach its potential as a thriving community core and has struggled to compete with neighboring cities for new retail opportunities for its residents and visitors. Efforts to reenergize and revitalize this area will help to bring new activity and new life into the City's core.

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 recent creation of a central public park adjacent to the art museum was envisioned to serve as the primary gathering place for visitors and residents of Palm Springs

Although not required by state law, the City has developed the Downtown Urban Design Plan and Downtown Specific Plan to guide the future of development Downtown. Performance criteria related to building height, orientation, and massing, as well as customized guidance for parking, architecture, landscaping, lighting, and street furniture in the Downtown area can be found in both documents. The goals and policies identified below serve as the foundation for future land use and economic strategies proposed Downtown and are intended to complement the direction identified in the Downtown Urban Design Plan and Downtown Specific Plan.



The Palm Springs Experience:
Many stores and restaurants in Downtown Palm Springs provide a pedestrian-friendly atmosphere for residents and visitors.

Downtown Vision

(from the Downtown Urban Design Plan)

A dynamic, vital, and economically successful area that retains the historic and cultural character of Palm Springs and yet meets the changing needs of residents and visitors alike.

This vision can be realized with the introduction of mixed-use development concepts to replace more traditional horizontal clustering of land uses.

GOAL LU10:

A vibrant, pedestrian-friendly Downtown serves as the economic, civic, historic, cultural, and recreational center of the City.

Policies



The historic Plaza Theatre in the heart of Downtown is planned for remodel and restoration.

- LU10.1 Encourage development of housing and mixed-use land uses Downtown to increase activity in this area.
- LU10.2 Encourage development that promotes a flow between indoor and outdoor activities such as outdoor cafes, arcades, paseos, and courtyards.
- LU10.3 Accommodate a broad range of uses Downtown to meet the needs of both residents and visitors and to stimulate both daytime and evening activity.
- LU10.4 Facilitate and promote special events and community celebrations in the Downtown area to stimulate its role as a community focal point.
- LU10.5 Strengthen the unique sense of place currently present in Downtown by preserving and incorporating cultural uses and historic resources.
- LU10.6 Provide a logical transition between land uses and the built environment in Downtown and those proposed in the Section 14 Specific Plan.
- LU10.7 Support the restoration efforts for the Plaza Theatre for use as a multipurpose community performing arts center for film festivals, premieres, and live stage productions, while preserving its historical value.
- LU10.8 Pursue improvements to the public realm that enhance Downtown as a centerpiece of community activity and identity.

PALM SPRINGS INTERNATIONAL AIRPORT

The Palm Springs International Airport serves as the primary air transportation access point to the Coachella Valley communities. Located on over 930 acres of land on the eastern edge of the City, the airport not only serves as a major transportation and tourist hub, but is also an asset to the City's economic development.

In 2022, a new annual record high of approximately 3 million passengers flew into and out of the airport. New annual records were also set for flights and seats in 2022. As the number of aircraft trips grows, it will become increasingly important to ensure that the surrounding land uses are compatible with airport activities and the City continues to build upon the economic potential and business relationships generated by the airport. High-quality industrial and business park uses should also be promoted in this area.

The *Palm Springs Airport Master Plan (2015)* is currently being updated to evaluate future airport facilities needs, both existing and future, and to develop an airport development plan concept, which could include long-term land acquisition needs related to airport expansion. In addition, the *Riverside County Airport Land Use Compatibility Plan (ALUC)* was adopted in February 2005 and provides guidance related to the compatibility of land uses surrounding the airport. Since lands around the immediate vicinity of the airport are generally built out, it will be important to address how these uses are affected by any future expansion of the airport.



The Palm Springs International Airport serves as a major transportation hub in the Coachella Valley.

Additional discussion about hazards related to the airport can be found in the Safety Element.

GOAL LU11:

The Palm Springs International Airport is the premier flight center of the Coachella Valley.

Policies

- LU11.1 Accommodate land uses in the areas surrounding the airport that are economically supportive of, or related to, the airport activities and that are developed in a manner that minimize negative impacts to existing adjacent land uses.
- LU11.2 Discourage development of sensitive uses such as schools, hospitals, daycare facilities, or new residential in close proximity to the airport.
- LU11.3 Continue to upgrade and maintain the Palm Springs International Airport as a state-of-the-art facility.
- LU11.4 Ensure that proposed land uses and developments around the airport comply with the policies and procedures set forth in the Riverside County Airport Land Use Compatibility Plan.

I-10 CORRIDOR

As a major goods-moving corridor and passageway, the I-10 accommodates thousands of travelers a day and serves as a regionally significant east-west link to uses within Riverside County and beyond. Similar to neighboring cities that have frontage along I-10, the City of Palm Springs desires to maximize the development potential in this area and facilitate the development of complementary uses that will bring economic vitality to the corridor.

As a part of the 2007 General Plan, the City established the Regional Business Center (RBC) designation and found that this designation should be focused around two specific areas: the interchange of I-10 and Indian Canyon Drive and the interchange of I-10 and Gene Autry Trail. These areas can accommodate the additional traffic that would be generated by the mix of uses proposed and are located adjacent to already developing areas and to interchanges that will be undergoing improvements in the near future. In addition, both of these areas are

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located in the City proper and would not require annexation prior to development as RBC.

It is envisioned that, over time, market demand may support the phased conversion of additional lands north of the Union Pacific Railroad from Desert and OS-W land use designations to RBC. As opportunities arise to develop along the I-10 Corridor, the extension of the RBC designation along I-10 would be encouraged provided that a general plan amendment is processed, the appropriate environmental and traffic analyses have been completed, and appropriate mitigation measures are provided to accommodate the new development.

In addition to the implementation of a desirable mix of land uses adjacent to the freeway, the application of high-quality design is a critical component to the success of any development proposed along I-10. Due to the high level of visibility of the commercial and industrial uses adjacent to the freeway, it is important to ensure that these areas are developed in a way that makes a positive visual impression of Palm Springs. Views from freeways serve as windows into the communities beyond. As a result, cities have begun to recognize the importance of treating these significant corridors more as regional Main Streets than backyards—ensuring that buildings maintain a high level of architectural quality and are representative of the desired image of the community and that unsightly storage areas, mechanical equipment, or loading areas are properly screened or sited to minimize their impact on the aesthetic appearance of the area. Such is the case with the I-10 Corridor area and the City of Palm Springs.

GOAL LU12:

Commercial, office, and industrial land uses along the I-10 Corridor reflect the world class resort status of our city and provide a strong sense of entry and arrival into Palm Springs and the entire Coachella Valley.

Policies

LU12.1 Concentrate high-quality regional and freeway-serving land uses that reflects an attractive, well-designed first impression of the City along the entire I-10 frontage.

Additional policies addressing scenic resources and the I-10 Corridor can be found in the Community Design Element.

- LU12.2 Promote the development of regional business center, freeway commercial uses and distribution centers adjacent to the freeway while maintaining high standards of design and quality of improvements to strengthen the economic vitality of the City. Strip commercial uses are discouraged along the corridor, especially in those areas adjacent to frontage roads.
- LU12.3 Support the development of commercial, industrial, and office uses on properties located north of the Union Pacific Railroad that are not currently designated as RBC (excluding those areas designated as OS-W), provided that the appropriate environmental documentation is prepared and the appropriate roadway and utility infrastructure can be provided to support the proposed uses.
- LU12.4 Ensure that new development along the freeway corridor is compatible with the City’s policies related to scenic resources.
- LU12.5 Periodically reevaluate the concentration, type, and mix of commercial, office, and industrial development that is appropriate and sustainable adjacent to the freeway.

SPECIAL POLICY AREAS

The General Plan Land Use map identifies three areas of the City that warrant special policy direction—Chino Cone, Oswit Cone, and Palm Hills. These areas warrant custom policy guidance because the City has determined that the preservation of their unique hillside character is of utmost importance and should be carefully guided as development pressures in the hillsides of Palm Springs continue to increase. Following is a discussion of the issues surrounding each



Ship Rock is a prominent rock outcropping located in the Chino Cone. It is envisioned that any future development in this area will preserve and incorporate this feature.

of the sites, and the policy direction that accompanies it. The actual locations of these areas can be found on the Land Use Plan, Figure 2-3.

Chino Cone/Snow Creek

Chino Cone is recognized as an extraordinary natural resource and an area of great development interest. In 2005 and 2006, the City of Palm Springs formed a task force to establish a vision and direction for the area, which led to the adoption of the Environmentally Sensitive Development Area – Specific Plan (ESA-SP) Ordinance. The ESA-SP zone promotes sensitive development while preserving the natural environment in the Chino Cone area. The General Plan reflects the task force’s vision with goals and policies that undergird the ESA-SP zone.

The General Plan goals and policies are intended to provide for the development of environmentally sensitive areas of the city in a manner that will preserve the open, rural character of these areas while allowing development of ranchettes and clustered single- and multiple family or resort projects. The goals and policies of the Special Policy Areas are to facilitate the preservation of open space through the creation and implementation of development review considerations that will ensure the evaluation of the suitability of the land for development in a manner that would preserve the character of the land. The ESA-SP generally includes the Chino Cone, North Palm Canyon Drive north entry corridor, and other areas which the city council may designate from time to time by ordinance.

The ESA-SP zone is divided into planning areas as indicated in **Figure 2-4**. The General Plan establishes an underlying land use density for all areas within the Chino Cone Special Policy Area of 1 dwelling unit per 40 acres.



Tramway Road serves as the major access point into Planning Area 4 of the Chino Cone Special Study Area.



The Chino Cone is an alluvial fan that can be easily seen upon entry into the City.

A specific plan, allowing only sensitive and appropriate uses, densities, distributions, and design standards, is required for each Planning Area for projects that exceed the base land use density. All development in each planning area is required to be consistent with the adopted specific plan. In Planning Areas 2, 3, 4, 5b, 6, 8, and 9, a variety of densities and uses including residential resort and commercial, in accordance with the ESA-SP are allowed with a Specific Plan. Specific Plans must show creative and environmentally sensitive development that respects the visual, topographical and unique features of the Chino Cone. Specific Plans for Planning Areas 1 and 7 are recognized as the lowest allowable densities for the Chino Cone Special Policy Area. Planning Area 5a Specific Plans may propose commercial and tourist-serving uses. Following is a brief description of each planning area and some associated characteristics.

Planning Area 1 – Palm Springs Aerial Tramway

This area is approximately 570 acres in size and includes the Palm Springs Aerial Tramway Valley Station and accessory facilities. The development in this planning area is envisioned as low density residential and only those commercial uses associated with the Tramway.

Planning Area 2 – Shadowrock

This area is approximately 360 acres and is envisioned with a possible mix of residential and resort uses. A Development Agreement outlines further possible uses and densities that may be considered under a Specific Plan. Should the Development Agreement become void, the underlying General Plan land use designation of Special Policy Area (1 dwelling unit per 40 acres) and the regulations of the ESA-SP would still apply. Portions of this planning area are in FEMA Flood Zone A (impacts possible due to 100-year rain) which would need to be taken into consideration with any development application in this area.

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Planning Area 3 – Agua Caliente Band of Cahuilla Indians Lands

The land within Planning Area 3 is within the reservation of the Agua Caliente Band of Cahuilla Indians. The area encompasses roughly 380 acres. It is envisioned that a Tribal Specific Plan would be created for development densities and uses that exceed the residential 1 unit per 40 acres set forth for the Special Policy land use area. Portions of this planning area are also in FEMA Flood Zone A (impact possible with a 100-year rain).

Additional regulations governing the development of the Chino Cone can be found in the City's Zoning Ordinance under the Environmentally Sensitive Area Specific Plan Zone.

Planning Area 4 – Tramway South

This 119 acre area is characterized primarily by gently sloping rocky terrain. In 2011, the Desert Palisades Specific Plan was adopted to guide development in this area. The Plan proposes a single-family residential community consisting of a maximum of 110 custom home sites on 100+/- net acres within Planning Area 4.

Planning Area 5a – Visitors Center

This is an area of approximately 8 acres that includes the architecturally significant Palm Springs Visitors Center and a gateway feature to the City. A Specific Plan for this area may include tourist-serving commercial activities, including retail goods and services primarily oriented to the traveler, including restaurants and entertainment, as well as other uses permitted with a Specific Plan as described in the ESA-SP.

Planning Area 5 – Visitors Center

This 36 acre area is just west of Planning Area 5a. Portions of this area abut Highway 111. A Specific Plan for this area may include uses and densities as described in the ESA-SP. Visual screening of development from the adjacent Highway 111 as described elsewhere in the General Plan may be a consideration of development in this area.

Planning Area 6 – Chino Canyon Gateway

The Chino Canyon Gateway comprises about 125 acres and portions of this planning area abut Highway 111. Consideration of view sheds and visual screening from Highway 111 may be a consideration of development in this area. Portions of this planning area are also in FEMA Flood Zone A (possible impacts during a 100-year rain).

Planning Area 7 – Chino Creek

There are approximately 176 acres in this planning area, portions of which also abut Highway 111. Environmental analysis should include study of development impacts on the watercourse zones in this Planning Area. Visual impacts of development from Highway 111 should also be considered.

Planning Area 8 – Highway 111 Corridor

The 202 acres in this planning area comprise some of the first visual images for travelers entering Palm Springs along Highway 111. A unique rock outcropping known as Ship Rock is a natural landmark in this area. Development in this Planning Area should not minimize the prominence of this natural topographical feature and should address view sheds and visual impacts along the Highway 111 frontage.

Planning Area 9 – Snow Creek

This Planning Area is north of the Chino Cone planning areas and encompasses roughly 1,195 acres. Large portions of this area are characterized as watercourse zones. Planning Area 9 is mostly situated within a cove formed by Snow Creek Canyon, providing residents with seclusion and scenic views. The historic Pacific Crest Trail skirts this planning area.

GOAL LU13:

New development is sensitively integrated into the Chino Cone while preserving its distinguishing natural and scenic characteristics.

Policies

- LU13.1 Require that any development in the Chino Cone be harmonious with and respectful of the area’s natural features.
- LU13.2 Protect and conserve sensitive habitat areas through development restrictions and clustering of land uses.
- LU13.3 Continue to seek opportunities to acquire or designate open space for preservation. This could include land dedication, in-lieu fees, grants, density transfer, or other sources.

- LU13.4 Require street profiles that establish a natural streetscape that visually blends into the surrounding terrain.
- LU13.5 Require low building profiles, natural colors, and minimal grading to blend into the natural topography of the area.
- LU13.6 Require any proposed development in this area to preserve monumental rock outcroppings (such as Ship Rock) and integrate these elements into the project's design.
- LU13.7 Apply natural berming techniques to screen views of development within the Chino Cone from Highway 111.
- LU13.8 Allow cultural, educational, and tourism-based uses that will generate revenue and provide amenities in the Chino Cone Special Policy Area.

Palm Hills

In July of 1970, the Palm Springs annexed approximately 34 square miles of the San Jacinto and Santa Rosa Mountains into the City. It was envisioned that the area would attract a development that preserved the environment while encouraging the establishment of resort, residential and accessory uses. The majority of the 34 square miles that comprised the original annexation area have been designated as Mountain—allowing up to 1 unit of residential development per 40 acres of land to preserve the integrity of the natural terrain and resources found in the mountains.

The remaining area, comprised of approximately 1,200 acres of mountainous terrain in the southern end of the City, has been designated as a Special Policy Area. These 1,200 acres constitute the contemporary boundaries for the Palm Hills area and warrant special policy guidance in the General Plan due to their exceptional location and the desire to minimize impacts of development in the Santa Rosa Mountains. The majority of the site is owned by the Oswit Land Trust which seeks to conserve the land for open space and recreation. The remaining portion in the Palm Hills area - approximately 95 acres - is allotted to members of the local Agua Caliente tribe.

The City recognizes the value of conserving and preserving the Palm Hills area for the flora and fauna that call the area home, as well as those that enjoy outdoor activities in the area. As the city and the greater Coachella Valley continue to grow, the City of Palm Springs

will partner with the Oswit Land Trust and conservation organizations to sustainably manage the land for future generations.

It should be noted that a 91-unit low density residential subdivision has been approved in the Palm Hills Policy Area. While currently undeveloped, the subdivision is legally recorded and can be developed with little or no additional review required by the City. This land is under the ownership of the Oswit Land Trust, so the potential for development is limited.

The City of Palm Springs also recognizes the efforts of the Bureau of Land Management (BLM), the Coachella Valley Mountains Conservancy, and other groups to preserve the Santa Rosa Mountains in their natural state. The City will cooperate with these groups to facilitate conservation to the extent that conservation efforts are consistent with the goals and policies of this General Plan.

GOAL LU14:

Palm Hills reserves valued open space, hillsides, view corridors, and biological resources, as feasible under applicable habitat conservation plans.

Policies

- LU14.1 Require that any new development evaluate and consider the biological resources and natural features of Palm Hills.
- LU14.2 Preserve the frontal slopes of the Santa Rosa Mountains that are visible from the desert floor as open space.
- LU14.3 Public lands that are not used as part of a development project may not be credited for density transfer purposes to an off-site development.
- LU14.4 Explore opportunities for the exchange of public and private lands to create clearly defined development areas and viable habitat conservation areas.
- LU14.5 Limit maximum density allowed to one unit per acre (residential or hotel) and prohibit development on slopes above 30 percent.
- LU14.6 Allow credits for density transfer where sensitive biological habitats, including hillsides, washes, canyons, etc. are protected and dedicated as permanent open space.

- LU14.7 Protect and conserve sensitive habitat areas in Palm Hills that endangered, threatened, or endemic fauna and flora are found.
- LU14.8 Require that any new development limit and mitigate their ecological footprint.

Oswit Cone

Oswit Canyon and Alluvial Fan, also known as Oswit Cone, is comprised of 256 acres of vacant land along the southwestern border of Palm Springs. It is located at the foot of the San Jacinto National Mountains and adjacent to the San Jacinto National Monument. The Oswit Cone is a part of the planning area in the Canyon South Specific Plan.

In March 2017, the City of Palm Springs adopted Ordinance No. 1919 which established Oswit Cone/ Canyon Alluvial Fan as Planning Area 10 within the ESA-SP zone, with the goal of continuing the area's role as one of Palm Springs primary eco-tourist destinations. The measure amended the Palm Springs Zoning Code, Canyon South Specific Plan, and Palm Springs General Plan.

Development in the Oswit Cone is limited to one dwelling unit for forty (40) acres. Density in excess of this limit can be considered with the submittal of a Specific Plan and associated environmental documentation.

Future developments in the Oswit Cone are required to adhere to regulations for the ESA-SP zone, which pertain to permitted uses, property development standards, design standards, and specific requirements for the preparation of specific plans. In addition to uses allowed in Planning Areas 1 through 9, the measure allowed tourist-serving commercial uses, including services primarily oriented to eco-tourism.

Oswit Cone is an area of cultural and environmental significance. A 2014 study of climate change found significant archeological features including ancient petroglyphs attributed to pre-Cahuilla Indian societies in the greater Oswit Canyon area. With climate change, the area is expected to have increased migration from the Peninsular Bighorn Sheep, a federally endangered animal.

GOAL LU15:

Oswit Cone remains an eco-tourist destination, with its distinguishing natural, cultural and scenic characteristics preserved.

- LU15.1 Require that any development be respectful of and preserves the archeological artifacts found in the Oswit Cone.
- LU15.2 Require that any development preserves major natural features that contribute to the character of the Oswit Cone.
- LU15.3 Require that permitted tourist-serving commercial activities, including services primarily oriented to the eco-tourist, limit and mitigate their ecological footprint.
- LU15.4 Protect and conserve sensitive habitat areas for the Peninsular Bighorn Sheep and other species that are endangered, threatened, or endemic to the Palm Springs area.



2. LAND USE ELEMENT

As the backbone of the General Plan, this element sets forth the distribution, location, and intensity of land uses throughout the City. It represents the land use “road map” for Palm Springs—guiding it into the future with goals, ~~policies, and actions~~, and policies. The implementing actions associated with those goals and policies can be found in the General Plan Implementation Programs.

LAND USE PLAN

One of the most visible components of the General Plan is the Land Use Plan, which depicts where and how development should occur and provides descriptions of each of the City’s land use designations through text and a land use diagram. State law requires that the general plans identify land use designations and the development intensities that are associated with them for the 87,600,327 acres of land that are located within the City and Sphere of Influence. In addition, state law also requires that the locations and distribution of the land uses be identified through text and mapping. The locations of each land use can be found on the Land Use Plan (Figures 2-2 and 2-3). The text in this element provides the land use goals, and policies, ~~and actions~~ that are necessary to achieve the vision.

In general, the majority of most the City’s existing land uses were retained in place in the new plan, ~~and focused~~. Minor changes occurred in areas that were either underutilized or areas that required specialized to land use guidance or refinement. Focused land use changes also occurred in areas where uses were made for several general reasons: to better align with an existing or intended use that is not anticipated to change is either imminent and needs guidance or where change is desired and needs stimulation and guidance. The revitalization before the horizon year of the General Plan (2040); to

~~reflect current ownership; to implement the recommendations of Downtown and hillsides were also issues of high interest and, as a result, customized policy guidance was developed for these issues~~the adopted Section 14 Specific Plan; and to reflect City Council direction on the preferred land use designations for parcels in the College Park Specific Plan area.

PLANNING FOR THE FUTURE

POPULATION AND EMPLOYMENT GROWTH

The permanent population of Palm Springs, according to the ~~2000~~2020 census, was ~~42,807~~44,575, a growth of ~~6.24.1~~ percent since ~~1990~~2000. At the height of the tourist season, the combined permanent and seasonal population in Palm Springs is estimated to be approximately 74,000. Based upon Table 2-1, *Land Use Plan*, the City has a potential to generate a maximum of approximately 51,~~300~~500 dwelling units within the City and Sphere of Influence boundaries. Using an average household size of 2.08 persons for single-family units and a household size of 1.78 for multi-family units, the City's maximum population could reach approximately ~~94,950~~95,500.

At the time of this update, almost ~~70~~60 percent of available jobs within Palm Springs are categorized within three employment sectors: retail, accommodation and ~~entertainment, food service, and health care and other services, and government and local services.~~ In contrast, manufacturing and transportation represent only ~~9~~15 percent of jobs within the City. ~~Employment is projected~~The Land Use Plan includes enough capacity for employment to increase from approximately ~~32,500~~28,000 jobs in ~~2000~~2020 to ~~55,800~~almost 60,000 jobs ~~by over~~ the year 2030. ~~At an average annual rate of 1.8 percent, this is relatively faster than population and household growth. As a result of planning period. Although the faster employment~~Land Use Plan can accommodate significant growth, the Southern California Association of Governments (SCAG) anticipates approximately 28,000 households and 41,000 jobs-housing ratio in the City (the number of jobs per household in the year 2000 was 1.6) is expected to increase to 1.8 in 2030Palm Springs by 2035.¹ It is

¹ Projections based upon SCAG draft 2024 Regional Transportation Plan, 2004/Sustainable Communities Strategy.

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important to note that, since the City has limited areas for future development, opportunities to address the jobs-housing balance are somewhat limited. Additional strategies that address housing needs and opportunities within Palm Springs can be found in the Housing Element.

DISADVANTAGED UNINCORPORATED COMMUNITIES

SB 244

Senate Bill 244 (SB 244) requires that cities include in their Land Use Elements identification and analysis of disadvantaged unincorporated communities (DUC) within their spheres-of-influence. A DUC is defined as an inhabited and unincorporated community that includes 50 or more dwellings or registered voters (whichever is less)², and has an annual median household income that is 80% or less than the statewide annual median household income.

PALM SPRINGS DUC

The Riverside Local Agency Formation Commission (LAFCO) is responsible for identifying DUCs in the Coachella Valley region and has determined that one (1) DUC exists in the Palm Springs sphere-of-influence.³

For each identified community Riverside LAFCO has identified three additional DUCs that exist in close proximity to Palm Springs, but outside of the City's sphere-of-influence. These include communities in the San Geronio (East and West) Area north of Palm Springs and in an area identified as south of Palm Springs/Alpine Village. For each identified community within a City's sphere-of-influence, the General Plan must address the water, wastewater, storm water drainage, and structural fire protection needs or deficiencies. An analysis of Benefit Assessment Districts or other financing alternatives that could make the extension of such services to identified communities financially feasible must also be included. The assessment summarized in this section and detailed in Appendix G is based on analysis included in

² Definition adopted by Riverside LAFCO, which modifies the definition set forth in SB 244.

³ "Designation Summary of Disadvantaged Unincorporated Communities (Riverside County City DUCs) Within the Coachella Valley and Palo Verde Valley," Riverside LAFCO, November 29, 2012.
May 26, 2022.

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an amendment to the Land Use Element adopted on January 15, 2014, and subsequent documentation.

~~The Disadvantaged Unincorporated Community identified within the Palm Springs sphere-of-influence~~ is located at the southwest corner of Dillon Road and N. Indian Canyon Drive in the unincorporated community of North Palm Springs. DUC boundaries are shown below.

The DUC includes approximately 80 mobile home units at the Carefree Mobile Home Park. Its annual median household income is \$37,518 (2006-10 U.S. Census). ~~Single-family and limited retail commercial development is located in the North Palm Springs community to the east, and industrial development exists approximately 1.5 miles to the south along N. Indian Canyon Dr.~~





Domestic Water

The DUC is located within the service boundaries of the Mission Springs Water District (MSWD). ~~MSWD provides domestic water services to more than 30,000 people over 135 square miles. It extracts groundwater through 14 production wells and has a storage capacity of 22.4 million gallons in 24 reservoirs.⁴~~

~~Development in the DUC receives domestic water from MSWD; the park has one 2-inch meter connection that taps into MSWD's 12-inch line in Dillon Road to the immediate north. Another 12-inch line extends beneath N. Indian Canyon Dr. immediately east of the DUC. Water lines within the mobile home park are privately maintained.~~

The neighborhood ~~is served by a long-standing water purveyor, and there are~~has no known issues with its water supply or distribution system. ~~MSWD's 2010~~The 2020 Coachella Valley Regional Urban Water Management Plan identifies strategies for the continued reliability of its water supply. No needs or limitations in domestic

⁴~~www.mswd.org, accessed September 18, 2013.~~

water services for the DUC have been identified [in the Urban Water Management Plan](#).

Wastewater

The DUC is located in the Mission Springs Water District service area. ~~MSWD provides wastewater collection and treatment services to some~~ However, development in its service area; however, approximately 5,500 of its customers rely on individual septic tank systems.⁵ ~~In recent years, assessment districts have been created to fund the removal of existing septic tanks as part of MSWD's Groundwater Quality Protection Project.~~

~~Development in~~ the DUC relies on septic systems for wastewater treatment. [The DUC is lacking sewer services](#) at this time, ~~the nearest sewer trunk lines are located at the intersection of Dillon Road and Palm Drive, approximately 2.5 miles to the east.~~ In July 2012, MSWD completed a feasibility analysis for a proposed sewer extension to existing industrial development one (1) mile south of the DUC. ~~The project study area is generally bounded by 18th Avenue on the north, Little Morongo Road on the east, the railroad right-of-way on the south, and Karen Avenue on the west. Improvements would include 8" to 10" sewer pipeline extending along 19th Avenue east to Little Morongo Road to a proposed 1.5 mgd (million gallons per day) wastewater treatment plant; a sewer trunk line in 20th Avenue that extends south from 19th Avenue, under I-10, to Garnet Avenue's trunk line; and a lift station. Design and funding considerations are still underway. If constructed, the project would bring sewer infrastructure to within ¼ mile of the DUC.~~

~~The DUC is lacking sewer services at this time.~~ However, it is unclear whether or when the proposed industrial sewer extension will occur ~~south of the DUC~~. It is likely that future connection to MSWD's sewer system will be development driven and will occur as the area builds out.

Storm Water Management

~~The DUC is located on relatively flat desert land that slopes slightly to the south. Elevations range between 870 and 880 feet above mean~~

⁵ www.mswd.org, accessed September 19, 2013.

sea level. According to FEMA Flood Insurance Rate Maps⁶, the DUC is located within Zone X which includes "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." The nearest 100-year flood zone is approximately ½ mile to the east. Flooding in the area is typically associated with runoff from the Mission and Morongo Creeks which drain the San Bernardino Mountains to the northwest. There are currently no storm water management facilities in close proximity to the DUC, and no curb/gutter improvements exist along Dillon Road or N. Indian Canyon Drive in the area.

The Riverside County Flood Control and Water Conservation District is responsible for regional flood management in the DUC area. ~~The DUC is not part of an existing Master Drainage Plan. However~~In 2013, the District ~~is currently developing~~completed the "West Desert Hot Springs Master Drainage Plan" (MDP) ~~to address~~, which addresses flood hazards in a broad area that includes the DUC. ~~The coverage area generally extends from State Hwy. 62 on the west, Desert Hot Springs on the east, the foothills of the San Bernardino Mountains on the north, and Interstate 10 on the south. The plan proposes an integrated system of levees, channels, and other drainage infrastructure.~~ For the DUC, the MDP proposes installation of an 84-inch reinforced concrete pipe with suitable collection capabilities, located within Dillon Road and extending from the westerly property boundary easterly to Mission Creek. This would adequately protect the DUC from storm water flows from the north.

Currently, the DUC is lacking storm water protection facilities. ~~However, the need is being addressed by the "West Desert Hot Springs Master Drainage Plan."~~However, implementation of the proposed improvements would provide adequate protection from regional flood hazards.

Structural Fire Protection

The Riverside County Fire Department (RCFD) provides fire and emergency services to unincorporated areas of Riverside County. ~~In 2012, the RCFD served more than 1.3 million residents in an area~~

⁶FEMA FIRM Map No. 06065C0895G, effective August 28, 2008.

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~~spanning 7,200 square miles.~~⁷The DUC is located within the service area of:

- ◆ ~~Riverside Co. Fire Station No. 36 at 11535 Karen Avenue Ave, approximately 3 miles northwest of the DUC. It includes one engine staffed by 3 personnel (one is a paramedic, and two are EMTs). Personnel also include a battalion chief.~~

~~If needed, additional fire~~Additional support could be provided by:

- ◆ ~~two other~~ Riverside Co. Fire ~~Station No. 37 at 65958 Pierson Blvd. in Desert Hot Springs, approximately 3 miles northeast of the DUC~~
- ◆ ~~Riverside Co. Fire Station No. 24 at 50382 Irene Street in Cabazon, approximately 13 miles southwest of the DUC~~
- ◆ ~~Stations and~~ Palm Springs Fire Department (PSFD) Station No. ~~3 at 590 E. Racquet Club, approximately 5 miles south of the DUC.~~³ The RCFD and ~~PSFD~~PSFD have a mutual and automatic aid agreement that allows active support regardless of jurisdictional boundaries.

~~The Mission Springs Water District (MSWD) reports that public fire hydrants are located just outside the DUC boundaries and are fed by its water meters.~~

The level of currently available fire protection services and facilities serving the DUC suggests that it has acceptable access to structural fire protection.

Financing Alternatives

The DUC is adequately served by domestic water and fire protection services. Special funding mechanisms for these services are not anticipated at this time.

Development in the DUC is lacking connection to a sewer system. ~~Although a nearby sewer extension project is being considered by MSWD, it is unclear whether or when it will be constructed, and the DUC is not located within its project boundaries. MSWD has an ongoing program to connect existing residences currently on septic~~

⁷~~"2012 Annual Report," Riverside County Fire Department in Cooperation with CAL FIRE.~~

~~systems to sewer collectors. Additionally,~~ it is possible that development pressure in the DUC vicinity will bring with it a need to extend sewer services. ~~In recent years, voters and MSWD have created Assessment Districts to fund the elimination of individual septic systems and extension of the sewer system. Other Community Facilities Districts also may be feasible. Both of these financing tools require voting approval by affected property owners.~~ MSWD has also pursued funding from sources such as State Water Bonds and regional and federal grants.

The need for storm water management facilities in the DUC is being addressed by the "West Desert Hot Springs Master Drainage Plan." ~~In the DUC vicinity, the plan proposes installation of an 84-inch storm water pipe with adequate collection capabilities to protect the property from flooding from the north. Should the plan be approved, the governing jurisdiction (currently the County of Riverside) would work with property owners and developers regarding prioritizing and funding the proposed improvements, as well as providing adequate right-of-way for them. Financing options~~ Financing options to implement the plan could include assessment districts, Community Facilities Districts, or Capital Improvements Programs. ~~The property owner may have to pay other fees or provide other improvements suitable to represent the proposed 84-inch storm water pipe.~~

Should the DUC be annexed into the City of Palm Springs, the City will have the authority to fund capital improvements through its General Fund or Capital Improvement Program. A number of state and federal agencies periodically offer low interest lands and/or grants to fund public service improvements. The City, in cooperation with service providers, could apply for funding under these programs.

SPECIFIC PLANS

While the General Plan provides overall guidance for the physical development of the City, specific plans are used to provide more detailed regulatory guidance for special areas or large developments within the City. Specific Plans have been approved within the City of Palm Springs for the following areas: Section 14, Downtown Palm Springs, College Park, Canyon South and Desert Palisades, which are summarized below.

SECTION 14 SPECIFIC PLAN

The Section 14 Specific Plan, adopted in July 2014, provides the vision and implementation measures to guide the development of Section 14 of the Agua Caliente Indian Reservation. The approximately 640-acre planning area is located adjacent to Downtown Palm Springs and is surrounded by the City of Palm Springs on all sides. The Agua Caliente Band of Cahuilla Indians elected to work with the City to prepare the specific plan which pays particular attention to the unique characteristics of Section 14. The Land Use Contract signed in 1977 designated the City of Palm Springs as the Tribe's agent to enforce land use regulations within the City's boundaries.

DOWNTOWN PALM SPRINGS SPECIFIC PLAN

Adopted in April 2016, the Downtown Palm Springs Specific Plan builds upon the 2009 Museum Market Plaza Specific Plan and the vision of Downtown Palm Springs described in both the General Plan and the Downtown Design Guidelines. The Specific Plan addresses both design considerations and land use guidance for Downtown Palm Springs, with a planning area that encompasses 20.15 acres. The Specific Plan articulates a vision for retail and office commercial space, public plazas, professional office space, and residential development to bring life back to the center of Palm Springs.

COLLEGE PARK SPECIFIC PLAN

The College Park Specific Plan, adopted in December 2010, encompasses approximately 510 acres in the northern portion of the

City of Palm Springs. It is envisioned as a master plan to facilitate and coordinate the development of the College of the Desert – West Valley Campus with adjacent and nearby lands. The Specific Plan addresses existing development including the Mountain Gate, Desert Highland, and Gateway Estates neighborhoods, a diversity of multi-family development, and commercial and industrial uses.

CANYON SOUTH SPECIFIC PLAN

The Canyon South Specific Plan was adopted in July 2003 and subsequently amended in January 2017. The Specific Plan consolidated several previous planning efforts to develop the land. The project area is located in the southern portion of the City, with the entire planning that encompasses approximately 721 acres. The Specific Plan contains four distinct components which include the golf course redesign and clubhouse remodeling; the hotel and spa construction; existing and proposed residential development; and conservation/open space.

The 2017 amendment amended to Specific Plan to designate the Oswit Cone as Planning Area 10 of the Environmentally Sensitive Area Specific Plan land use designation (ESA-SP). The designation would allow for greater preservation of open space.

DESERT PALISADES SPECIFIC PLAN

The Desert Palisades Specific Plan, adopted in January 2011, set forth detailed development principles and programs to regulate the development of the Desert Palisades community. The planning area is located within the Agua Caliente Band of Cahuilla Indians Tribal Reservation and in Planning Area 4 of the ESA-SP Zone on the Chino Cone. The Plan proposes a single-family residential community consisting of a maximum of 110 custom home sites on 100+/- net acres.

GENERAL PLAN LAND USE DESIGNATIONS

Land use categories are provided to define the type, density, and intensity of development in any particular area of the City. It is not the intent ~~of~~ the General Plan that all the ~~developments~~development within the City be uniform in type, ~~for~~. For example, within residential development, a mixture of dwelling types is not only possible, but desirable. The mixture could include single-family detached units, townhouses, and some higher density units that may be condominiums or apartments. The critical issue related to development is the relationship between the different intensities of ~~residential~~-use and the surrounding neighborhood context, including open spaces and amenities that exist or should be provided near to service those ~~areas~~uses. It is, for example, important that higher density residential uses be located near parks ~~and~~, convenience shopping areas, and transit, where the residents can easily access and enjoy those neighborhood facilities.

The following section describes in further detail each ~~one~~ of the land uses identified on the Land Use Plan (Figures 2-2 and 2-3) and the standards associated with each.

Each of the land use designations is implemented by a correlating set of zoning designations described in the City's Zoning Ordinance. It should be noted that there need not be an equal number of land use designations and zoning classifications. In many instances, multiple zoning classifications may be consistent with a single General Plan land use designation.

Each of the residential land use designations includes a range of allowable densities. The maximum density signifies the maximum number of dwelling units per gross acre that are allowed in each residential area. For example, the Very Low Density Residential designation allows a range of 2.1–4.0 dwelling units per gross acre.

The lower threshold figure for each of these categories represents a minimum amount of development anticipated, provided that all other required conditions can be met, and the higher figure represents a potential maximum amount of development that could be located in each area ~~if the proposed development demonstrates qualities above the minimum. Additional residential development standards to achieve a higher density. The purpose of this concept~~ is to

~~ensure allowed in Mixed Use areas for projects that the City continues to achieve the high-quality development for which it is known. Criteria used to determine the applicability provide a specified number of the higher densities can be found in the New Housing Opportunities section of this element. units as affordable housing.~~

Notwithstanding any other density limit to the contrary, any structure which is lawfully being used as a hotel, motel or other form of transient lodging, but which was originally constructed as and used as an apartment, apartment hotel, or similar use may, by obtaining a conditional use permit as further provided by the Palm Springs Zoning Code, revert the current hotel, motel or transient lodging use back to an apartment use, and may operate the same number of apartment units on the site as the number of apartment units originally approved for development on the site.

Building intensities for nonresidential uses are measured by floor area ratio (FAR). 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. Figure 2-1 illustrates the FAR calculation concept.

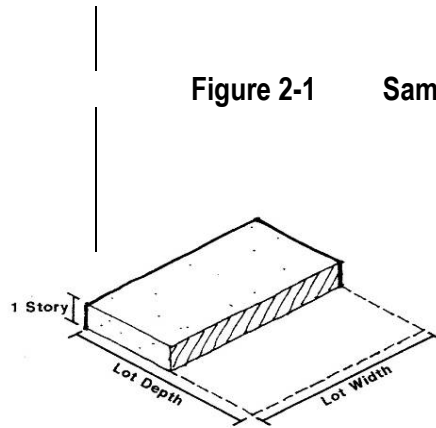
Actual density (residential uses) and FAR (nonresidential uses) ranges are determined on a parcel-specific basis. Density and FAR are based on adjusted gross acreage, or net acreage, which takes out acres associated with right-of-way.

Site considerations, such as topography or location, and City policies and regulations, such as development standards in the Zoning Code, may place additional requirements on a property that could prevent the site from achieving the maximum density or intensity established within this General Plan.

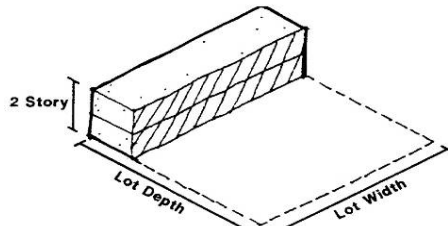
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~~Assisted Living Facility uses may be permitted in residential land use areas. Maximum permitted number of beds for assisted living facilities (density) shall be based upon calculation of equivalent traffic impacts for assisted living facilities as compared to that of the maximum number of standard dwelling units per acre for each land use area, provided they do not create significant design, parking, traffic or other impacts to the surrounding neighborhood. This comparison shall be in accordance with the latest edition of the Institute of Traffic Engineers (ITE) Trip Generator Handbook.~~

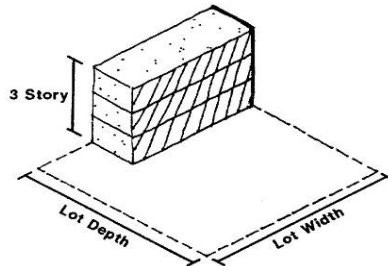
Figure 2-1 Sample Floor Area Ratio



Building covers 50 percent (21,780 sq. ft.) of parcel and is only one story high.



Building covers 25 percent (10,890 sq. ft.) of parcel, but is two stories high.



Building covers 16.6 percent (7,260 sq. ft.) of parcel and is now three stories high.

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.). Note how coverage (building footprint) varies significantly as the building height changes to yield an identical FAR.

RESIDENTIAL LAND USES



Estate Residential

Estate Residential (0–2.0 dwelling units per acre). The Estate Residential designation provides for the development of large-lot, single-family residences that are custom in design. This designation is predominantly located in areas adjacent to the City’s hillsides, reflecting the natural and environmental constraints that must be addressed there. Minimum lot sizes are generally 20,000 square feet in this designation; ~~— guest ranches — are permitted on parcel areas of five acres, with a minimum lot area of 4,000 square feet per guest ranch unit.~~



Medium Density Residential

Very Low Density Residential (2.1–4.0 dwelling units per acre). The Very Low Density Residential is the most prevalent land use designation within the City, representing typical single-family detached residential development. Lot sizes in this land use designation generally range from ~~168,500~~ to ~~816,500~~ square feet.

Low Density Residential (4.1–6.0 dwelling units per acre). Similar to the Very Low Density Residential designation, the Low Density Residential designation also represents “typical” single-family detached residential development. This

designation accommodates typical lot sizes ranging from ~~8,000 to 10,000~~ ~~to 8,000~~ square feet.

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.~~ mobile home projects. Hotels and motels are also permitted that are consistent with the scale and character of

the surrounding neighborhoods and do not create significant adverse 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 if they are consistent with the design and character of the surrounding neighborhoods and do not create significant design, parking, or traffic adverse impacts to the surrounding residential neighborhood.

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COMMERCIAL

Tourist Resort Commercial (0.35 FAR for stand-alone commercial uses; 43 hotel rooms per net acre; 86 rooms per net acre on Indian Tribal 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, tourists. 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 Resort Commercial Designation (timeshares, condominiums, etc.) they shall be a secondary use ancillary to the proposed hotel uses for each area and shall not exceed a maximum of 30 dwelling units per acre. Permanent residential uses and commercial activities are allowed 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 Historic Tennis Club neighborhoods. It is intended that the tourist resort, small hotel 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 this 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.

Neighborhood/Community Commercial (0.35 FAR). Areas designated as Neighborhood/Community Commercial provide an opportunity for convenience commercial uses that serve adjacent



Tourist Resort Commercial

residential neighborhoods. The commercial opportunities created under this designation are intended to be an integrated element of the neighborhood, providing to nearby residents services such as dry cleaners, grocery stores, bakeries, bank and post office branches, bookstores, drugstores, and smaller-scale restaurants. Harmonious relationships between these commercial uses and adjacent residential uses shall be achieved through compatibility of site design, building scale, pathways and circulation design, and architectural treatment of structures.

Regional Commercial (0.50 FAR). Regional Commercial areas are intended to provide for large-scale commercial uses that serve an area larger than the City boundaries. Allowable uses typically include department stores, theatres, and restaurants. Uses such as automobile dealerships that have a regional draw are also included in this land use designation. These uses are generally located in areas that will benefit from a higher level of exposure to residents located outside of the City, such as properties located on Ramon Road adjacent to the City limits and selected properties adjacent to the I-10.



Central Business District

MIXED USE

Central Business District (1.0 FAR; 21–30 dwelling units per acre; ~~except, there shall be no minimum density threshold required for existing buildings that propose upper-floor residential use; and further, the minimum density threshold may be lowered from 21 to 10 dwelling units per acre for new mixed-use projects provided that at least 75% of the frontage on the major thoroughfares is public serving commercial use~~). 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

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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 at least 20% of the proposed units 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. For existing buildings that propose upper-floor residential use, there shall be no minimum density threshold required. The minimum density threshold may be lowered from 21 to 10 dwelling units per acre for new mixed-use projects provided that at least 75% of the frontage on the major thoroughfares is public serving commercial use.

Mixed-use/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 commercial, 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~~housing projects contributing at least 20% of the units as affordable, towards meeting the City's affordable housing goals may allow residential densities up to 30 du/acre ~~and also ensure that all proposed, or as permitted by the Density Bonus provisions of the Zoning Code. Mixing of uses are properly integrated and allow the implementation of development standards that are customized to~~can occur vertically within a building or horizontally within a mixed-use area. Descriptions of the function and preferred mix of uses in each site of the City's eight mixed-use areas can be found on pages 2-39 through 2-42 of the Land Use Element.

Additional information related to the location and desired mix of uses in each mixed-use/~~multi-use~~ area can be found on page 2-~~30~~39 of this element.

SPECIAL POLICY AREAS

Special Policy Area designations have been applied in three areas of the City: the Chino Cone, Palm Hills, and Oswit Cone (Canyon and Alluvial Fan). Due to the environmental and visual importance of

these three areas, projects proposed within any of these Special Policy ~~Area~~**Areas** must be of superior design, demonstrate integration with existing natural features and ~~land forms~~**landforms**, be sensitive to biological resources of the site, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

Development densities in the Chino Cone and Oswit Cone are one dwelling unit per forty acres (1 du/40 ac). Development applications in excess of this density may be considered with the submittal of a Specific Plan and its associated environmental documentation, which would by action, establish a general plan amendment. In all cases, development within the Chino Cone and Oswit Cone Special Policy ~~Area~~**Areas** must be consistent with the Environmentally Sensitive Development Areas Specific Plan Ordinance (ESA-SP) in the Palm Springs Zoning Code.

The Palm Hills Special Policy Area allows residential and resort development at a maximum of 1 dwelling unit/hotel unit per acre, not to exceed a total of 1,200 units. Any development proposed in the Palm Hills area will require the preparation of a Specific Plan and a related environmental impact report.

EMPLOYMENT CENTERS (OFFICE AND INDUSTRIAL)

Office (0.35 FAR). This land use designation allows for the development of office uses such as executive, administrative and clerical offices, medical offices, and small office centers. Retail uses in this district should be limited to uses directly related to office operations such as restaurants, office supply stores, and pharmacies associated with a medical building. Hotels may be permitted when appropriately integrated into a business or corporate park.

Industrial (0.50 FAR). Industrial uses typically include research and development parks, light manufacturing, laboratories, and industrial services. Retail commercial uses and offices shall be allowed as ancillary uses to the industrial use to encourage projects that are self-sustaining. Industrial development is not a primary use within the City, and any industrial use proposed should not detract from the City's desire to be a premier resort community. ~~Industrial uses adjacent to the airport are also included in this designation, such as, but not limited to: aircraft sales, service, repair and maintenance, washing, painting, storage, tie-down, hangaring, fueling, flight and ground schools, rental and charter flights, car rental facilities and all~~

LAND USE ELEMENT

~~other uses~~Industrial uses adjacent to the airport that are customarily incidental to the operation of an airport and airport-related businesses and activities. ~~are also included in this designation.~~ New and expanded industrial uses within the City will expand the City's job base and are therefore important to the City's overall economic vitality and balance of land use.

Airport. Uses that are reasonably necessary for the proper operation of the Palm Springs International Airport. The Palm Springs Airport Master Plan and Riverside County Airport Land Use Compatibility ~~Study~~Master Plan shall serve as the primary regulatory documents for airport facilities and related uses.

Regional Business Center (Industrial – 0.50 FAR, Office – 0.35 FAR, Commercial – 0.50 FAR). Generally located at the Indian Canyon Drive and Gene Autry Trail interchanges north of the Southern Pacific Railroad and adjacent to I-10, the Regional Business Center area is intended to accommodate a wide variety of business activities in a multi-use environment. The RBC will provide job opportunities for the residents of Palm Springs and the ~~whole of the~~ Coachella Valley. Commercial, office, and industrial uses that can be supported by their proximity to the freeway are encouraged in this area. Uses in this area are intended to provide large-scale development opportunities that serve an area larger than the City proper. Commercial uses can include retail establishments, hotels, automobile dealerships, and other uses that serve a regional population. Business parks and industrial uses are also envisioned under this land use designation. It is envisioned that, over time as market forces demand, additional areas north of the railroad, south of I-10 from Hwy. 111 to Gene Autry Trail may also convert to RBC uses, provided that the appropriate environmental analyses have been conducted and the appropriate infrastructure is provided.

INSTITUTIONAL (SCHOOLS/PUBLIC USES/UTILITIES)

Public/Quasi-public (0.35 FAR). This designation includes government offices and corporation yards, hospitals, City-owned museums, cemeteries, and libraries. The public/quasi-public uses identified on the Land Use Map predominantly reflect existing uses that are located throughout the City to effectively serve the community. Public/quasi-public uses comprise a relatively small component of the City's total land area.

Public/Utilities. Multiple utilities and service providers operate within the City of Palm Springs. This land use designation applies to facilities such as water storage tanks, sewage treatment facilities and electrical substations.

School. The School designation applies to existing public schools and larger private schools at the elementary, junior high, and high school levels. Facilities that conduct courses at the collegiate level are also included in this designation. The Land Use Plan identifies existing school facilities and areas that provide future higher education land use opportunities.

The School land use designation may also include developed open space for playfields, recreational and physical education activities as well as open space that is part of the development of an educational based campus.

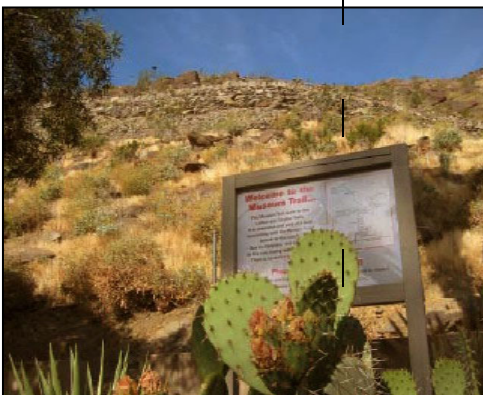
OPEN SPACE

Open Space–Conservation (1 dwelling unit per 20 acres). Conservation areas are mainly designated for gently sloping areas of scenic beauty (such as hillsides) and natural landforms (such as alluvial fans) that should be preserved to maintain the City’s unique character. This designation is typically applied in areas that have slope ranges of 10 to 30 percent. Residential uses are permitted as an incidental use in this area, at a maximum density of one unit per 20 acres. The Conservation designation is predominantly applied to generally located in the vast, nonmountainous non-mountainous open space areas south of I-10 and north of the Whitewater Wash.

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) two conditions are present.

First, 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). Second, 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

Toe of Slope: The base or bottom of a slope at the point where the ground surface abruptly changes to a significantly flatter grade.



Mountain

LAND USE ELEMENT

that the additional density can be absorbed by the host site. Density transfers shall be subject to the approval of a ~~planned development district agreement~~. This designation is very similar to the Open Space–Conservation designation ~~with one exception—except that~~ residential densities within this area ~~will be applied at a~~ one dwelling unit per ~~each~~ 40 acres.

Desert (1 dwelling unit per 10 acres). This designation is intended to identify areas to be retained to protect natural, scenic, and wildlife resources unique to Palm Springs and to identify areas where minimal development is desired to protect people and property from environmental hazards such as ~~blow sand~~ associated with the undeveloped desert floor areas. Residential development in this area is permitted ~~as long as if~~ it does not exceed 1 unit per 10 acres and is incidental to the overall desert use. Cluster development is encouraged to respond to the environmental sensitivity of the area. Other permitted uses in this land use designation include recreational facilities and public facilities that comply with the intent of the goals and policies identified in the General Plan. Where mineral deposits are present or are found within areas designated for Desert land use, mineral extraction is permitted, provided that appropriate buffers are established to minimize conflicts between residential and mining uses and the appropriate environmental analysis has been conducted. Renewable energy uses may also be permitted, if located on existing mining sites outside the boundaries of the Palm Springs International Airport Influence Area, and provided the necessary environmental analysis has occurred.

Open Space–Parks/Recreation. This designation is used for regional, local, and neighborhood parks, community centers, public and private golf courses, and any recreational facility operated by a public or quasi-public agency. These areas are intended for “active” recreational uses.

Open Space–Water. Areas designated as Open Space–Water are reserved for flood control or drainage facilities only. Properties under this designation fall within the 100-year flood zone as established by the adoption of Federal Emergency Management Agency (FEMA) flood maps and are subject to sporadic flooding and other hazards ~~in the event of a 100-year flood~~. No habitable structures are permitted within these areas.



Open Space Water

OVERLAY AREAS

Watercourse Zone Overlay. The Watercourse Zone Overlay is intended to reflect land uses located within a watercourse area that have either been developed under the provisions of a hold-harmless agreement with the City, releasing it from any liability for damage incurred ~~in~~**due to** flood waters, or it is a property that is no longer classified as a fringe area of a 100-year flood. The overlay represents the path of the watercourse, but allows for the underlying uses to coexist within the flood designation.



Wind Energy Overlay. Wind Energy Conversion Systems (WECS) are permitted in areas designated with ~~the~~**this** overlay classification. These areas are predominantly located within areas designated as Desert, Industrial, or Open Space–Water on the General Plan Land Use map. Industrial and clean energy uses in these areas may occupy up to 15 percent of the total acreage located within the industrial and regional business center land uses. The Wind Energy Overlay can be found on Figure 2-3.

Wind Energy Overlay

LAND USE ELEMENT

**Table 2-1
Residential Buildout Estimates
Proposed General Plan**

Land Use Designation	Estimated Density (units/acre)	Acres ¹	Dwelling Units	Persons per ² Household	Population ³	Hotel Rooms
Residential						
Estate Residential (0–2 du/ac)	1.5	1,734,582	2,574,373	2.08	4,892,690	
Very Low (2.1–4.0 du/ac)	3.5	2,654,789	9,444,763	2.08	18,608,192	
Low (4.1–6.0 du/ac) ⁴	5.25	944,106	5,470,282	2.08	10,696,436	
Medium (6.1–15 du/ac) ^{5,6}	10.0	1,437,418	14,652,185	2.08/1.78 ^{4,7,8}	26,739,008	
High (15.1–30 du/ac) ⁷	20.0	582,585	12,492,241	1.78	20,742,699	3,047 ⁵ 035
<i>Subtotal</i>		7,345,380	43,996,843		81,677,125	3,047,035
Mixed Use						
Mixed/Multi-Use	12.0	330,309	1,648,541	2.08/1.78	2,987,717	57
Central Business District (CBD) ^{7,8}	varies	126,112	1,396,399	2.08/1.78	2,364,440	635
<i>Subtotal</i>		456,421	3,044,940		5,348,157	692
Open Space						
Mountain (1 du/40.0 ac) ⁹	0.025	52,443,517.93	742 ⁶ 738	2.08	1,466,457	
Conservation (1 du/20.0 ac)	0.05	1,448,283	64	2.08	127	
Desert (1 du/10.0 ac)	0.10	4,305,352	402,435	2.08	588,860	
<i>Subtotal</i>		57,536,428	1,208,237		2,181,444	
Other						
Special Policy Areas ⁸ Areas ¹⁰	varies	4,487,528	2,583,672	2.08	5,093,279	923
Small Hotel	10.0	67,65	337,487	1.78	650,823	504,487
Tourist Resort Commercial	20.0	536		1.78	624	8,034
Right-of-Way Acreage		2,839,993				
Railroad		344,307				
<i>Subtotal</i>		7,448,893	2,943,159		5,743,672	1,424
TOTAL		73,041,658	51,406,547		94,949,452	4,474⁵13,171

Notes:

- The acreages include properties located within the Sphere of Influence and do not include streets.
- Single-family persons per household (2.08) taken from the California Department of Finance (2004) estimates. Multifamily persons per household (1.78) based upon 1993-2007 General Plan estimates.
- A 5 percent vacancy rate is assumed for population.
- Assumes the construction of 850 accessory dwelling units (ADU).
- It is assumed that half of the units in the Medium Density Land Use designation will be single-family and half of the units will be multifamily.
- The assumed densities for select parcels have been adjusted to align with the projection for low-moderate income sites identified in the 6th Cycle Housing element.
- The High Density Land Use designation allows hotels up to 43 rooms per acre; 30 rooms per acre were assumed for areas outside of Section 14.
- This number accounts for areas that are not developable due to the presence of slopes steeper than 30 percent.
- Special Policy Areas are applied to the Chino Cone, Oswit Cone (alluvial fan and canyon), and Palm Hills areas. The density, number of units, and types of uses vary in each area.⁸ Portions of the CBD fall within the Section 14 Specific Plan and were calculated to correspond with the number of units permitted by the Specific Plan. Additionally, the number of units projected in the CBD considered the varying heights and intensities permitted at the gateways into Downtown and within the Downtown core.
- Dwelling unit total accounts for areas that are not developable due to the presence of slopes steeper than 30 percent.
- Special Policy Areas are applied to the Chino Cone, Oswit Cone and Palm Hills areas. The density, number of units, and types of uses vary in each area.⁸ Overall, the General Plan land uses will accommodate 12,976 total hotel rooms (total of hotel rooms allowed in residential and nonresidential land uses).

**Table 2-2
Nonresidential Land Buildout Estimates
Proposed General Plan**

Land Use Designation	Estimated Intensity (FAR) ¹	Acres ²	Square Footage	Hotel Rooms
Commercial				
Regional Commercial	0.28	<u>465171</u>	<u>2,006,574,084,566</u>	
Neighborhood Community Commercial	0.25	<u>486187</u>	<u>2,023,086,034,627</u>	
Tourist Resort Commercial	0.28	<u>507536</u>	<u>4,352,025,256,929</u>	<u>7,4068,034</u>
Mixed Use				
Mixed Use/Multi-Use	Varies	<u>330309</u>	<u>2,438,873,191,899</u>	<u>30057</u>
Central Business District ³	Varies	<u>426112</u>	<u>1,888,389,808,277</u>	<u>799635</u>
Employment Centers				
Regional Business Center ⁴	Varies	<u>622596</u>	<u>6,259,568,368,360</u>	
Office	0.25	<u>7772</u>	<u>834,415,788,539</u>	
Industrial	0.23	<u>2,432,497</u>	<u>10,991,264,11,638,620</u>	
Airport	0.05	<u>652655</u>	<u>1,419,377,425,880</u>	
Institutional				
Public/Quasi-Public	0.35	<u>417129</u>	<u>1,637,935,965,005</u>	
School	N/A	<u>233217</u>	<u>N/A</u>	
Public Utilities	N/A	<u>443118</u>	<u>N/A</u>	
Open Space				
Open Space – Parks & Recreation	N/A	<u>1,517,336</u>	<u>N/A</u>	
Open Space – Water	N/A	<u>7,938,692</u>	<u>N/A</u>	
TOTAL		<u>45,045,14,627</u>	<u>33,551,50335,950,954</u>	<u>8,505⁵726⁵</u>

Notes:

¹ FAR = Floor Area Ratio.

² The acreages include properties located within the Sphere of Influence and do not include streets.

³ The Central Business District contains a mix of both commercial and office uses; assumptions are tailored for each sub-area.

⁴ The Regional Business Center uses are a mix of commercial (25 percent), office (15 percent), and industrial (60 percent) uses. The maximum amount of development on any property within the RBC may be affected by the Wind Energy Overlay, which only allows 15 percent of the acreage of a property to be developed with uses other than wind energy facilities.

⁵ Overall, the General Plan land uses will accommodate 42,976,13,171 total hotel rooms (total of hotel rooms allowed in residential and nonresidential land uses).

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Figure 2-2 General Land Use Plan

LAND USE ELEMENT

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Figure 2-3 General Plan Land Use Detail

LAND USE ELEMENT

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GOALS, AND POLICIES ~~AND ACTIONS~~

For the General Plan to be a successful and useable guide for the City of Palm Springs, it must contain clearly written goals, policies, and implementing actions. ~~It is expressly~~The Land Use Element's goals and policies are described here, while a separate table of Implementation Programs lists specific actions that should be pursued to implement each goal and policy. It is intended that this General Plan support the City's goals with meaningful and achievable direction identified within each action item ~~incorporated in the Land Use Element.~~Identifying the actions in a separate document approved with the General Plan (but not incorporated in it) will allow the City to update the actions as part of the City's annual strategic planning efforts without warranting an amendment to the General Plan each time. It is important to note that additional land use direction is provided within the other General Plan Elements, the zoning code, and redevelopment plans.

BALANCE OF LAND USES

Because it is both a resort city and a year-round ~~residence~~place of residency for so many people, the balance of land uses in Palm Springs is particularly delicate. The City strives to achieve a ~~balancing act~~balance of land uses that accommodate visitor-serving uses while preserving and enhancing the quality of life of its residents. It seeks to maintain retail development for both populations, a wide range of housing options, and job-generating industrial ~~and office uses.~~The key is to optimize the themed, charming, eccentric village ambience that will appropriately express the fantasy of Palm Springs as the playground of the rich and

Bridge Policies

~~It should be noted that the 1993 General Plan contained a series of policies and policy direction at a level of detail that is normally reserved for development standards found in the City's Zoning Ordinance.~~

~~As a part of this General Plan Update process, the City Council directed staff to streamline the document to make it more manageable.~~

~~As a result, there are several policies from the 1993 General Plan that need to be incorporated into the Zoning Ordinance. These "bridge policies" have been included in Appendix E of the General Plan, and will remain in effect until the Zoning Ordinance has been revised to include them, at which time they will also be removed from this General Plan document.~~

~~In essence, these policies are intended to be temporary placeholders until they can be incorporated into the Zoning Ordinance. When the General Plan was comprehensively updated in 2007, a series of policies and policy direction at a level of detail that is normally reserved for development standards found in the City's Zoning Ordinance were included as "bridge policies" in Appendix E until the time that they could be incorporated into the Zoning Ordinance.~~

~~Because they have not yet been incorporated into the Zoning Ordinance at the time of this update, these "bridge policies" remain in effect. Once the Zoning Ordinance has been revised to include them, they will be removed from the General Plan document.~~

LAND USE ELEMENT

~~famous. But it must, at the same time, be appealing to mid-market tastes and profoundly affect the life of the ordinary citizen. It must reflect an array of sophisticated venues of both intimate and popular entertainment, commercial, and office uses, while preserving and enhancing the unique character of its neighborhoods.~~

Achieving a balance of land uses also means establishing land uses that provide a strong fiscal foundation for the City. In terms of an economic base, Palm Springs is primarily a resort city, whose future depends on climate, access, cultural, recreational opportunities, and retail opportunities. ~~For practical purposes, the majority of~~ While many businesses in the City provide retail services to the tourist population, ~~with a growing number of businesses catering to the~~ it is equally important that the City's year-round population ~~is well served.~~ Where long strips of disjointed commercial uses exist along major thoroughfares, the City ~~should consider allowing~~ continues to encourage midblock/corridor residential uses to satisfy housing demand ~~and,~~ provide a growing market for retail uses and enhance opportunities for residents to access goods and services without use of an automobile.

The City has a limited amount of industrial ~~uses~~ areas, the majority of which are located along I-10 or adjacent to the airport. These job centers are characterized by low-intensity industrial development consisting primarily of administrative, wholesaling, light manufacturing, ~~and~~ warehousing and distribution, and other industrial uses typically permitted within business park environments. Larger parcels ~~of~~ within designated industrial ~~uses~~ land use areas are encouraged to implement comprehensive plans that incorporate architectural guidelines, convenient access, and on-site recreational and commercial space.

Portions of the City north of I-10 contain wind energy facilities, commercial uses, light and medium intensity industrial uses, and a ~~modern~~ natural-gas-fueled power plant. Wind turbine generators create significant amounts of clean renewable energy, which benefits Palm Springs and the entire Coachella Valley. This land, together with adjacent county land, is generally considered to be one of the two best locations for renewable wind energy production in the world. These facilities are located away from the City center and also serve as ~~ana unique tourist attraction for visitors, who visit the wind energy facilities in large numbers.~~

Wind energy facilities also co-exist with industrial uses adjacent to I-10 and are an excellent example of how the integration of compatible uses can provide multiple benefits, such as energy resources and job-generating uses. Additional opportunities to expand wind, solar, and other renewable resources, as well as co-generation and clean natural-gas-fueled generating resources are encouraged by the City. In addition, new advances in wind energy facilities should be examined to determine if additional opportunities exist to allow commercial and industrial development to co-exist with wind energy facilities to an even greater degree than they do now.

Providing accessible open space, recreation, ~~and~~ cultural and educational opportunities is also extremely important for the City's future. Residents and businesses could benefit from the presence of a college campus or satellite university to provide new local learning and training opportunities that are currently offered elsewhere. To assist in developing an educated and skilled workforce for the businesses in Palm Springs, the addition of a large-scale learning facility would be an asset to the economic and educational welfare of the community, ~~the Land Use Plan designates for school use a large parcel of land just east of Highway 111 and south of the Whitewater Wash. Such a use is envisioned in the Mixed-Use area bounded by Tahquitz Canyon Way, Farrell Drive, Baristo Road and Sunset Way.~~

The Parks, Recreation, Open Space and Conservation Element addresses in further detail the amount and location of public, private, active, and passive parkland available within the City and areas where additional parkland is recommended.

GOAL LU1:

~~Establish~~ **A balanced pattern of land uses that complements the pattern location and character of existing uses, offers opportunities for the intensification of key targeted sites, minimizes ~~adverse~~ enhances environmental impacts sustainability, and has positive economic results.**

Policies

LU1.1 Ensure that development meets or exceeds requirements and standards specified within each land use designation.

LAND USE ELEMENT

- ~~LU1.2~~ Encourage the exchange of public and private lands and the consolidation of parcels to create buildable sites and to achieve greater efficiency of land use.
- LU1.2 Concentrate development to protect open space and natural habitat areas.
- LU1.3 Ensure that new land use projects are built with adequate utility and municipal infrastructure capacity to support them.
- LU1.4 ~~Encourage~~Promote the expansion of existing facilities or the introduction of new uses that ~~are considered to be of significant importance and contribute exceptional benefits to complement the City location and character of existing uses, intensify key targeted sites, maximize environmental sustainability, and have positive economic results.~~
- LU1.5 ~~Allow for flexible development standards provided that the potential benefits and merit of Support projects can be balanced with potential impacts.~~
- ~~LU1.6~~ Encourage and support projects of exceptional design and architectural quality, of societal benefit ~~(historic or environmental sustainability),~~ or revenue generation through incentives in the reviewentitlement process.
- LU1.76 Require new construction to mitigate impacts on the City's housing, schools, public open space, childcare facilities, and other public needs.
- ~~LU1.8~~ Allow density transfers within planned developments in exchange for the provision of enhanced amenities and permanent open space.
- ~~LU1.9~~ ~~All~~LU1.7 Ensure that development ~~shall be~~is sensitive to natural features, including washes, hillsides, and ~~views of the mountains and surrounding desert areas~~geologic features.
- LU1.108 Encourage, where appropriate, high density and high intensity projects to maximize the use of land.
- LU1.119 Sensitively integrate into the community required land uses such as transportation corridors, flood control systems, utility corridors, and recreational corridors.

Additional policies related to bikeways and trails can be found in the Circulation and Recreation, Open Space and Conservation Elements.

~~LU1.12 — Ensure that land uses maintain and expand parks, recreational trails, bikeways, and pedestrian corridors and linkages throughout the City and between Palm Springs and adjacent municipalities.~~

LAND USE ELEMENT

Actions

~~LU1.1—Develop standards that provide appropriate transitions between commercial, industrial, and residential uses.~~

~~LU1.2—Phase development into undeveloped areas according to the following criteria:~~

- ~~a) Availability of services (streets, water, sewer, and emergency services);~~
- ~~b) Logical extension of services;~~
- ~~c) Contiguity with existing development; and/or~~
- ~~d) Conformance with an approved specific plan or planned development district.~~

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

LU1.10 Establish Palm Springs as a leader of land use development practices that contribute to the sustainability and stewardship of environmental resources including air quality protection, energy and water efficiency, natural resource conservation, reduction of greenhouse gas emissions, and resilience to the impacts of climate change.

For additional policies related to sustainable land use practices, see the [Safety, Circulation, Air Quality and Recreation, Open Space and Conservation Elements](#).

GOAL LU2:

~~Maintain the City's~~**The City maintains its** unique “modern urban village” atmosphere and ~~preserve~~**preserves** the rich historical, architectural, recreational, and environmental quality while **pursuing community and business development goals.**

Policies

~~LU2.1 Evaluate the effectiveness of using overlay zones as a technique of preserving~~**Preserve** the character of selected areas of the City.

~~LU2.2 Require that~~ projects that propose to convert open space areas that are designated “Open Space – Parks/Recreation” to developable

Density Transfer: A mechanism that allows the relocation of potential development from an area where proposed land uses or environmental impacts are considered undesirable to another site chosen on the basis of its ability to accommodate additional units of development beyond its original designation. In Palm Springs, this tool could be used to intensify residential and commercial uses in the Central City and to minimize development in sensitive areas such as the mountains and hillsides.

A density transfer is also known as a “transfer of development rights,” or TDR.

areas (for residential, commercial, etc.) ~~must either~~ offer in-kind replacement of such open space elsewhere in the City, make payment of in-lieu fees, or replace the converted open space through the use of *density transfer*.

~~LU2.3 Encourage the exchange of public and private lands to eliminate unusable parcels and to permit the orderly development and conservation of areas appropriate for each site.~~

~~LU2.4 Encourage the renovation~~ Renovate or replacement ~~of~~ replace deteriorating structures through ~~the full use of~~ code enforcement ~~and redevelopment powers~~.

~~LU2.5 Encourage~~ 4 Utilize lot consolidation and mixed-use development to reduce fragmentation of parcels and to facilitate infill development.

LAND USE ELEMENT

Actions

~~LU2.1~~ Develop limited density bonus provisions for enhancements such as outstanding design submissions, affordable housing, environmental sustainability, or successful revitalization and incorporate them into the Zoning Ordinance. Additional criteria that will be evaluated when determining a project's ability to be considered for the density bonus provision will include:

- ~~• Lot consolidation~~
- ~~• Adaptive reuse of historic structures~~
- ~~• Compliance with Leadership in Energy and Environmental Design (LEED®) standards, and the development of sustainable "green buildings"~~

LU2.5 Require that new development be designed to complement the City's "modern urban village" atmosphere and unique neighborhoods.

GOAL LU3:

~~Attract and retain~~ A desert community with high-quality industrial and business park development.

Policies

LU3.1 ~~Encourage~~ Require well-planned research and development areas and business parks ~~that contain coordinated~~ through design guidelines ~~and that support~~ enhanced amenities such as pedestrian connectivity, sustainable landscaping and clear wayfinding.

~~Promote opportunities for expansion~~ Expand and ~~revitalization of~~ revitalize industrial uses within the City through appropriate development incentives in targeted areas.

~~LU3.3~~ ~~Ensure operation of industrial uses is unobtrusive to surrounding areas and~~ LU3.3 Prohibit the development of manufacturing uses that operate in a manner or use materials that may impose a danger on adjacent uses or are harmful to the environment.

- LU3.4 ~~Allow for the development of~~Accommodate assembly, service, commercial, research, and office facilities as a secondary use in industrial areas.
- LU3.5 ~~Promote the development of~~ Encourage small-scale manufacturing uses that support ~~hotels, restaurants, and other~~ tourism-related uses.
- ~~LU3.6—Encourage the development of small-scale manufacturing uses that support the designer home furnishing shops, galleries, and other~~ and design-related uses.
- ~~LU3.7—Continue to 6~~ Work with the Chamber of Commerce and other business promotion groups within the City to attract new industrial businesses to Palm Springs.
- ~~LU3.8—Discourage outdoor storage, except that finished products may be stored in non-street-frontage yards. Storage areas should be surrounded by landscaped, decorative walls and stored materials shall not exceed 7~~ Facilitate the wall height.
- ~~LU3.9—Provide areas that allow a combination of alternative energy development and industrial uses provided that:~~
 - ~~a) In industrial and RBC uses permitted in the Wind Energy Overlay, the land dedicated to industrial development shall not exceed 15 percent of the total gross land area.~~
 - ~~b) Industrial development that exceeds the 15 percent limit will require an amendment to the General Plan, as well as environmental reports including a project specific traffic analysis and mitigation measures of all significant impacts caused by such development.~~
 - ~~c) The City should monitor industrial developments in each TAZ (Traffic Analysis Zone) area within the wind energy overlay to identify when the overall 15 percent limit has been reached.~~

LAND USE ELEMENT

~~LU3.10—Require conditional use permits and monitor compliance with development and use regulations so that WECS do the following:~~

- ~~a) Maintain appropriate setbacks from I-10, Highway 111, Indian Canyon, and other designated local view sheds consistent with the WECS ordinance; and~~
- ~~b) Do not site or expand commercial wind energy conversion systems in areas south of Highway 111 in Palm Springs.~~

Actions

~~3.1—Establish a of corporate/business centercenters along Gene Autry Trail with the Palm Springs International Airport as the nucleus.~~

~~3.2—Develop standards that ensure adequate buffering between industrial and commercial uses and surrounding residential uses.~~

GOAL LU4:

~~**Attract and retain High-quality, sustainable commercial development that provides equitable access to a variety of retail opportunities in close proximity to all residential neighborhoods.**~~

Policies

LU4.1 Ensure that sufficient land is designated for commercial use in appropriate areas to support the current and future needs of ~~the community and surrounding areas~~all residential neighborhoods in a manner that responds to changing market conditions and meets the needs of daily life, such as groceries, pharmacies and banks.

LU4.2 ~~Develop~~Ensure that commercial facilities are developed as integrated, attractive centers, with adequate parking, provision for pedestrian access from adjacent neighborhoods when feasible, organized traffic movement for motorists, and safety and convenience for pedestrians.

LU4.3 Concentrate retail areas into commercial activity nodes to discourage the development of a “strip” commercial uses, which is characterized by long expanses of commercial building frontage devoid of building separations to provide visual relief. Such nodes shall be separated from one another by permanent open space, parks, major landscaped areas, or residential land uses.

LU4.4 Encourage the reuse of ~~obsolete~~underutilized commercial properties and discourage the proliferation of strip commercial centers through rezoning, parcel consolidation, or incorporation of midblock residential development in selected areas.

LU4.5 Where appropriate, allow for the integration of small-scale commercial uses ~~into planned developments~~ to provide a distinct identity to ~~the~~ residential ~~area~~areas and to increase the convenience of neighborhood commercial ~~facilities for the particular development only~~uses.

LU4.6 Foster development of commercial centers and small-scale commercial retail in residential areas that ~~encourage~~enhances the equitable access to such services and provides walkable connections between retail and residential uses.

GOAL LU5:

~~Provide~~ Lifelong learning opportunities are provided for the residents of Palm Springs.

Policies

LU5.1 Allow for and encourage the development of land uses that provide educational opportunities for the City’s residents.

LU5.2 Work closely with the Palm Springs Unified School District to encourage the joint use of facilities as centers for recreation and cultural activities for the City’s residents.

Actions

~~LU5.1~~ ~~Appoint a liaison to work with the Palm Springs Unified School District to identify and coordinate future school locations and reuse of such facilities.~~

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- ~~LU5.2—Allow for~~LU5.3—Support the development of ~~new public educational facilities in areas designated for residential or parks and recreational use.~~
- ~~LU5.3—Pursue opportunities to establish higher education or college facilities in Palm Springs that maintain a sustainable, livable, resilient and diverse economy and workforce~~

NEW HOUSING OPPORTUNITIES

Since Palm Springs is a ~~predominantly built-out city~~, it will become challenging to find areas that can accommodate new housing for future residents. The projections associated with the Land Use Element reflect that the City’s population will increase to 94,74295,452 at buildout, which is an increase of 48,305025 residents from the current population of 46,43747,427 (as determined by the State of California Department of Finance). Of note, the projected population assumes a vacancy rate of 5%, whereas the Department of Finance estimate of the current population uses a vacancy rate of 34.7%. The lower vacancy rate utilized to estimate the projected population represents the theoretical number of occupied units if most households were occupied full-time and, more practically, simulates higher occupancy levels during the peak season.

The City offers a variety of housing options—from exclusive estate homes to more moderately priced single-family homes ~~to~~, multifamily apartments and condominiums. As the City continues to grow, it will be important to ensure a variety of future residential development is available range of housing options are provided, including housing that is affordable to the senior population, first-time homebuyers, and the City’s labor force.

As housing demand increases and available land becomes ~~more~~ limited, it is anticipated that there will be an increasing trend toward higher-density residential development. Careful planning for the integration of these uses into the fabric of the City’s existing neighborhoods or as infill along the City’s existing commercial corridors will help to fulfill housing needs and maintain the eclectic urban village character found in Palm Springs.

GOAL LU6:

Housing needs of people with varying incomes, household sizes, and lifestyles are met within the City.

Policies

LU6.1 Facilitate new residential development on vacant or underutilized properties in areas that have been designated for mixed-use or residential use on the Land Use Plan, as appropriate.

LU6.2 Encourage new residential infill development by providing streamlined approvals processes.

LU6.3 Allow conversion of underutilized commercial centers into new housing opportunity sites.

LU6.4 Promote the development of affordable housing through density bonus provisions in certain land use designations.

LU6.5 Preserve mobile home parks as a source of safe and affordable housing stock in the City.

LU6.6 Promote an equitable distribution of a diversity of housing types for various income levels throughout the City to meet the needs of residents.

LU6.7 Projects desiring to develop at the higher end of the density range of any residential land use designation ~~will be judged according to their ability~~ are encouraged to meet the following criteria:

- **1.——Exhibit** quality architecture, which is designed to respond to the harsh desert climate and includes appropriate detailing, materials, and architectural elements.
- **2.——TheEstablish a complimentary** relationship of the housing project to its neighborhood, or the creation of a distinctive character and environment for the neighborhood where none currently exists.
- **3.——Inclusion-ofInclude** open space in excess of the minimum requirements, including integration of **active**

The Housing Element contains the majority of goals, policies, and action items related to the provision of housing in Palm Springs. The Land Use Element goals and policies identified below are intended to complement those policy directions.

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~~use areas,~~ natural areas, viewsheds and other amenities. Design of the open space shall give it a distinctive character created through special landscape elements such as fountains, reflective pools, decorative paving, courtyards, and entry elements.

- ~~4.——Creation of~~Create larger building sites through lot consolidation where small, substandard, or irregular lots currently exist.
- ~~5.——Minimizing~~Minimize the prominence of parking and garages as viewed from the street.
- ~~6.——Development~~Develop or ~~provisions for~~contribute to the provision of social/cultural amenities (on- or off-site) such as parks, recreation centers, museums, schools, and daycare centers.
- ~~7.——Preservation of~~Preserve unique or desirable natural and manmade resources.

~~The level of density increase granted will depend on the extent to which higher standards are provided.~~

GOAL LU6:

~~Ensure that housing needs of people with varying incomes, household sizes,⁸ Evaluate and lifestyles can be met within the City.~~

~~Policies~~

~~LU6.1——Facilitate new residential development on vacant or underutilized properties that have been designated as mixed/multi-use areas on the Land Use Plan.~~

~~LU6.2——Encourage new residential infill development.~~

~~LU6.3——Convert underutilized commercial centers into new housing opportunity sites.~~

~~Actions~~

~~LU6.1——Provide incentives to encourage developers, as appropriate, the conversion of small hotels to produce housing at all socioeconomic levels~~units.

RESORT DESTINATION IMAGE



There are over 6,350 hotel rooms in Palm Springs—the largest collection in the Coachella Valley. The Spa Resort Casino caters to tourist and convention center clientele, furthering the image of the City as a destination resort.

Palm Springs has always embraced its reputation as a world class resort, holding ~~such the~~ titles ~~as of~~ “America’s premier desert resort city,” ~~and “America’s Resortport.”~~ Minutes away from any location in town are bike paths, hiking and equestrian trails, parks, tennis courts, ~~ball fields,~~ retail and entertainment venues and golf courses. The City is also home to the Palm Springs Art Museum, the Palm Springs Air Museum, ~~and Knott’s Soak City Water Park, Palm Springs Surf Club,~~ ~~and hosts a variety of parades, festivals and special events~~ which are geared toward family recreation and entertainment.

Year-round special events blend sophistication and relaxation in a style that is typically Palm Springs. Locals and visitors enjoy many of the City’s unique events such as the ~~Concourse d’Elegance,~~ the Palm Springs International Film Festival, ~~Modernism Week,~~ and Villagefest, the City’s weekly outdoor marketplace.

The City currently is host to over ~~two~~~~three and a half~~ million visitors annually. Palm Springs maintains the largest number of hotel rooms in the Coachella Valley: 6,500~~300~~ of the ~~total 15,865~~~~approximately~~ ~~19,000~~ rooms (source: ~~Economic Conditions and Trends Report, 2005~~).~~Visit Greater Palm Springs~~). These accommodations range from small, ~~three-room~~ boutique or bed-and-breakfast-style inns located in residential neighborhoods to multistory resort hotels designed to accommodate larger corporate events.

In addition, the Convention Center serves as a major center of business and tourist activity within the City. Providing approximately ~~211,400~~~~261,000~~ square feet of conference facilities, the Convention Center generates large numbers of conference attendees who support nearby hotel and convention-related businesses and who often extend their stays to take advantage of the recreational activities that Palm Springs has to offer. The City should constantly assess how it can continue to draw increasing numbers of visitors and provide them with a special experience that keeps them returning year after year.

Maintaining its status as a premier resort destination is a primary priority for the City. The General Plan land use patterns reflect a concentration of tourist commercial uses predominantly comprised of commercial and hotel uses along Palm Canyon Drive and Tahquitz Canyon Drive. The small-scale boutique hotels that are found among the residential neighborhoods in the Warm Sands and Tennis Club

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areas also contribute to the City's charm and its appeal to ~~resort~~ visitors. Development within these areas must be carefully designed and planned to ensure that it continues to reflect the City's vision of being a "~~world-class~~vibrant and inclusive desert ~~resort~~ community."

GOAL LU7:

~~Maintain and enhance the City's status and image as a~~**The premier resort destination and cultural center in the Coachella Valley.**

Policies

- LU7.1 Encourage a diversity of high-quality commercial uses, attractive to both the resident and the visitor, including retail, entertainment, cultural, and food sales, in appropriate areas of the City.
- LU7.2 Ensure that visitor-serving uses such as hotels, restaurants, and entertainment uses that generate high levels of activity are developed in close proximity to the Palm Springs Convention Center.
- LU7.3 Continue to host special events that draw local residents and visitors.
- LU7.4 Pursue and attract high-quality retail uses to the City, and specifically to Downtown.
- ~~LU7.5 Maximize the preservation of mobile home parks as a source of safe and affordable housing stock in the City.~~
- LU7.5 Maintain and enhance the success of existing high-quality retail that is unique and local.
- LU7.6 Retain viable small hotel uses as a part of the unique character of Palm Springs.
- LU7.7 ~~Consider~~Maintain or enhance financial and other incentives to assure the economic viability of small hotels ~~and mobile home parks.~~
- LU7.8 ~~Provide and maintain~~Support events that attract tourism by providing a variety of ~~outdoor~~opportunities ~~recreational opportunities~~facilities and venues.

LU7.9 Support hotel and encourage the motel development that is consistent with the design and character of ecotourism surrounding neighborhoods and minimizes impacts on residential neighborhoods.

~~LU7.9— Evaluate and encourage, as appropriate, the conversion of small hotels to housing units.~~

Actions

~~LU7.1— Maintain strong working relationships with the Agua Caliente Band of Cahuilla Indians and to ensure that new development in Section 14 contributes to and enhances the City’s goal of a destination resort.~~

~~LU7.2— Schedule annual strategic planning meetings with the Bureau of Tourism to market the City and its resort amenities to visitors.~~

~~LU7.4— Amend the CBD designation in the Zoning Ordinance to allow supermarkets and other personal service uses that would be used by residents living in the downtown area.~~

~~LU7.5— Evaluate and propose an incentive program for preserving small hotels.~~

~~LU7.6— Study timeshare condo hotels (“fractional ownership hotels”) and create a Zoning Ordinance provision to define and provide guidelines for this emerging type of residential product.~~

MIXED/MULTI-USE AREAS

The introduction of mixed-~~and multi~~-use development, if properly implemented, can add vitality, sociability, ~~and~~ land use and transportation 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 ~~property area~~. 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

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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.

~~Mixed-use projects~~Buildings with a vertical mix of uses 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. They~~Areas with a horizontal mix of uses 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 multimixed-use approach to infill.

Site planning and landscape design in mixed-use areas should incorporate pedestrian-oriented amenities, including walkway connections, active use areas, 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 a mix of uses;
- ◆ Existing development that can be redesigned to become more contemporary, efficient 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 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 overall long-term development.

Table 2-3
Preferred Land Use Mix for Mixed-Use Areas

<u>MMU District</u>	<u>Residential</u>	<u>Commercial</u>	<u>Office</u>	<u>Industrial</u>	<u>Other</u>
<u>Indian Canyon Drive and San Rafael Drive</u>	<u>15-25%</u>	<u>25-35%</u>	<u>-</u>	<u>40-50%</u>	<u>-</u>
<u>Artist Colony</u>	<u>40-60%</u>	<u>20-35%</u>	<u>15-25%</u>	<u>-</u>	<u>-</u>

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Uptown	30-40%	30-40%	20-30%	-	-
Vista Chino and Sunrise Way	30-40%	40-50%	-	-	10-20%⁸
Palm Canyon Drive and Sunny Dunes Road	40-60%	-	-	-	40-60%⁹
Smoke Tree	30-40%	60-70%	-	-	-
Palm Canyon East Gateway	40-60%	40-60%	-	-	-
Higher Education Campus	-	-	-	-	20-40%¹⁰ 60-80%¹¹

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 ~~and supported by a higher education campus~~[new residential neighborhood](#), 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: ~~55-65~~[40-50](#) percent industrial, 15-25 percent residential, ~~15-25~~[35](#) 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

⁸ [Public/Quasi-Public](#)

⁹ [Combination of Commercial and Office](#)

¹⁰ [Combination of Commercial and Office](#)

¹¹ [School and associated uses for educational purposes](#)

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 a regional medical center and related 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 portion of this site, providing a gathering place within walking distance for the residents living in the adjacent neighborhoods. The expanded Campus of the DAP Health, 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: ~~60–70 percent residential,~~ 30–40 percent residential, 40–50 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: ~~30-50~~40-60 percent commercial, ~~30-50~~percent /office; ~~15-20~~40-60 percent residential

Smoke Tree

The Smoke Tree mixed-use area is located along East Palm Canyon Drive, between Sunrise Way and ~~the city limits~~Barona Road. 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 site east of Smoke Tree Lane and the vacant site west of Smoke Tree Lane, provide opportunities for multifamily residential infill development.

Preferred mix of uses: 30-~~60~~40 percent residential uses, ~~20-40~~60-70 percent ~~resort~~ commercial, ~~20-40~~percent neighborhood

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. Due to the possibility of sensitive environmental constraints in this area, an appropriate level of environmental analysis would need to be conducted to determine the viability of any proposed project.

Palm Springs Mall

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

Higher Education Campus

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 a mixed/multi-use area comprised the future home of residential, office, a campus for the College of the Desert and commercial ancillary 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, while strengthening the site’s ongoing community-oriented role as a cultural center. A restaurant, hotel or commercial enterprise operated by the school and used for instructional purposes shall count towards the ratio of school and associated uses. Retail or office uses not operated by the school shall count towards the target ratio of commercial/office uses.

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

GOAL LU8:

Strategically introduce mixed- and multiMixed-use infill projects are strategically introduced in underutilized areas to create neighborhood activity centers serving the day-to-day needs of nearby residents, employees, and visitors.

Policies

- LU8.1 Encourage new mixed/~~multi~~-use developments in areas that are currently vacant or underutilized.
- LU8.2 Encourage flexibility of design in development by allowing both a vertical and/or horizontal mix of uses.
- LU8.3 Encourage and accommodate the development of specialty uses such as boutiques, art galleries, bookstores, restaurants, coffee shops, interior decorators, hardware

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stores and other similar uses that cater to the residents and create community gathering places in close proximity to mixed/~~multi~~-use areas.

- LU8.4 Allow designated mixed/~~multi~~-use areas to contain buildings that are taller than the surrounding neighborhood, where appropriate.
- LU8.5 Provide pedestrian links ~~from~~between the commercial, office, and retail uses within mixed/~~multi~~-use areas to minimize vehicular traffic.
- LU8.6 Allow for and encourage the development of facilities and gathering places that provide for the social and health needs (daycare centers, social-service providers, medical facilities, etc.) of the residents within mixed/~~multi~~-use areas.
- LU8.7 On-site parking is encouraged to be accessed from side streets or public alleys to minimize traffic impacts on major streets and to avoid interruption in the street-front design of commercial centers.
- LU8.8 Cluster development where appropriate to create centers of activity or to preserve natural features.
- LU8.9 Allow for *boulevard residential* uses as long as the proposed residential uses are consistent with the midblock corridor residential goals and policies found in the Community Design Element in such a way as to minimize noise impacts between residences and areas of heavy traffic.

Boulevard Residential:

Residential units proposed along major corridors such as Palm Canyon Drive.

Actions

- ~~LU8.1—Require Planned Developments for new mixed/~~multi~~-use projects proposing a mix of residential and commercial uses.~~
- ~~LU8.2—Continually monitor the preferred mix of uses within mixed/~~multi~~-use areas, and encourage new uses that will provide new services that complement existing uses.~~
- ~~LU8.3—Update the zoning ordinance to identify specific standards for building height and other development issues in mixed/~~multi~~-use designations.~~

MOUNTAINS AND HILLSIDES

The remarkable landforms created by the San Jacinto and Santa Rosa Mountains are a defining characteristic for Palm Springs as well as one of the City's most coveted resources. Wrapping around the developed areas of City to the west and south, the steep topography of the mountains provides the City with a dramatic visual



Hillsides are some of the most recognizable features in Palm Springs.

backdrop and scenic views that are unparalleled in the Coachella Valley. Over the years, Palm Springs residents have reaffirmed that the hillsides are an irreplaceable asset to their community. Development projects proposed in the hillsides have either been overturned through a vote of the residents or have required additional, more detailed environmental analyses. Efforts to establish a future direction in these areas is further complicated by the need to coordinate with multiple property owners and agencies such as the Agua Caliente Tribe and the Bureau of Land Management.

As available land in the central city becomes scarce, it will become increasingly important to establish guidance for the protection and thoughtful development of these areas. The intent is to ensure that proposed development is carefully designed to respect the hillsides and their sensitive biological resources. Residential uses are extremely limited in these areas, ~~1 unit per 40 acres, and they.~~ New development must be of high quality and sited in ways that ~~conserve~~ preserve or protect the City's valuable natural landforms.

The importance of the mountainous areas was further emphasized by the City Council, which (in 2004) established the Citizens' Task Force for Mountain and Foothill Preservation and Planning to evaluate the City's land use policies for mountainous areas and provide recommendations that would protect the scenic values of Palm Springs. As part of its effort, the Task Force established the following Guiding Principles that serve as a basis for decision making in the mountainous areas of Palm Springs:

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- ◆ The unique natural environment of Palm Springs with its rugged mountains and sweeping desert sands creates stunning vistas with a sense of space and distance and is Palm Springs' most important asset.
- ◆ This natural environment has historically drawn people to live here and made Palm Springs a world class resort destination, and the protection of this natural environment is vital to the well-being of its residents and to sustaining its tourism-based economy.
- ◆ All land uses must respect the scenic values of the desert and mountain terrain and protect this ~~historical heritage~~ **community asset**.
- ◆ The mountain region is an extraordinarily rich, though fragile, natural environment which sustains a ~~brilliant~~ variety of wildlife and plant species, some of which species are threatened or endangered and the City's land use policies must address ecosystem interactions and protect and conserve sensitive habitat.
- ◆ Development must be harmonious with, adapted to and respectful of the natural features with minimal disturbance of terrain and vegetation, use of natural and sympathetic materials, and be located in a manner sensitive to terrain, including wildlife habitat, watercourses, and steep slopes.
- ◆ Open space is a limited and valuable resource which is a part of the City's ~~historic~~ heritage and the City should identify sensitive open space areas for conservation and should acquire and preserve such areas.
- ◆ The City should continue its policies for open space acquisition and designation ~~by which approximately 3,000 acres have been acquired (as of 2006)~~, including mitigation of developer impacts through land dedication, density transfer and payment of in-lieu fees, acceptance of gifts of land, obtaining federal and state grants for conservation, working with regional conservation agencies, and developing other funding sources.

GOAL LU9:

~~Preserve~~ The City’s unique mountain resources are preserved for future generations.

Policies

- LU9.1 Design and landscape hillside development and development adjacent to natural areas to preserve natural features and habitat ~~and to protect structures from natural disasters, such as wildfires and floods.~~
- LU9.2 Preserve the frontal slopes of the Santa Rosa and San Jacinto Mountains above the toe of the slope including Chino Cone and Snow Creek.
- LU9.3 Preserve the unique topographic and geologic features of the City.
- LU9.4 Windfarm development on hillsides visible from scenic highways and corridors or on slopes of 15 percent or greater should demonstrate no significant adverse aesthetic impacts or provide adequate mitigation prior to approval.
- LU9.5 ~~Encourage public~~ Pursue and encourage the acquisition and placement into public trust of environmentally sensitive hillside ~~areas~~ parcels by the City, public trusts or other conservation-oriented entities where such parcel acquisition contributes to city-wide open space conservation goals and plans.
- LU9.6 Prohibit ~~motorized vehicles within~~ modifications and disturbances to mountainous areas, ~~except on~~ including from motorized vehicles operating outside of City-approved roads.
- LU9.7 Encourage the use of mountains for recreational purposes so as not to degrade habitat areas; existing trails will be maintained and new trail links can be developed.
- LU9.8 ~~Use only native plant species in areas adjacent to naturalized open space and mountainous areas to~~ Prevent invasive and non-native plant species from propagating in these areas. ~~Exotic plant species such as fountain grass, Tamarisk, Mexican Fan Palm, and exotic cactus species~~

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~~shall be prohibited adjacent to mountainous and natural open areas. If the MSHCP is adopted, its list of invasive and native species could be used. areas adjacent to naturalized open space and mountainous areas.~~

~~LU9.9—Continue active interjurisdictional and interagency planning for the conservation and preservation of the Santa Rosa Mountains in their natural state with the Bureau of Land Management (BLM) and the Coachella Mountains Conservancy.~~

~~LU9.10—Encourage the acquisition of hillside parcels by public trusts or other conservation-oriented entities where such parcel acquisition contributes to city wide open space conservation goals and plans.~~

~~LU9.11—Promote recreational use through the development of a system of trails. Pursue easements or other mechanisms to ensure long-term viability and access to existing trails and trailheads.~~

~~LU9.12~~LU9.9 Protect the scenic beauty of the mountains from erosion caused by development.

Actions

~~LU9.1—Adopt the following performance criteria for mountain and hillside development review:~~

- ~~a) Evaluate and quantify impacts of development on habitat for review by the California Department of Fish and Game, Bureau of Land Management, Fish & Wildlife Service and other appropriate entities, in the event the MSHCP or other habitat conservation plan is not adopted.~~
- ~~b) Concentrate development in areas with natural slopes of 10 percent or less in steepness. Natural slopes in excess of 30 percent should remain undisturbed. Development proposals for areas of between 10 and 30 percent slope, or areas subject to erosion, shall be accompanied by detailed soils and geotechnical studies as well as visual simulation exhibits.~~
- ~~c) Proposed development must be compatible, by virtue of design, height, materials and slope~~

~~compatibility, with the natural surroundings and preserve existing contours in order to minimize disturbance of site geology. Areas graded for development should be renaturalized.~~

- ~~d) Proposed hillside development should utilize low lighting levels to avoid glare; such lighting should be consistent with standards developed by Palomar Observatory to protect astronomical observation and research.~~
- ~~e) The availability of and proximity to public services and utilities shall be established prior to occupancy. All public utilities should be placed underground while minimizing disturbance to natural topography due to open trenching.~~
- ~~f) Due to the fire hazards of hillside areas with slopes of 10 percent or greater, access problems, lack of water, and excessively dry brush, adequate on-site fire protection measures shall be provided. These could include a fuel modification program, an on-site water storage system, the use of fire-retardant building materials or any other provision deemed necessary during project review.~~
- ~~g) Subdivisions, including streets and lots, should be developed in a manner that will minimize the scarring of the hillsides and, where major cuts or fills are necessary, they should be repaired in such a manner that the final appearance of the total area is as natural as possible. Bridges are generally preferred to fill concepts.~~
- ~~h) Hillside areas with naturally occurring steep slopes (30 percent or greater) should not be disturbed to provide vehicular access where an alternate is available. Access roads serving hillside development should not exceed 15 percent grade on any portion of the road.~~
- ~~i) Alternative roadway designs are encouraged including split roadway and modified cross-sections.~~

~~LU9.2 Work with public and private natural resource and conservation groups to explore opportunities to preserve~~

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~~the Santa Rosa Mountains, San Jacinto Mountains, Chino Cone and Snow Creek in their natural state.~~

- ~~LU9.3—Require property owners to prepare revegetation plans as part of project submittal to renaturalize any disturbed or scarred native plant and habitat areas not proposed for development.~~
- ~~LU9.4—Create an inventory of unique geological features that should be protected.~~
- ~~LU9.5—Develop a list of prohibited and preferred plant species in hillside areas.~~
- ~~LU9.6—Develop alternative engineering standards in the hillside areas relating to streets, lots, drainage, and utilities that allow for minimized grading.~~

A THRIVING DOWNTOWN

Downtown Palm Springs enjoys a worldwide reputation as **an authentic** pedestrian-oriented commercial center and the City's recognizable historic core. The Downtown truly serves as the functional, economic, and psychological heart of Palm Springs. It is a heavily visited area of town, has a collection of outstanding architecture and urban design features, and has a concentration of popular restaurants and stores. Community events such as Villagefest, cultural amenities such as the Village Green Heritage Center and the Palm Springs **DesertArt** Museum, and visitor-serving uses such as the Convention Center and Spa Resort Casino bring thousands of visitors Downtown. However, over the years the Downtown area has failed to reach its potential as a thriving community core and has struggled to compete with neighboring cities for new retail opportunities for its residents and visitors. Efforts to reenergize and revitalize this area will help to bring new activity and new life into the City's core.

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 **recent** creation of a central public **plaza that will serve park adjacent to the art museum was envisioned to serves** as the primary gathering place for visitors



The Palm Springs Experience: Many stores and restaurants in Downtown Palm Springs provide a pedestrian-friendly atmosphere for residents and visitors.

Downtown Vision

(from the Downtown Urban Design Plan)

A dynamic, vital, and economically successful area that retains the historic and cultural character of Palm Springs and yet meets the changing needs of residents and visitors alike.

This vision can be realized with the introduction of mixed-use development concepts to replace more traditional horizontal clustering of land uses.

and residents of Palm Springs ~~is a key concept planned to reinvigorate the Downtown core.~~

Although not required by state law, the City has developed the Downtown Urban Design Plan and Downtown Specific Plan to guide the future of development Downtown. Performance criteria related to building height, orientation, and massing, as well as customized guidance for parking, architecture, landscaping, lighting, and street furniture in the Downtown area can be found in the Downtown Urban Design Plan, both documents. The goals and policies identified below serve as the foundation for future land use distribution and economic strategies proposed Downtown and are intended to complement the direction identified in the Downtown Urban Design Plan and Downtown Specific Plan.



The Plaza Theatre is home to the Fabulous Palm Springs Follies, a major entertainment attraction in the heart of Downtown. The historic Plaza Theatre in the heart of Downtown is planned for remodel and restoration.

GOAL LU10:

~~Maintain~~ **A vibrant, pedestrian-friendly Downtown that serves as the economic, civic, historic, cultural, and recreational center of the City.**

Policies

~~LU10.1~~ **Support the development of a centrally located “village square” to serve as the key visual, social, and aesthetic component of the Downtown revitalization effort.**

~~LU10.2~~ LU10.1 Encourage development of housing and mixed-use land uses Downtown to increase activity in this area.

LU10.32 Encourage development that promotes a flow between indoor and outdoor activities such as outdoor cafes, arcades, paseos, and courtyards.

LU10.43 Accommodate a broad range of uses Downtown to meet the needs of both residents and visitors and to stimulate both daytime and evening activity.

LU10.54 Facilitate and promote special events and community celebrations in the Downtown area to stimulate its role as a community focal point.

LU10.65 Strengthen the unique sense of place currently present in Downtown by preserving and incorporating cultural uses and historic uses/resources.

LAND USE ELEMENT

LU10.76 Provide a logical transition between land uses and the built environment in Downtown and those proposed in the Section 14 Specific Plan.

~~LU10.8~~ Maintain LU10.7 Support the restoration efforts for the Plaza Theatre for use as a multipurpose community performing arts center for film festivals, premieres, and live stage productions, while preserving its historical value.

~~LU10.9~~ Require all new development in Downtown to be consistent with the design principles found in the Downtown Urban Design Plan that address streets and circulation, parking, public spaces and gathering places, landscaping, signage, lighting, street furniture, and building height, orientation, massing, and design.

~~LU10.10~~ Encourage higher density housing at the perimeter of the downtown retail area.

~~Actions~~

~~LU10.1~~ Develop a phasing and funding program for the necessary streetscape and infrastructure improvements within Downtown.

~~LU10.2~~ Amend the Central Business District (CBD) to include a wide range of uses (such as grocery, hardware, and convenience/drug stores) that provide services and amenities to the Downtown residential population.

~~LU10.3~~ Establish specific criteria or incentives to determine if new projects within the CBD qualify to develop above a 3.5 FAR as identified in the land use designations. In no event shall development exceed an FAR of 4.0.

LU10.8 Pursue improvements to the public realm that enhance Downtown as a centerpiece of community activity and identity.

PALM SPRINGS INTERNATIONAL AIRPORT

~~Known as “America’s Resortport,”~~ The Palm Springs International Airport serves as the primary air transportation access point to the Coachella Valley communities ~~in one of the fastest growing counties in the nation.~~ Located on over 930 acres of land on the eastern edge of the City, the airport not only serves as a major transportation and tourist hub, but is also an asset to the City’s economic development.



The Palm Springs International Airport serves as a major transportation hub in the Coachella Valley.

In ~~2003, 2022,~~ a new annual record high of approximately ~~1.253~~ million ~~annual~~ passengers flew into and out of the airport. ~~Airline activity has increased at an average~~ New annual growth rate of 3.4 percent from 1994 to 2004 records were also set for flights and seats in 2022. As the number of aircraft trips grows, it will become increasingly important to ensure that the surrounding land uses are compatible with airport activities and the City continues to build upon the economic potential and business relationships generated by the airport. High-quality industrial and business park uses should also be promoted in this area.

Additional discussion about hazards related to the airport can be found in the Safety Element.

The *Palm Springs Airport Master Plan* ~~was developed~~ (2015) is currently being updated to evaluate future airport facilities needs, both existing and future, and to develop an airport development plan concept, which could include long-term land acquisition needs related to airport expansion. In addition, the *Riverside County Airport Land Use Compatibility Plan* (ALUC) was adopted in February 2005 and provides guidance related to the compatibility of land uses surrounding the airport. Since lands around the immediate vicinity of the airport are ~~heavily urbanized~~ generally built out, it will be important to address how these uses are affected by any future expansion of the airport.

LAND USE ELEMENT

GOAL LU11:

Promote—The Palm Springs International Airport **as is** the premier flight center of the Coachella Valley.

Policies

- LU11.1 ~~Encourage~~**Accommodate** land uses in the areas surrounding the airport that are economically supportive of, or related to, the airport activities and that are developed in a manner that ~~minimizes~~**minimize** negative ~~impact in~~**impacts to** existing adjacent land uses.
- LU11.2 Discourage **development of** sensitive uses such as schools, hospitals, daycare facilities, or new residential ~~development from locating~~ in close proximity to the airport.
- LU11.3 Continue to ~~modernize~~**upgrade** and maintain the Palm Springs **International** Airport as a state-of-the-art facility.
- LU11.4 Ensure that proposed land uses and developments around the airport comply with the policies **and procedures** set forth in the Riverside County Airport Land Use Compatibility Plan.
- ~~LU11.5~~ **Market the benefits for businesses to locate to the *Foreign Trade Zone*.**

Actions

- ~~LU11.1~~ **Identify areas of *open land* that will be preserved in the vicinity of the airport for possible future expansion, noise, and safety buffers.**
- ~~LU11.2~~ **Require the disclosure of potential aircraft overflight as part of real estate transactions within the airport influence area.**
- ~~LU11.3~~ **Limit the height and intensity of nonresidential structures located adjacent to the airport to minimize airport-related safety issues.**

Foreign Trade Zone

There are two Foreign Trade Zones within the City of Palm Springs. Managed by the City of Palm Springs' Community & Economic Development Department, the boundaries of the FTZ include two areas, 917 acres at the Palm Springs International Airport, and 14 acres at the Palm Springs Rail Station.

Foreign Trade Zones benefit companies that import merchandise for domestic or foreign consumption. Under FTZ procedures, zones are considered to be outside U.S. Customs Territory. Merchandise may be admitted into zones and then stored, exhibited, assembled or used for manufacturing, and processing, all the while bypassing formal customs entry procedures and the payment of customs duties. Duties are eliminated if the merchandise is exported to other countries. Within Palm Springs, the FTZ address can be used by importers and exporters to ship and receive overseas products without being subject to formal customs entry procedures.

Open Land

In the event that a light aircraft is forced to land away from an airport, the risks to the people on board can best be minimized by providing as much open land area as possible within the airport vicinity. Open land can include roads and automobile parking lots, and areas free of most structures and obstacles such as walls, large trees or poles, and overhead wires.

I-10 CORRIDOR

As a major goods-moving corridor and passageway, the I-10 accommodates thousands of travelers a day and serves as a regionally significant east-west link to uses within Riverside County and beyond. Similar to neighboring cities that have frontage along I-10, the City of Palm Springs desires to maximize the development potential in this area and facilitate the development of complementary uses that will bring economic vitality to the corridor.

~~As the Land Use Plan was being developed, City Council directed Staff to evaluate the feasibility of designating the entire area north of the Union Pacific Railroad as mix of industrial, regional commercial, and office uses under a designation of Regional Business Center (RBC). Much of the land north of the railroad consists of desert or watercourse uses, with most of the industrial and commercial development focused around major interchanges. A large portion of this area is also located within the City's Sphere of Influence.~~

~~After reviewing roadway capacities, environmental and biological issues, and overall demand for commercial, office, and industrial square footage within the City, it was determined that the RBCAs a part of the 2007 General Plan, the City established the Regional Business Center (RBC) designation and found that this~~ designation should be focused around two specific areas: the interchange of I-10 and Indian Canyon Drive and the interchange of I-10 and Gene Autry Trail. These areas can accommodate the additional traffic that would be generated by the mix of uses proposed, and are located adjacent to already developing areas and to interchanges that will be undergoing improvements in the near future. In addition, both of these areas are located in the City proper and would not require annexation prior to development as RBC.

It is envisioned that, over time, market demand may support the phased conversion of additional lands north of the Union Pacific Railroad from Desert and OS-W land use designations to RBC. As opportunities arise to develop along the I-10 Corridor, the extension of the RBC designation along I-10 would be encouraged provided that a general plan amendment is processed, the appropriate environmental and traffic analyses have been completed, and ~~suitable~~appropriate mitigation ~~has been~~measures are provided to accommodate the new development.

LAND USE ELEMENT

In addition to the implementation of a desirable mix of land uses adjacent to the freeway, the application of high-quality [architecture design](#) is a critical component to the success of any development proposed along I-10. Due to the high level of visibility of the commercial and industrial uses adjacent to the freeway, it is important to ensure that these areas are developed in a way that makes a positive visual impression of Palm Springs. Views from freeways serve as windows into the communities beyond. As a result, cities have begun to recognize the importance of treating these significant corridors more as regional Main Streets than backyards—ensuring that buildings maintain a high level of architectural quality and are representative of the desired image of the community and that unsightly storage areas, mechanical equipment, or loading areas are properly screened or sited to minimize their impact on the aesthetic appearance of the area. Such is the case with the I-10 Corridor area and the City of Palm Springs.

GOAL LU12:

~~Establish~~ Commercial, office, and industrial land uses along the I-10 Corridor ~~that~~ reflect the world class resort status of our city and provide a strong sense of entry and arrival into Palm Springs and the entire Coachella Valley.

Policies

- LU12.1 ~~Promote the development of~~[Concentrate](#) high-quality regional and freeway-serving land uses that ~~generate a sense of place and arrival into~~[reflects an attractive, well-designed first impression of the City along the City at the interchanges of Gene Autry Drive and Indian Canyon Drive with entire I-10 frontage.](#)
- LU12.2 Promote the development of regional business center ~~and~~, freeway commercial uses [and distribution centers](#) adjacent to the freeway while maintaining high standards of design and quality of improvements to strengthen the economic vitality of the City. Strip commercial uses are discouraged along the corridor, especially in those areas adjacent to frontage roads.
- LU12.3 Support the development of commercial, industrial, and office uses on properties located north of the Union Pacific Railroad that are not currently designated as RBC

Additional policies addressing scenic resources and the I-10 Corridor can be found in the Community Design Element.

(excluding those areas designated as OS-W), provided that the appropriate environmental documentation is prepared and the appropriate roadway and utility infrastructure can be provided to support the proposed uses.

LU12.4 Ensure that new development along the freeway corridor is compatible with the City's policies related to scenic resources.

LU12.5 Periodically reevaluate the concentration, type, and mix of commercial, office, and industrial development that is appropriate and sustainable adjacent to the freeway.

~~LU12.6 Require that loading and outdoor storage areas for commercial and industrial uses be screened from public streets and freeway views.~~

~~LU12.7 Promote the development of high-quality building design, including attractive fenestration, articulated façades, clearly defined entrances, varied colors and materials, varied building sizes and configurations, and varied roof heights during project review and approval.~~

Actions

~~LU12.1 Create design guidelines for development adjacent to the I-10 Corridor.~~

~~LU12.2 Evaluate the potential of incorporating new provisions in the City's Zoning Code for freeway-adjacent uses.~~

SPECIAL POLICY AREAS

The General Plan Land Use map identifies ~~two~~^{three} areas of the City that warrant special policy direction—Chino Cone, Oswit Cone, and Palm Hills ~~and the Chino Cone~~. These areas warrant custom policy guidance because the City has determined that the preservation of their



Ship Rock is a prominent rock outcropping located in the Chino Cone. It is envisioned that any future development in this area will preserve and incorporate this feature.

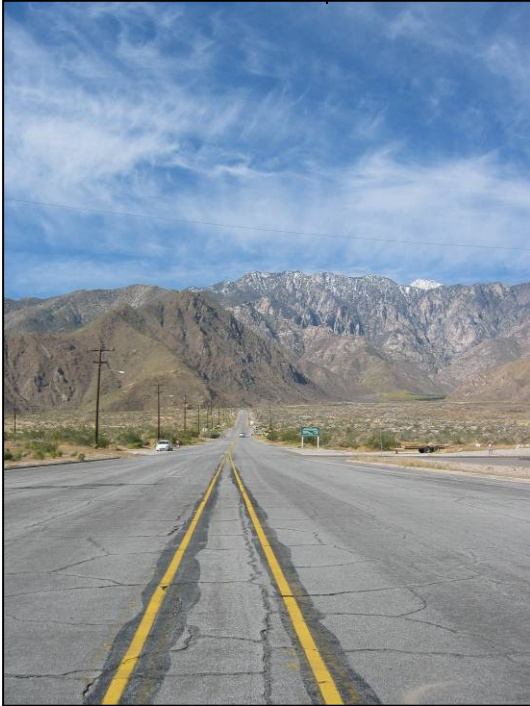
unique hillside character is of utmost importance and should be carefully guided as development pressures in the hillsides of Palm Springs continue to increase. Following is a discussion of the issues surrounding each of the sites, and the policy direction that accompanies it. The actual locations of these areas can be found on the Land Use Plan, [Figures 2-2 and Figure 2-3](#).

Chino Cone/Snow Creek

Chino Cone is recognized as an extraordinary natural resource and an area of great development interest. In 2005 and 2006, the City of Palm Springs formed a task force to establish a vision and direction for the area, which led to the adoption of the Environmentally Sensitive Development Area – Specific Plan (ESA-SP) Ordinance. [As a new development code in the Zoning Ordinance](#) The ESA-SP zone promotes sensitive development while preserving the natural environment in the Chino Cone area. The General Plan reflects the task force’s vision with goals and policies that undergird the ESA-SP zone.

The General Plan goals and policies are intended to provide for the development of environmentally sensitive areas of the city in a manner that will preserve the open, rural character of these areas while allowing development of ranchettes and clustered single- and multiple family or resort projects. The goals and policies of the Special Policy Areas, are to facilitate the preservation of open space through the creation and implementation of development review considerations that will ensure the evaluation of the suitability of the land for development in a manner that would preserve the character of the land. The ESA-SP generally includes the Chino Cone, North Palm Canyon Drive north entry corridor, and other areas which the city council may designate from time to time by ordinance.

The ESA-SP zone is divided into planning areas as indicated in [Figure 2-34](#). The General Plan establishes an underlying land use density for all areas within the Chino Cone Special Policy Area of 1 dwelling unit per 40 acres.



Tramway Road serves as the major access point into Planning Area 4 of the Chino Cone Special Study Area.



The Chino Cone is an alluvial fan that can be easily seen upon entry into the City.

A specific plan, allowing only sensitive and appropriate uses, densities, distributions, and design standards, is required for each Planning Area for projects that exceed the base land use density. All development in each planning area is required to be consistent with the adopted specific plan. In Planning Areas 2, 3, 4, 5b, 6, 8, and 9, a variety of densities and uses including residential resort and commercial, in accordance with the ESA-SP are allowed with a Specific Plan. Specific Plans must show creative and environmentally sensitive development that respects the visual, topographical and unique features of the Chino Cone. Specific Plans for Planning Areas 1 and 7 are recognized as the lowest allowable densities for the Chino Cone Special Policy Area. Planning Area 5a Specific Plans may propose commercial and tourist-serving uses. Following is a brief description of each planning area and some associated characteristics.

Planning Area 1 – Palm Springs Aerial Tramway

This area is approximately 570 acres in size and includes the Palm Springs Aerial Tramway Valley Station and accessory facilities. The development in this planning area is envisioned as low density residential and only those commercial uses associated with the Tramway.

Planning Area 2 – Shadowrock

This area is approximately 360 acres and is envisioned with a possible mix of residential and resort uses. A Development Agreement outlines further possible uses and densities that may be considered under a Specific Plan. Should the Development Agreement become void, the underlying General Plan land use designation of Special Policy Area (1 dwelling unit per 40 acres) and the regulations of the ESA-SP would still apply. Portions of this planning area are in FEMA Flood Zone A (impacts possible due to 100-year rain) which would need to be taken into consideration with any development application in this area.

LAND USE ELEMENT

Figure 2-4 Chino Cone Planning Areas



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Planning Area 3 – Agua Caliente Band of Cahuilla Indians Lands

The land within Planning Area 3 is within the reservation of the Agua Caliente Band of Cahuilla Indians. The area encompasses roughly 380 acres. It is envisioned that a Tribal Specific Plan would be created for development densities and uses that exceed the residential 1 unit per 40 acres set forth for the Special Policy land use area. Portions of this planning area are also in FEMA Flood Zone A (impact possible with a 100-year rain).

Planning Area 4 – Tramway South

This 119 acre area is characterized primarily by gently sloping rocky terrain. ~~It is envisioned to be primarily a low density residential area~~In 2011, the Desert Palisades Specific Plan was adopted to guide development in this area. The Plan proposes a single-family residential community consisting of a maximum of 110 custom home sites on 100+/- net acres within Planning Area 4.

Planning Area 5a – Visitors Center

This is an area of approximately 8 acres that includes the architecturally significant Palm Springs Visitors Center and a gateway feature to the City. A Specific Plan for this area may include tourist-serving commercial activities, including retail goods and services primarily oriented to the traveler, including restaurants and entertainment, as well as other uses permitted with a Specific Plan as described in the ESA-SP.

Planning Area 5 – Visitors Center

This 36 acre area is just west of Planning Area 5a. Portions of this area abut Highway 111. A Specific Plan for this area may include uses and densities as described in the ESA-SP. Visual screening of development from the adjacent Highway 111 as described elsewhere in the General Plan may be a consideration of development in this area.

Planning Area 6 – Chino Canyon Gateway

The Chino Canyon Gateway comprises about 125 acres and portions of this planning area abut Highway 111. Consideration of view sheds and visual screening from Highway 111 may be a consideration of development in this area. Portions of this planning area are also in FEMA Flood Zone A (possible impacts during a 100-year rain).

Additional regulations governing the development of the Chino Cone can be found in the City's Zoning Ordinance under the Environmentally Sensitive Area Specific Plan Zone.

Planning Area 7 – Chino Creek

There are approximately 176 acres in this planning area, portions of which also abut Highway 111. Environmental analysis should include study of development impacts on the watercourse zones in this Planning Area. Visual impacts of development from Highway 111 should also be considered.

Planning Area 8 – Highway 111 Corridor

The 202 acres in this planning area comprise some of the first visual images for travelers entering Palm Springs along Highway 111. A unique rock outcropping known as Ship Rock is a natural landmark in this area. Development in this Planning Area should not minimize the prominence of this natural topographical feature and should address view sheds and visual impacts along the Highway 111 frontage.

Planning Area 9 – Snow Creek

This Planning Area is north of the Chino Cone planning areas and encompasses roughly 1,195 acres. Large portions of this area are characterized as watercourse zones. Planning Area 9 is mostly situated within a cove formed by Snow Creek Canyon, providing residents with seclusion and scenic views. The historic Pacific Crest Trail skirts this planning area.

GOAL LU13:

~~Sensitively integrate~~ New development is sensitively integrated into the Chino Cone while preserving its distinguishing natural and scenic characteristics.

Policies

- LU13.1 Require that any development in the Chino Cone be harmonious with and respectful of the area’s natural features.
- LU13.2 Protect and conserve sensitive habitat areas through development restrictions and clustering of land uses.
- LU13.3 Continue to seek opportunities to acquire or designate open space for preservation. This could include land dedication, in-lieu fees, grants, density transfer, or other sources.

LAND USE ELEMENT

- LU13.4 ~~Allow for rural~~Require street profiles ~~with French drain or similar type of stormwater control features and code-compliant pedestrian accommodation to traditional street standards and design of curbs and gutters to~~that establish a natural streetscape that visually blends into the surrounding terrain.
- LU13.5 ~~Encourage~~Require low building profiles, natural colors, and minimal grading to blend into the natural topography of the area.
- LU13.6 Require any proposed development in this area to preserve monumental rock outcroppings (such as Ship Rock) and integrate ~~this natural landmark~~these elements into the project's design.
- LU13.7 Apply natural berming techniques to screen views of development within the Chino Cone from Highway 111.
- LU13.8 Allow cultural, educational, and tourism-based uses that will generate revenue and provide amenities in the Chino Cone Special Policy Area.

Actions

- ~~LU13.1—Require preparation of a Specific Plan and associated environmental analyses prior to the approval of any development within the Chino Cone that differ from the residential uses permitted by right (1 dwelling unit per 40 acres).~~
- ~~LU13.2—Apply the use of density transfers between properties located within the Chino Cone and to properties elsewhere in the City to encourage the preservation of views and natural resources.~~
- ~~LU13.3—Initiate discussions with the County to annex land north of Planning Area 8 in an effort to preserve the view corridors desired along Highway 111.~~
- ~~LU13.4—Work with the Winter Park Authority to explore ways to reduce traffic on Tram Way including possible relocation of parking lots near the Visitor Center and the use of shuttles or other means of transport to the Lower Tramway Station.~~

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LAND USE ELEMENT

Figure 2-4 Chino Cone Planning Areas



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Palm Hills

In July of 1970, the Palm Springs annexed approximately 34 square miles of the San Jacinto and Santa Rosa Mountains into the City. It was envisioned that the area would attract a development that preserved the environment while encouraging the establishment of resort, residential and accessory uses. The majority of the 34 square miles that comprised the original annexation area have been designated as Mountain—allowing up to 1 unit of residential development per 40 acres of land to preserve the integrity of the natural terrain and resources found in the mountains.

The remaining area, comprised of approximately 1,200 acres of mountainous terrain in the southern end of the City, has been designated as a Special Policy Area. These 1,200 acres constitute the contemporary boundaries for the Palm Hills area and warrant special policy guidance in the General Plan due to their exceptional location and the desire to minimize impacts of development in the Santa Rosa Mountains. ~~The Palm Hills site is under five separate property owners: Palm Hills Land Corporation (approximately 906 acres), three Allottees (approximately 293 acres) and the Desert Water Agency (DWA), which owns approximately 5 acres that contain water tank facilities. The majority of the site is owned by the Oswit Land Trust which seeks to conserve the land for open space and recreation. The remaining portion in the Palm Hills area - approximately 95 acres - is allotted to members of the local Agua Caliente tribe.~~

~~The City continues to recognize the future potential of developing the site with first-class resort and residential uses and is continuing to work with property owners to design a project that minimizes impacts to the aesthetic value of the hillsides and the sensitive natural resources. Residential and resort development in Palm Hills is envisioned as at a maximum of one dwelling unit or resort hotel unit per acre. In addition to residential uses, the Palm Hills Special Policy Area provides for the development of a large-scale mixed-use resort that may include guest ranches, hotels, or other resort residential uses along with incidental and accessory commercial uses for visitors and residents. Golf courses may also be considered in Palm Hills as a complementary use to residential or resort uses. The total number of rooms and residential units within Palm Hills shall not exceed a total of 1,200. The City recognizes the value of conserving and preserving the Palm Hills area for the flora and fauna that call the area home, as well as those that enjoy outdoor activities in the area. As the city and~~

the greater Coachella Valley continue to grow, the City of Palm Springs will partner with the Oswit Land Trust and conservation organizations to sustainably manage the land for future generations.

It should be noted that a 91-unit low density residential subdivision has been approved in the Palm Hills Policy Area. While currently undeveloped, the subdivision is legally recorded and can be developed with little or no additional review required by the City. ~~These units could be developed as planned, incorporated into a more comprehensive master plan for the area, or redesigned as part of a comprehensive plan for Palm Hills. This land is under the ownership of the Oswit Land Trust, so the potential for development is limited.~~

~~In any case, a Specific Plan shall be prepared to develop a detailed density allocation formula that assigns units to individual properties within Palm Hills to be in compliance with the General Plan. The Specific Plan shall also ensure that the proposed units are fairly allocated to all properties that contain development potential. The City shall not be precluded from considering the drainage, wildlife habitat, slope characteristics, and other goals and policies of the General Plan while reviewing plans for proposed development within Palm Hills.~~

The City of Palm Springs also recognizes the efforts of the Bureau of Land Management (BLM), the Coachella Valley Mountains Conservancy, and other groups to preserve the Santa Rosa Mountains in their natural state. ~~It is envisioned that limited, high-quality development can occur in the Palm Hills area and be consistent with the desire to conserve natural resources.~~ The City will cooperate with these groups to facilitate conservation to the extent that conservation efforts are consistent with the goals and policies of this General Plan.

GOAL LU14:

~~Create a first class resort and residential development in Palm Hills that preserves reserves~~ **valued open space, hillsides, view corridors, and biological resources, as feasible under applicable habitat conservation plans.**

Policies

LU14.1 ~~Establish an innovative planning process to analyze and guide all aspects of future~~ **Require that any new development inevaluate and consider the Palm Hills area**

LAND USE ELEMENT

~~including~~ biological resources, ~~aesthetics,~~ and ~~infrastructure.~~ natural features of Palm Hills.

LU14.2 Preserve the frontal slopes of the Santa Rosa Mountains that are visible from the desert floor as open space.

LU14.3 Public lands that are not used as part of a development project may not be credited for density transfer purposes to an off-site development.

LU14.4 Explore opportunities for the exchange of public and private lands to create properly clearly defined development areas and viable habitat conservation areas.

LU14.5 Limit maximum density ~~is allowed to~~ one unit per acre (residential or hotel); and prohibit development on slopes above 30 percent ~~is prohibited.~~

LU14.6 Allow credits for density transfer where sensitive biological habitats, including hillsides, washes, canyons, etc. are protected and dedicated as permanent open space.

LU14.17 Protect and conserve sensitive habitat areas in Palm Hills that endangered, threatened, or endemic fauna and flora are found.

LU14.8 Require that any new development limit and mitigate their ecological footprint.

Actions

~~LU14.1 Require the preparation of a Specific Plan for any development proposed in Palm Hills.~~

~~LU14.2 Establish a program for the permanent preservation of open space to mitigate wildlife habitat loss and to provide recreational amenities. Programs should complement the applicable conservation programs to the extent that they do not conflict with the General Plan and the MSHCP.~~

~~LU14.3 Explore strategies to purchase the property for preservation, including but not limited to issuance of bonds, matching funds from conservation agencies, and partial acquisition of the site.~~

Oswit Cone

Oswit Canyon and Alluvial Fan, also known as Oswit Cone, is comprised of 256 acres of vacant land along the southwestern border of Palm Springs. It is located at the foot of the San Jacinto National Mountains and adjacent to the San Jacinto National Monument. The Oswit Cone is a part of the planning area in the Canyon South Specific Plan.

In March 2017, the City of Palm Springs adopted Ordinance No. 1919 which established Oswit Cone/ Canyon Alluvial Fan as Planning Area 10 within the ESA-SP zone, with the goal of continuing the area's role as one of Palm Springs primary eco-tourist destinations. The measure amended the Palm Springs Zoning Code, Canyon South Specific Plan, and Palm Springs General Plan.

Development in the Oswit Cone is limited to one dwelling unit for forty (40) acres. Density in excess of this limit can be considered with the submittal of a Specific Plan and associated environmental documentation.

Future developments in the Oswit Cone are required to adhere to regulations for the ESA-SP zone, which pertain to permitted uses, property development standards, design standards, and specific requirements for the preparation of specific plans. In addition to uses allowed in Planning Areas 1 through 9, the measure allowed tourist-serving commercial uses, including services primarily oriented to eco-tourism.

Oswit Cone is an area of cultural and environmental significance. A 2014 study of climate change found significant archeological features including ancient petroglyphs attributed to pre-Cahuilla Indian societies in the greater Oswit Canyon area. With climate change, the area is expected to have increased migration from the Peninsular Bighorn Sheep, a federally endangered animal.

LAND USE ELEMENT

GOAL LU15:

Oswit Cone remains an eco-tourist destination, with its distinguishing natural, cultural and scenic characteristics preserved.

LU15.1 Require that any development be respectful of and preserves the archeological artifacts found in the Oswit Cone.

LU15.2 Require that any development preserves major natural features that contribute to the character of the Oswit Cone.

LU15.3 Require that permitted tourist-serving commercial activities, including services primarily oriented to the eco-tourist, limit and mitigate their ecological footprint.

LU15.4 Protect and conserve sensitive habitat areas for the Peninsular Bighorn Sheep and other species that are endangered, threatened, or endemic to the Palm Springs area.

PALM SPRINGS LAND USE ELEMENT | DRAFT IMPLEMENTATION PROGRAMS

May 8, 2023

This section serves as a working checklist of implementation programs for City staff and local decision makers to ensure that the General Plan vision is realized. The following table of Implementation Programs lists specific actions that should be pursued to implement each goal and policy in the City's General Plan. An implementation program is an action, procedure, program, or technique that carries out goals and policies. Implementation measures are comprehensive in nature, encompassing amendments of existing and preparation of new plans, ordinances, and development of design standards; administration of City procedures and development review and approval processes; and interagency coordination.

For each action, a recommended timeframe for completion is noted and the responsible City department is listed. The timeframes are delineated as follows:

- Ongoing: Actions that continue or are periodically implemented through the life of the General Plan
- Short: 1-5 years
- Mid: When resources become available, but prioritized after 5 years
- Long: 10 years or more

The described programs and actions are intended to inform and guide the development of the City's annual budget. During that time, City staff will review and prioritize the level of expenditure necessary to carry out the prescribed action and program. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability.

To enable Palm Springs' General Plan to serve its purpose effectively, the list of programs and actions need to be reviewed, maintained, and implemented in a systematic and consistent manner. At a minimum, the programs and timeframes described in this chapter should be comprehensively reviewed and updated at least once every five (5) years to reflect available fiscal resources, community needs, and priorities. Revisions to these shall not constitute an amendment of the General Plan, provided that they are consistent with the *Vision Statement* and carry out its goals and policies. As such, future revisions to this Implementation Plan will not necessitate environmental review to conform to California Environmental Quality Act (CEQA) requirements, as each item described in this Plan will require subsequent action and evaluation.

Implementation actions for the *Housing Element* are included in the Housing Element document, which is provided under separate cover and updated accordingly to state legislative requirements.

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
Goal					
LU 1 A balanced pattern of land uses that complements the location and character of existing uses, offers opportunities for the intensification of key targeted sites, enhances environmental sustainability, and has positive economic results.					
Policies					
LU1.1 Ensure that development meets or exceeds requirements and standards specified within each land use designation.	IM-LU 1.1	Update the Zoning Code for consistency with the General Plan's provisions for the types, distribution, and density/intensity of permitted uses and objectives for their physical form, scale, and character of development (such as transitions among uses and building heights).	LU1.1	Planning, Community and Economic Development	Short
	IM-LU 1.2	Review proposed development projects and applications for conformance with the General Plan Land Use, Circulation, and other plan diagrams, goals and policies specified for each Plan Element, and applicable regulatory codes and requirements. Among the latter are the Zoning, Subdivision,	LU1.4	Planning	Ongoing

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		Hillside, Noise, Grading, and Solar Energy System Ordinances. Proposed projects shall be reviewed for conformance with permitted uses, development standards, and objective design guidelines and standards. Development applicants will be required to submit technical studies and analyses as necessary to enable review for compliance.			
LU1.2 Concentrate development to protect open space and natural habitat areas.	IM-LU 1.2	Development Review			
	IM-LU 1.3	Limit the extension of development into undeveloped areas in consideration of the following criteria: a) Availability of services (streets, water, sewer, and emergency services); b) Logical extension of services;	LU1.2	Planning, Engineering Services	Ongoing

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		c) Contiguity with existing development; and/or d) Conformance with an approved specific plan.			
	IM-LU 1.4	Develop and implement processes, procedures, and standards enabling the transfer of density from open lands to promote infill and clustering within and adjoining existing urbanized areas. Identify candidate donor and receiver sites	LU1.5	Planning, Parks & Recreation	Mid, Ongoing
LU1.3 Ensure that new land use projects are built with adequate utility and municipal infrastructure capacity to support them.	IM-LU 1.5	Review development projects for their impacts on, and the adequacy of, utility and municipal infrastructure to provide service. Require the assessment of fees and/or construction of improvements to mitigate deficiencies. Require development applicants to submit technical studies	New	Planning, Engineering Services	Ongoing

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		and analyses as necessary to enable review.			
LU1.4 Promote the expansion of existing facilities or the introduction of new uses that complement the location and character of existing uses, intensify key targeted sites, maximize environmental sustainability, and have positive economic results.	IM-LU 1.1	Zoning Code Update			
	IM-LU 1.2	Development Review			
LU1.5 Support projects of societal benefit or revenue generation through incentives in the entitlement process.	IM-LU 1.6	Identify and evaluate incentives, such as density bonus provisions, to encourage project enhancements such as affordable housing, environmental sustainability, historic preservation and adaptive reuse, community benefits, successful revitalization, and/or revenue generation	LU 2.1	Planning	Short

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		and incorporate them into the Zoning Ordinance.			
LU1.6 Require new construction to mitigate impacts on the City's housing, schools, public open space, childcare facilities, and other public needs.	IM-LU 1.7	Review development projects for their impacts on uses and services that support resident needs and require contribution of fees or other measures to mitigate deficiencies. Require development applicants to submit technical studies and analyses as necessary to enable review.	New	Planning, Engineering Services, Finance & Treasury	Ongoing
LU1.7 Ensure that development is sensitive to natural features, including washes, hillsides, and geologic features.	IM-LU 1.2	Development Review			
LU1.8 Encourage, where appropriate, high density and high intensity projects to maximize the use of land.	IM-LU 1.2	Development Review			
LU1.9 Sensitively integrate into the community required	IM-LU 1.8	Work with transportation, utility, and parks and recreation agencies to	New	Planning, Public Works and Engineering	Ongoing

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
land uses such as transportation corridors, flood control systems, utility corridors, and recreational corridors.		ensure that improvements are located and designed to be physically and visually integrated and compatible with surrounding land uses and natural resources.			
LU1.10 Establish Palm Springs as a leader of land use development practices that contribute to the sustainability and stewardship of environmental resources including air quality protection, energy and water efficiency, natural resource conservation, reduction of greenhouse gas emissions, and resilience to the impacts of climate change.	IM-LU 1.9	Consider the adoption of building and site design standards for energy and water conservation that exceed Cal Green.	New	Planning, Building and Safety	Mid
	IM-LU 1.10	Implement actions identified in the Safety, Circulation, Air Quality and Recreation, Open Space and Conservation Elements that contribute to the sustainability and stewardship of environmental resources.	New	Planning, Building and Safety, Public Works and Engineering, Parks & Recreation, Community and Economic Development	Ongoing
Goal					
LU 2 The City maintains its unique “modern urban village” atmosphere and preserves the rich historical, architectural, recreational, and environmental quality while pursuing community and business development goals.					

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
Policies					
LU2.1 Preserve the character of selected areas of the City.	IM-LU 2.1	Work with community stakeholders to confirm special areas of the City identified in the Community Design Element and identify new character-defining features warranting protection; identify potential actions to preserve those features	New	Office of Neighborhoods, Planning	Short
	IM-LU 2.2	Evaluate the effectiveness of using overlay zones, specific plans, or other tools that establish objective standards and metrics for preserving the character of selected areas of the City.	LU 2.2	Planning	Mid
LU2.2 Require that projects that propose to convert open space areas that are designated "Open Space - Parks/Recreation" to developable areas (for residential, commercial, etc.) offer	IM-LU 1.4	Density Transfer Program			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
in-kind replacement of such open space elsewhere in the City, make payment of in-lieu fees, or replace the converted open space through the use of <i>density transfer</i> .					
LU2.3 Renovate or replace deteriorating structures through code enforcement.	IM-LU 2.3	Maintain and enforce an active program of code enforcement.	New	Special Programs (Code Compliance)	Ongoing
	IM-LU 2.4	Consider establishing a program providing loans and/or grants for the renovation and rehabilitation of deteriorating structures.	New	Community and Economic Development, Finance & Treasury	Mid
LU2.4 Utilize lot consolidation and mixed-use development to reduce fragmentation of parcels and to facilitate infill development.	IM-LU 2.5	Create a program of incentives promoting lot consolidation, which may include increased densities/intensities, lot coverage, and/or building heights; reduced lot setbacks, parking requirements, and/or permit application fees	New	Planning, Community and Economic Development	Mid

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		and/or, expedited permit processing,			
LU 2.5 Require that new development be designed to complement the City's "modern urban village" atmosphere and unique neighborhoods.	IM-LU 2.6	Develop and amend the Zoning and Subdivision Ordinances to incorporate objective design standards for building types and site development that are reflective of Palm Spring's historical architectural heritage and meet objectives for community character and quality. Standards for site development should address building form and massing, active public and private spaces, pedestrian pathways and amenities, and integration with topography and the natural setting. Standards for buildings and architectural character should address heights, modulation of mass, fenestration, articulated façades, clearly defined entrances, varied colors	New	Planning	Mid

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		and materials, varied building sizes and configurations, varied roof heights and screening of loading and outdoor storage from public streets			
	IM-LU 1.2	Development Review			
Goal					
LU 3 A desert community with high-quality industrial and business park development.					
Policies					
LU3.1 Require well-planned research and development areas and business parks through design guidelines that support enhanced amenities such as pedestrian connectivity, sustainable landscaping and clear wayfinding.	IM-LU 2.6	Objective Design Standards			
	IM-LU 3.1	Explore whether development standards adopted for fulfillment centers should be expanded or adapted to apply to research and development areas and business parks.	LU 3.1	Planning	Short
LU3.2 Expand and revitalize industrial uses within the City through appropriate development incentives in targeted areas.	IM-LU 1.1	Zoning Code Update			
	IM-LU 3.2	Develop and implement a business attraction and retention program that establishes relationships and fosters communications with	New	Community & Economic Development	Mid

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		target industry associations, provides coordinated and rapid response to businesses expected to increase local job opportunities, develops a marketing campaign, conducts activities that promote industrial development opportunities, and offers other appropriate incentives.			
LU3.3 Prohibit the development of manufacturing uses that operate in a manner or use materials that may impose a danger on adjacent uses or are harmful to the environment.	IM-LU 1.1	Zoning Code Update			
	IM-LU 1.2	Development Review			
LU3.4 Accommodate assembly, service, commercial, research, and office facilities as a secondary use in industrial areas.	IM-LU 1.1	Zoning Code Update			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU3.5 Encourage small-scale manufacturing uses that support tourism- and design-related uses.	IM-LU 1.1	Zoning Code Update			
	IM-LU 3.2	Business Attraction and Retention Program			
LU3.6 Work with the Chamber of Commerce and other business promotion groups within the City to attract new industrial businesses to Palm Springs.	IM-LU 3.2	Business Attraction and Retention Program			
LU3.7 Facilitate the development of corporate/business centers along Gene Autry Trail with the Palm Springs International Airport as the nucleus.	IM-LU 1.1	Zoning Code Update			
	IM-LU 3.2	Business Attraction and Retention Program			
Goal					
LU 4 High-quality, sustainable commercial development that provides equitable access to a variety of retail opportunities in close proximity to all residential neighborhoods.					
Policies					
LU4.1 Ensure that sufficient land is designated for	IM-LU 1.1	Zoning Code Update			
	IM-LU 4.1	Review the Land Use Element every five (5)	New	Planning	Mid

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
commercial use in appropriate areas to support the current and future needs of all residential neighborhoods in a manner that responds to changing market conditions and meets the needs of daily life, such as groceries, pharmacies and banks.		years to assess its effectiveness and adequacy in meeting the Plan's visions and goals and addressing current and emerging community needs. Amend/update the Land Use Plan, development standards, and policies where necessary.			
LU4.2 Ensure that commercial facilities are developed as integrated, attractive centers, with adequate parking, provision for pedestrian access from adjacent neighborhoods when feasible, organized traffic movement for motorists, and safety and convenience for pedestrians.	IM-LU 2.6	Objective Design Standards			
	IM-LU 1.2	Development Review			
LU4.3 Concentrate retail areas into commercial activity	IM-LU 1.1	Zoning Code Update			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
<p>nodes to discourage the development of a "strip" commercial uses, which is characterized by long expanses of commercial building frontage devoid of building separations to provide visual relief. Such nodes shall be separated from one another by permanent open space, parks, major landscaped areas, or residential land uses.</p>					
<p>LU4.4 Encourage the reuse of underutilized commercial properties and discourage the proliferation of strip commercial centers through rezoning, parcel consolidation, or incorporation of midblock residential development in selected areas.</p>	IM-LU 1.1	Zoning Code Update			
	IM-LU 2.5	Lot Consolidation Program			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU4.5 Where appropriate, allow for the integration of small-scale commercial uses to provide a distinct identity to residential areas and to increase the convenience of neighborhood commercial uses.	IM-LU 1.1	Zoning Code Update			
LU4.6 Foster development of commercial centers and small-scale commercial retail in residential areas that enhances the equitable access to such services and provides walkable connections between retail and residential uses.	IM-LU 1.1	Zoning Code Update			
Goal					
LU 5 Lifelong learning opportunities are provided for the residents of Palm Springs.					
Policies					
LU5.1 Allow for and encourage the development of land	IM-LU 5.1	Appoint a liaison to work with the Palm Springs Unified School District to	LU 5.1	City Administration, Planning	Ongoing

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
uses that provide educational opportunities for the City's residents.		identify and coordinate future school locations and joint use of school facilities.			
	IM-LU 5.2	Pursue opportunities to establish public and private higher education, college and job training facilities in Palm Springs. Identify appropriate areas for such uses.	LU 5.2	City Administration, Planning	Ongoing
LU5.2 Work closely with the Palm Springs Unified School District to encourage the joint use of facilities as centers for recreation and cultural activities for the City's residents.	IM-LU 5.1	School District Liaison			
LU5.3 Support the development of educational opportunities that maintain a sustainable, livable, resilient and diverse economy and workforce	IM-LU 5.2	Facilities for higher education, college and job training.			
Goal					
LU 6 Housing needs of people with varying incomes, household sizes, and lifestyles are met within the City.					

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
Policies					
LU6.1 Facilitate new residential development on vacant or underutilized properties in areas that have been designated for mixed-use or residential use on the Land Use Plan, as appropriate.	IM-LU 1.1	Zoning Code Update		Planning	Short
LU6.2 Encourage new residential infill development by providing streamlined approvals processes.	IM-LU 6.1	Implement programs to expedite the approval and development of housing, as specified in the Housing Element.	New	Planning	Short
LU6.3 Allow conversion of underutilized commercial centers into new housing opportunity sites.	IM-LU 1.1	Zoning Code Update			
LU6.4 Promote the development of affordable housing through density bonus provisions in certain land use designations.	IM-LU 1.6	Development Incentives			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU6.5 Preserve mobile home parks as a source of safe and affordable housing stock in the City.	IM-LU 6.2	Implement programs to facilitate the retention of existing affordable housing units as specified in the Housing Element.	New	Planning	Short
LU6.6 Promote an equitable distribution of a diversity of housing types for various income levels throughout the City to meet the needs of residents.	IM-LU 1.1	Zoning Code Update			
LU6.7 Projects desiring to develop at the higher end of the density range of any residential land use designation are encouraged to meet the following criteria: <ul style="list-style-type: none"> Exhibit quality architecture, which is designed to respond to the harsh desert climate and includes 	IM-LU 2.6	Objective Design Standards			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
<p>appropriate detailing, materials, and architectural elements.</p> <ul style="list-style-type: none"> • Establish a complimentary relationship of the housing project to its neighborhood, or the creation of a distinctive character and environment for the neighborhood where none currently exists. • Include open space in excess of the minimum requirements, including integration of active use areas, natural areas, viewsheds and 					

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
<p>other amenities. Design of the open space shall give it a distinctive character created through special landscape elements such as fountains, reflective pools, decorative paving, courtyards, and entry elements.</p> <ul style="list-style-type: none"> • Create larger building sites through lot consolidation where small, substandard, or irregular lots currently exist. • Minimize the prominence of parking and garages as 					

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
<p>viewed from the street.</p> <ul style="list-style-type: none"> • Develop or contribute to the provision of social/cultural amenities (on- or off-site) such as parks, recreation centers, museums, schools, and daycare centers. • Preserve unique or desirable natural and manmade resources. 					
LU6.8 Evaluate and encourage, as appropriate, the conversion of small hotels to housing units.	IM-LU 1.1	Zoning Code Update			
Goal					
LU 7 The premier resort destination and cultural center in the Coachella Valley.					
Policies					
	IM-LU 1.1	Zoning Code Update			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU7.1 Encourage a diversity of high-quality commercial uses, attractive to both the resident and the visitor, including retail, entertainment, cultural, and food sales, in appropriate areas of the City.	IM-LU 7.1	Maintain strong working relationships with the Agua Caliente Band of Cahuilla Indians and to ensure that new development in Section 14 contributes to and enhances the City's goal of a destination resort.	LU 7.1	Community & Economic Development and Planning	Ongoing
LU7.2 Ensure that visitor-serving uses such as hotels, restaurants, and entertainment uses that generate high levels of activity are developed in close proximity to the Palm Springs Convention Center.	IM-LU 7.1	Work with Agua Caliente Band of Cahuilla Indians			
LU7.3 Continue to host special events that draw local residents and visitors.	IM-LU 7.2	Schedule annual strategic-planning meetings with the Bureau of Tourism to coordinate strategies to market the City and its resort amenities to visitors	LU 7.2	Community & Economic Development	Ongoing

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
	IM-LU 7.3	Maintain and implement an annual calendar of community events.	New	Parks & Recreation	Ongoing
LU7.4 Pursue and attract high-quality retail uses to the City, and specifically to Downtown.	IM-LU 3.2	Business Attraction and Retention Program			
LU7.5 Maintain and enhance the success of existing high-quality retail that is unique and local.	IM-LU 3.2	Business Attraction and Retention Program			
	IM-LU 7.4	Maintain the City's façade improvement program to extent financially feasible and study whether additional incentive programs could help maintain and support unique retail establishments.	LU 7.5	Development Services, Finance & Treasury	Ongoing, Mid
LU7.6 Retain viable small hotel uses as a part of the unique character of Palm Springs.	IM-LU 1.1	Zoning Code Update			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU7.7 Maintain or enhance financial and other incentives to assure the economic viability of small hotels.	IM-LU 7.5	Work with small hotel tourism business improvement district to identify policies and programs that could protect the economic viability of small hotels.	LU 7.6	Community & Economic Development	Short
LU7.8 Support events that attract tourism by providing a variety of recreational facilities and venues.	IM-LU 7.6	Review and update the Parks and Recreation master plan to incorporate appropriate facilities and recreational programs serving residents and tourists.	New	Parks and Recreation	Mid
	IM-LU 7.2	Work with Bureau of Tourism			
	IM-LU 7.7	Work with Convention and Visitors Bureau to understand the needs of events that attract tourism and support their success.	New	Community & Economic Development	Ongoing
LU7.9 Support hotel and motel development that is consistent with the design and character of surrounding neighborhoods and minimizes impacts on	IM-LU 1.1	Zoning Code Update			
	IM-LU 2.6	Objective Design Standards			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
residential neighborhoods.					
Goal					
LU 8 Mixed-use infill projects are strategically introduced in underutilized areas to create neighborhood activity centers serving the day-to-day needs of nearby residents, employees, and visitors.					
Policies					
LU8.1 Encourage new mixed-use developments in areas that are currently vacant or underutilized.	IM-LU 1.1	Zoning Code Update			
	IM-LU 8.1	Continually monitor the preferred mix of uses within mixed-use areas and encourage new uses that provide new services that complement existing uses. Implement and adhere to target percentages, confirm appropriate targets and adjust accordingly	LU 8.2	Planning	Ongoing
LU8.2 Encourage flexibility of design in development by allowing both a vertical and/or horizontal mix of uses.	IM-LU 1.1	Zoning Code Update			
	IM-LU 1.1	Zoning Code Update			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU8.3 Encourage and accommodate the development of specialty uses such as boutiques, art galleries, bookstores, restaurants, coffee shops, interior decorators, hardware stores and other similar uses that cater to the residents and create community gathering places in close proximity to mixed-use areas.	IM-LU 8.1	Monitor and facilitate the preferred mix of uses			
LU8.4 Allow designated mixed-use areas to contain buildings that are taller than the surrounding neighborhood, where appropriate.	IM-LU 1.1	Zoning Code Update			
	IM-LU 2.6	Objective Design Standards			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU8.5 Provide pedestrian links between the commercial, office, and retail uses within mixed-use areas to minimize vehicular traffic.	IM-LU 2.6	Objective Design Standards			
LU8.6 Allow for and encourage the development of facilities and gathering places that provide for the social and health needs (daycare centers, social-service providers, medical facilities, etc.) of the residents within mixed/multi-use areas.	IM-LU 1.1	Zoning Code Update			
LU8.7 On-site parking is encouraged to be accessed from side streets or public alleys to minimize traffic impacts on major streets and to avoid interruption in the	IM-LU 2.6	Objective Design Standards			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
street-front design of commercial centers.					
LU8.8 Cluster development where appropriate to create centers of activity or to preserve natural features.	IM-LU 1.1	Zoning Code Update			
LU8.9 Allow for <i>boulevard residential</i> uses as long as the proposed residential uses are consistent with the midblock corridor residential goals and policies found in the Community Design Element in such a way as to minimize noise impacts between residences and areas of heavy traffic.	IM-LU 1.1	Zoning Code Update			
Goal					
LU 9 The City's unique mountain resources are preserved for future generations.					
Policies					
	IM-LU 1.1	Zoning Code Update			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU9.1 Design and landscape hillside development and development adjacent to natural areas to preserve natural features and habitat.	IM-LU 9.1	Adopt the following standards for mountain and hillside development review: <ul style="list-style-type: none"> a) Evaluate and quantify impacts of development on habitat in conformance with CVMSHCP and tribal habitat conservation plan. b) Concentrate development in areas with natural slopes of 10 percent or less in steepness. Development proposals for areas greater than 10 percent slope, or areas subject to erosion, shall be accompanied by detailed soils and geotechnical studies as well as visual simulation exhibits. 	LU 9.1	Planning	Short

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		<p>c) Proposed development should be compatible, by virtue of design, height, materials and slope compatibility, with the natural surroundings and preserve existing contours in order to minimize disturbance of site geology. Areas graded for development should be renaturalized.</p> <p>d) Proposed hillside development should utilize low lighting levels to avoid glare; such lighting should be consistent with standards developed by Palomar Observatory to protect astronomical observation and research.</p> <p>e) The availability of and proximity to public</p>			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		<p>services and utilities shall be established prior to occupancy. All public utilities should be placed underground while minimizing disturbance to natural topography due to open trenching.</p> <p>f) Due to the fire hazards of hillside areas with slopes of 10 percent or greater, access problems, lack of water, and excessively dry brush, adequate on-site fire protection measures shall be provided. These could include a fuel modification program, an on-site water storage system, the use of fire-retardant building materials or any other</p>			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		<p>provision deemed necessary during project review.</p> <p>g) Subdivisions, including streets and lots, should be developed in a manner that will minimize the scarring of the hillsides and, where major cuts or fills are necessary, they should be repaired in such a manner that the final appearance of the total area is as natural as possible. Bridges are generally preferred to fill concepts.</p> <p>h) Hillside areas with naturally occurring steep slopes (30 percent or greater) should not be disturbed to provide vehicular access where an alternate is</p>			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		<p>available. Access roads serving hillside development should not exceed 15 percent grade on any portion of the road.</p> <p>i) Alternative roadway designs are encouraged including split roadway and modified cross-sections.</p>			
	IM-LU 1.2	Development Review			
	IM-LU 9.2	Require property owners to prepare revegetation plans as part of project submittal to re-naturalize any disturbed or scarred native plant and habitat areas not proposed for development.	LU 9.3	Planning	Ongoing
	IM-LU 9.3	Develop alternative engineering standards in the hillside areas relating to streets, lots, drainage, and utilities that result in minimized grading.	LU 9.6	Engineering	Short

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU9.2 Preserve the frontal slopes of the Santa Rosa and San Jacinto Mountains above the toe of the slope including Chino Cone and Snow Creek.	IM-LU 9.1	Adopt appropriate mountain and hillside development standards			
	IM-LU 9.3	Develop alternative engineering standards			
	IM-LU 1.2	Development Review			
	IM-LU 9.4	Work with conservation organizations such as the Coachella Valley Conservation Commission and Coachella Valley Mountain Conservancy to retain and preserve permanent open spaces, mitigate wildlife habitat loss and provide recreational amenities in the Santa Rosa Mountains, San Jacinto Mountains, Chino Cone and Snow Creek	LU 9.2	Planning, Development Services	Ongoing
LU9.3 Preserve the unique topographic and geologic features of the City.	IM-LU 9.1	Adopt mountain and hillside development standards			
	IM-LU 9.5	Create an inventory of unique geological features that should be protected	LU 9.4	Planning	Mid
	IM-LU 9.3	Develop alternative engineering standards			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
	IM-LU 1.2	Development Review			
	IM-LU 9.6	Continue active interjurisdictional and interagency planning for the conservation and preservation of the Santa Rosa Mountains in their natural state with partners such as the Coachella Valley Association of Governments (CVAG), the Bureau of Land Management (BLM) and the Coachella Mountains Conservancy.	New	Planning	Ongoing
LU9.4 Windfarm development on hillsides visible from scenic highways and corridors or on slopes of 15 percent or greater should demonstrate no significant adverse aesthetic impacts or provide adequate mitigation prior to approval.	IM-LU 9.1	Adopt mountain and hillside development standards			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU9.5 Pursue and encourage the acquisition of environmentally sensitive hillside parcels by the City, public trusts or other conservation-oriented entities where such parcel acquisition contributes to city-wide open space conservation goals and plans.	IM-LU 9.4	Work with conservation organizations to retain and preserve permanent open spaces			
LU9.6 Prohibit modifications and disturbances to mountainous areas, including from motorized vehicles operating outside of City-approved roads.	IM-LU 9.1	Adopt mountain and hillside development standards			
	IM-LU 1.2	Development Review			
LU9.7 Encourage the use of mountains for recreational purposes so as not to degrade habitat areas; existing trails will be maintained	IM-LU 9.7	Review and revise as needed the Parks and Recreation Master Plan to ensure that its standards, improvements, programming, and operations sustain and do	New	Parks and Recreation	Mid

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
and new trail links can be developed.		not degrade the health and viability of natural resources and habitats.			
LU9.8 Prevent invasive and non-native plant species from propagating in areas adjacent to naturalized open space and mountainous areas.	IM-LU 9.8	Develop a list of prohibited and preferred plant species in hillside areas.	LU 9.5	Planning	Mid
	IM-LU 9.9	Implement the recommendations of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) regarding the placement of native plant species	New	Planning	Mid
LU9.9 Protect the scenic beauty of the mountains from erosion caused by development.	IM-LU 1.2	Development Review			
	IM-LU 9.1	Adopt mountain and hillside development standards			
Goal					
LU 10 A vibrant, pedestrian-friendly Downtown serves as the economic, civic, historic, cultural, and recreational center of the City.					
Policies					

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU10.1 Encourage development of housing and mixed-use land uses Downtown to increase activity in this area.	IM-LU 1.1	Zoning Code Update			
LU10.2 Encourage development that promotes a flow between indoor and outdoor activities such as outdoor cafes, arcades, paseos, and courtyards.	IM-LU 2.6	Objective Design Standards			
LU10.3 Accommodate a broad range of uses Downtown to meet the needs of both residents and visitors and to stimulate both daytime and evening activity.	IM-LU 1.1	Zoning Code Update			
LU10.4 Facilitate and promote special events and community celebrations in the Downtown area to stimulate its role as a community focal point.	IM-LU 7.3	Annual calendar of community events			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU10.5 Strengthen the unique sense of place currently present in Downtown by preserving and incorporating cultural uses and historic resources.	IM-LU 2.2	Tools for preserving the character of selected areas of the City			
	IM-LU 2.6	Objective Design Standards			
LU10.6 Provide a logical transition between land uses and the built environment in Downtown and those proposed in the Section 14 Specific Plan.	IM-LU 2.6	Objective Design Standards			
	IM-LU 7.1	Work with Agua Caliente Band of Cahuilla Indians			
LU10.7 Support the restoration efforts for the Plaza Theatre for use as a multipurpose community performing arts center for film festivals, premieres, and live stage productions, while preserving its historical value.	IM-LU 10.1	Support local arts and cultural organizations in developing a program for the maintenance, operation, programming, and funding of the Plaza Theatre.	New	Community & Economic Development	Long
	IM-LU 10.2	Establish of contract with an event center manager to find, promote and schedule activities to maximize the utilization of the theater upon	New	Community & Economic Development	Long

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
		completion of the restoration.			
LU10.8 Pursue improvements to the public realm that enhance Downtown as a centerpiece of community activity and identity.	IM-LU 7.3	Annual calendar of community events			
	IM-LU 10.3	Develop a phasing and funding program for desired streetscape and infrastructure improvements within Downtown, utilizing funds from Measure J and other funding sources.	LU 10.1	Engineering	Mid
	IM-LU 1.2	Development Review			
Goal					
LU 11 The Palm Springs International Airport is the premier flight center of the Coachella Valley.					
Policies					
LU11.1 Accommodate land uses in the areas surrounding the airport that are economically supportive of, or related to, the airport activities and that are developed in a manner that minimize negative impacts to existing adjacent land uses.	IM-LU 1.1	Zoning Code Update			
	IM-LU 11.1	As an element of a new Business Attraction and Retention Program, market the benefits for businesses to locate to the <i>Foreign Trade Zone</i> .	LU 11.5	Community & Economic Development	Short

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU11.2 Discourage development of sensitive uses such as schools, hospitals, daycare facilities, or new residential in close proximity to the airport.	IM-LU 1.1	Zoning Code Update			
LU11.3 Continue to upgrade and maintain the Palm Springs International Airport as a state-of-the-art facility.	IM-LU 11.2	Contribute to completion of current update of the master plan for Airport facilities and improvements to ensure that they embrace appropriate state-of-the-art technologies and systems providing safe operations and a quality traveling experience for passengers.	New	Planning	Short
LU11.4 Ensure that proposed land uses and developments around the airport comply with the policies and procedures set forth in the Riverside County	IM-LU 1.1	Zoning Code Update			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
Airport Land Use Compatibility Plan.					
Goal					
LU 12 Commercial, office, and industrial land uses along the I-10 Corridor reflect the world class resort status of our city and provide a strong sense of entry and arrival into Palm Springs and the entire Coachella Valley.					
Policies					
LU12.1 Concentrate high-quality regional and freeway-serving land uses that reflects an attractive, well-designed first impression of the City along the entire I-10 frontage.	IM-LU 1.1	Zoning Code Update			
	IM-LU 2.6	Objective Design Standards			
LU12.2 Promote the development of regional business center, freeway commercial uses and distribution centers adjacent to the freeway while maintaining high standards of design and quality of improvements to strengthen the economic vitality of the City. Strip commercial	IM-LU 1.1	Zoning Code Update			
	IM-LU 2.6	Objective Design Standards			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
uses are discouraged along the corridor, especially in those areas adjacent to frontage roads.					
LU12.3 Support the development of commercial, industrial, and office uses on properties located north of the Union Pacific Railroad that are not currently designated as RBC (excluding those areas designated as OS W), provided that the appropriate environmental documentation is prepared and the appropriate roadway and utility infrastructure can be provided to support the proposed uses.	IM-LU 1.1	Zoning Code Update			
	IM-LU 2.6	Objective Design Standards			
	IM-LU 1.2	Development Review			
LU12.4 Ensure that new development along the freeway corridor is	IM-LU 2.6	Objective Design Standards			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
compatible with the City's policies related to scenic resources.					
LU12.5 Periodically reevaluate the concentration, type, and mix of commercial, office, and industrial development that is appropriate and sustainable adjacent to the freeway.	IM-LU 4.1	Review the Land Use Element every five years			
Goal					
LU 13 New development is sensitively integrated into the Chino Cone while preserving its distinguishing natural and scenic characteristics.					
Policies					
LU13.1 Require that any development in the Chino Cone be harmonious with and respectful of the area's natural features.	IM-LU 13.1	Require preparation of a Specific Plan and associated environmental analyses prior to the approval of any development within the Chino Cone that differs from the residential uses permitted by right (1 dwelling unit per 40 acres).	LU 13.1	Planning	Ongoing
	IM-LU 1.2	Development Review			
LU13.2 Protect and conserve sensitive	IM-LU 1.1	Zoning Code Update			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
habitat areas through development restrictions and clustering of land uses.	IM-LU 1.4	Density Transfer Program			
	IM-LU 13.1	Require Specific Plan			
LU13.3 Continue to seek opportunities to acquire or designate open space for preservation. This could include land dedication, in-lieu fees, grants, density transfer, or other sources.	IM-LU 1.2	Development Review			
LU13.4 Require street profiles that establish a natural streetscape that visually blends into the surrounding terrain.	IM-LU 13.2	Allow applicants to propose rural street profiles and alternate pedestrian sidewalk designs for review.	New	Public Works and Engineering	Mid
LU13.5 Require low building profiles, natural colors, and minimal grading to blend into the natural topography of the area.	IM-LU 2.6	Objective Design Standards			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU13.6 Require any proposed development in this area to preserve monumental rock outcroppings (such as Ship Rock) and integrate these elements into the project's design.	IM-LU 2.6	Objective Design Standards			
LU13.7 Apply natural berming techniques to screen views of development within the Chino Cone from Highway 111.	IM-LU 2.6	Objective Design Standards			
LU13.8 Allow cultural, educational, and tourism-based uses that will generate revenue and provide amenities in the Chino Cone Special Policy Area.	IM-LU 1.1	Zoning Code Update			
Goal					
LU 14 Palm Hills reserves valued open space, hillsides, view corridors, and biological resources, as feasible under applicable habitat conservation plans.					
Policies					

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU14.1 Require that any new development evaluate and consider the biological resources and natural features of Palm Hills.	IM-LU 14.1	Require the preparation of a Specific Plan for any development proposed in Palm Hills.	LU 14.1	Planning	Ongoing
	IM-LU 1.2	Development Review			
LU14.2 Preserve the frontal slopes of the Santa Rosa Mountains that are visible from the desert floor as open space.	IM-LU 9.4	Work with conservation organizations to retain and preserve permanent open spaces			
	IM-LU 1.2	Development Review			
LU14.3 Public lands that are not used as part of a development project may not be credited for density transfer purposes to an off-site development.	IM-LU 1.2	Development Review			
	IM-LU 1.4	Density Transfer Program			
LU14.4 Explore opportunities for the exchange of public and private lands to create clearly defined development areas and viable habitat conservation areas.	IM-LU 1.4	Density Transfer Program			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU14.5 Limit maximum density allowed to one unit per acre (residential or hotel) and prohibit development on slopes above 30 percent.	IM-LU 1.1	Zoning Code Update			
LU14.6 Allow credits for density transfer where sensitive biological habitats, including hillsides, washes, canyons, etc. are protected and dedicated as permanent open space.	IM-LU 1.4	Density Transfer Program			
LU14.7 Protect and conserve sensitive habitat areas in Palm Hills that endangered, threatened, or endemic fauna and flora are found.	IM-LU 9.4	Work with conservation organizations to retain and preserve permanent open spaces			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU14.8 Require that any new development limit and mitigate their ecological footprint.	IM-LU 1.1	Zoning Code Update			
	IM-LU 1.2	Development Review			
Goal					
LU 15 Oswit Cone remains an eco-tourist destination, with its distinguishing natural, cultural and scenic characteristics preserved.					
Policies					
LU15.1 Require that any development be respectful of and preserves the archeological artifacts found in the Oswit Cone.	IM-LU 1.1	Zoning Code Update			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
LU15.2 Require that any development preserves major natural features that contribute to the character of the Oswit Cone.	IM-LU 1.1	Zoning Code Update			
LU15.3 Require that permitted tourist-serving commercial activities, including services primarily oriented to the eco-tourist, limit and mitigate their ecological footprint.	IM-LU 1.1	Zoning Code Update			
LU15.4 Protect and conserve sensitive habitat areas for the Peninsular Bighorn Sheep and other species that are endangered, threatened, or	IM-LU 9.4	Work with conservation organizations to retain and preserve permanent open spaces			
	IM-LU 1.2	Development Review			

GOALS AND POLICIES	ACTION NUMBER	IMPLEMENTATION ACTIONS/PROGRAMS	ACTION NUMBER IN 2007 GENERAL PLAN	RESPONSIBLE DEPARTMENT	TIMING
endemic to the Palm Springs area.					



APPENDIX G. DISADVANTAGED UNINCORPORATED COMMUNITIES ANALYSIS

This appendix provides supplemental information about the water, wastewater, storm water drainage, and structural fire protection needs or deficiencies in the Disadvantaged Unincorporated Community (DUC) in Palm Springs' sphere-of-influence. The DUC is located at the southwest corner of Dillon Road and N. Indian Canyon Drive in the unincorporated community of North Palm Springs. DUC boundaries are shown below.

The DUC includes approximately 80 mobile home units at the Carefree Mobile Home Park, with an annual median household income is \$37,518 (2006-10 U.S. Census). Single-family and limited retail commercial development is located in the North Palm Springs community to the east, and industrial development exists approximately 1.5 miles to the south along N. Indian Canyon Dr.



Domestic Water

The Mission Springs Water District (MSWD) provides water services to the DUC. MSWD provides domestic water services to approximately 43,000 people over 135 square miles. MSWD receives 100 percent of its water supply from groundwater produced from subbasins within the Coachella Valley Groundwater Basin, which underlies the District’s water service area.¹

Development in the DUC receives domestic water from MSWD; the park has one 2-inch meter connection that taps into MSWD’s 12-inch line in Dillon Road to the immediate north. Another 12-inch line extends beneath N. Indian Canyon Dr. immediately east of the DUC. Water lines within the mobile home park are privately maintained.

The neighborhood is served by a long-standing water purveyor, and there are no known issues with its water supply or distribution system. The 2020 Coachella Valley Regional Urban Water Management Plan identifies strategies for the continued reliability of its water supply. No needs or limitations in domestic water services

¹2020 Coachella Valley Regional Urban Water Management Plan

for the DUC have been identified in the Urban Water Management Plan.

Wastewater

The DUC is located in the Mission Springs Water District service area. MSWD provides wastewater collection and treatment services to some development in its service area; however, approximately 5,500 of its customers rely on individual septic tank systems.²

Development in the DUC relies on septic systems for wastewater treatment. At this time, the nearest sewer trunk lines are located at the intersection of Dillon Road and Palm Drive, approximately 2.5 miles to the east. In July 2012, MSWD completed a feasibility analysis for a proposed sewer extension to existing industrial development one (1) mile south of the DUC. The project study area is generally bounded by 18th Avenue on the north, Little Morongo Road on the east, the railroad right-of-way on the south, and Karen Avenue on the west. Improvements would include 8" to 10" sewer pipeline extending along 19th Avenue east to Little Morongo Road to a proposed 1.5-mgd (million gallons per day) wastewater treatment plant; a sewer trunk line in 20th Avenue that extends south from 19th Avenue, under I-10, to Garnet Avenue's trunk line; and a lift station. If constructed, the project would bring sewer infrastructure to within ¼ mile of the DUC.

The DUC is lacking sewer services at this time. It is unclear whether or when the proposed industrial sewer extension will occur south of the DUC. It is likely that future connection to MSWD's sewer system will be development driven and will occur as the area builds out.

Storm Water Management

The DUC is located on relatively flat desert land that slopes slightly to the south. Elevations range between 870 and 880 feet above mean sea level. According to FEMA Flood Insurance Rate Maps³, the DUC is located within Zone X which includes "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." The nearest 100-year flood zone is approximately ½ mile to the east. Flooding in the

² www.mswd.org, accessed September 19, 2013.

³ FEMA FIRM Map No. 06065C0895G, effective August 28, 2008.

area is typically associated with runoff from the Mission and Morongo Creeks which drain the San Bernardino Mountains to the northwest.

The Riverside County Flood Control and Water Conservation District is responsible for regional flood management in the DUC area. In 2013, the District completed the "West Desert Hot Springs Master Drainage Plan" (MDP), which addresses flood hazards in a broad area that includes the DUC. The coverage area generally extends from State Hwy. 62 on the west, Desert Hot Springs on the east, the foothills of the San Bernardino Mountains on the north, and Interstate-10 on the south. The plan proposes an integrated system of levees, channels, and other drainage infrastructure. For the DUC, the MDP proposes installation of an 84-inch reinforced concrete pipe with suitable collection capabilities, located within Dillon Road and extending from the westerly property boundary easterly to Mission Creek. This would adequately protect the DUC from storm water flows from the north.

Currently, the DUC is lacking storm water protection facilities. However, curb/gutter improvements exist at the intersection of Dillon Road and N. Indian Canyon Drive, which includes the DUC. Implementation of the proposed improvements would provide adequate protection from regional flood hazards.

Structural Fire Protection

The Riverside County Fire Department (RCFD) provides fire and emergency services to unincorporated areas of Riverside County. The DUC is located within the service area of Riverside Co. Fire Station No. 36 at 11535 Karen Avenue, which is approximately 3 miles northwest of the DUC. If needed, additional fire support could be provided by:

- ◆ Riverside Co. Fire Station No. 37 at 65958 Pierson Blvd. in Desert Hot Springs, approximately 3 miles northeast of the DUC
- ◆ Riverside Co. Fire Station No. 24 at 50382 Irene Street in Cabazon, approximately 13 miles southwest of the DUC
- ◆ Palm Springs Fire Department (PSFD) Station No. 3 at 590 E. Racquet Club, approximately 5 miles south of the DUC. The RCFD and PSFD have a mutual and automatic aid agreement

that allows active support regardless of jurisdictional boundaries.

The Mission Springs Water District (MSWD) reports that public fire hydrants are located just outside the DUC boundaries and are fed by its water meters.

The level of currently available fire protection services and facilities serving the DUC suggests that it has acceptable access to structural fire protection.

Financing Alternatives

The DUC is adequately served by domestic water and fire protection services. Special funding mechanisms for these services are not anticipated at this time.

Development in the DUC is lacking connection to a sewer system. Although a nearby sewer extension project has been considered by MSWD, it is unclear whether or when it will be constructed, and the DUC is not located within its project boundaries. It is possible that development pressure in the DUC vicinity will bring with it a need to extend sewer services. In recent years, voters and MSWD have created Assessment Districts to fund the elimination of individual septic systems and extension of the sewer system. Other Community Facilities Districts also may be feasible. Both of these financing tools require voting approval by affected property owners. MSWD has also pursued funding from sources such as State Water Bonds and regional and federal grants.

The need for storm water management facilities in the DUC is being addressed by the "West Desert Hot Springs Master Drainage Plan." In the DUC vicinity, the plan proposes installation of an 84-inch storm water pipe with adequate collection capabilities to protect the property from flooding from the north. Should the plan be approved, the governing jurisdiction (currently the County of Riverside) would work with property owners and developers regarding prioritizing and funding the proposed improvements, as well as providing adequate right-of-way for them. Financing options could include assessment districts, Community Facilities Districts, or Capital Improvements Programs. The property owner may have to pay other fees or provide other improvements suitable to represent the proposed 84-inch storm water pipe.

Should the DUC be annexed into the City of Palm Springs, the City will have the authority to fund capital improvements through its General Fund or Capital Improvement Program. A number of state and federal agencies periodically offer low interest lands and/or grants to fund public service improvements. The City, in cooperation with service providers, could apply for funding under these programs.

APPENDIX G

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Goals, Policies and Implementation Actions - An Overview

It is very common, and quite easy, to confuse the meaning of the myriad terms we use in developing a general plan. The primary terms—Vision, Goals, Policies, and Implementation Actions—all have specific definitions, but are not always applied correctly. Frequently, we find goals and values appear interchangeably in a narrative, while implementation actions masquerade as policies. To avoid confusion and better clarify how the components of the Palm Springs General Plan will operate, we have prepared the following overview.

Vision statements describe the desired, positive future of a community, city, county or other geographic area created by conceiving important desired characteristics. The Vision approved by the City Council on April 7, 2022 based on input received from the General Plan Steering Committee, community stakeholders and residents is:

Palm Springs is a vibrant, diverse, and inclusive desert community where year-round and seasonal residents and visitors have enjoyable experiences featuring safe neighborhoods, diverse commercial, arts, entertainment, and cultural opportunities, and an exciting social environment.

The City values its architectural, historical, cultural and natural resources and prioritizes its residents, economy, and natural environment for a sustainable future.

We celebrate our diversity, and we are an equitable, inclusive community with a high quality of life for all people.

The City provides responsive, friendly, respectful and efficient public services allowing for inclusion of all people and full community participation for all our residents and businesses.

Goals are statements of desired future conditions, regarding a particular topic in the community, toward which effort and use of resources are directed. For example, a goal related to land use may be: “Commercial street frontages that are attractive and characterized by their active pedestrian use, contributing to prosperous local businesses.” Both the city government and the community (e.g., developers and builders) may need to devote resources to achieve this goal.

Policies are statements that guide decision-making and specify an intended level of public commitment on a subject. If you are faced with a decision on this subject, here is the policy you are to follow. For example, a policy related to the example goal above may be: “Require developers to locate buildings along public sidewalks and design street-facing elevations to promote pedestrian activity.”

Implementation Actions are individual steps taken to implement one or more policies. Developing a park master plan, creating a commercial recycling program, installing bike racks and storage facilities, and administering a housing rehabilitation grant and loan program are all examples of discrete actions that support city policies. An action associated with the sample policy above could read: “Amend the zoning ordinance to require that new buildings be constructed within 0–10’ maximum from the property frontage and 70 percent of building elevations to be visually transparent or used for entryways.”

So, the vision leads to goals, which in turn shape policies that result in implementation actions. Pretty simple. Not easy, though.

Following is an example demonstrating how the hierarchy works:

VISION: We believe access to recreational facilities is a community necessity.

GOAL: Park and recreational facilities that meet the diverse needs of residents and visitors.

POLICY: Require variety in the design and intended function of park and recreational space to reflect the varied needs of the community.

IMPLEMENTATION ACTION: Conduct a periodic community-wide survey of park users to measure frequency of park usage, satisfaction with services provided, and desired recreational amenities.

David Newell

From: Marvin Roos <marvindroos@gmail.com>
Sent: Thursday, April 6, 2023 11:46 AM
To: David Newell
Cc: Park, Margaret (TRBL)
Subject: General Plan Amendment Suggestion

NOTICE: This message originated outside of The City of Palm Springs -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

David: Please forward this GP request re FARs to the Commission and an advisory committee if that exists. There is no way to make use of the high rise ordinance with the FARs currently being enforced. If you can show me how, I'm all ears. I am CCing Margaret Park as I promised her as a heads-up.

To the Palm Springs Planning Commission

General Plan Update Request/Suggestion: Amend the language in the Land Use sections concerning Floor Area Ratios (FARs) to indicate that the FARs are an overall community goal and that individual zones would have an appropriate FAR that supports the height and bulk standards for each zone while maintaining the now established Overall Community FAR maximum goals.

Background: The 2007 City of Palm Springs General Plan update included the statistic that the aggregate FAR produced to date in all industrial zones was 0.23 (e.g. a 2,300 s.f building on a 10,000 s.f. site). Essentially that represents the average Floor Area need over the years. The Development Standards for Industrial zoning that produced that FAR have remained static as to Building Coverage, Building height, Setbacks and Parking for 60+ years. There is no discussion in the 2007 GP (or the proposed Land Use GP text) that would indicate that Commercial and Industrial developments are too intense and should be reduced. One might have expected some discussion that mid-rise and even high-rise developments would no longer be allowed.

The 2007 GP added Floor Area Ratios (FARs) as a metric including commercial FARs at 0.35 and industrial FARs at 0.50 with zero discussion of any community concerns about building height or bulk. Recently, the City has asserted that those FARs are now being imposed on all new projects albeit never having been adopted by Ordinance. Staff rationale suddenly arose in 2021 due to the need to find any new proposed development as being "consistent with the General Plan" and the 2007 GP language dealing with FARs that were consistent in the OVERALL with long standing Commercial and Industrial development standards that occasional encouraged more compact development patterns (also encouraged by the General Plan)

As it turns out, the FAR usage in the GP was a means to generate build out numbers for use in the traffic study. The city has had multiple ZO updates since 2007, including the creation of new Industrial zones without any insertion of an FAR metric. Had the FAR metric been designed to be adopted as law, there should have been some discussion about the conflicts within the ZO concerning mid and high rise buildings which would be prohibited with the proposed FARs in commercial and industrial zones.

The FARs both for Commercial (0.35) and Industrial (0.50) have significantly reduced the potential development potential compared to non-controversial, existing development standards including building coverage, height and bulk, and parking. The City's existing, long standing Industrial, commercial and High Density Residential ZO standards allowance of 30' to 100' have no chance with the imposition of 0.35/0.50 FAR mandate. Currently most industrial standards in the ZO outline 60 percent building coverage and 30' building heights (by right)and calculate to an effective

FAR of 1.2 by right and up to an FAR of perhaps 4.0 under High Rise provisions. BTW, even though the potential project specific FARs would occasionally be significantly higher than the FARs in the GP, the actual aggregated land use numbers with the existing development standards are well under the target allowance. Keep the FARs as the overall aggregate output but expand the GP discussion to accommodate occasional, more intensive developments.

If everyone really wants to eliminate buildings over 30', then the ZO should eliminate any potential for added height. Again, Is that anyone's goal?

I did a bit of research and found that Monterey Park used a spread of 12 different FARs in their GP ranging from 0.60 to 4.0. There were 4 Commercial (0.65 - 1.5), 4 mixed use (1.5 to 2.5), 2 Corporate Center (2.0 to 4.0), 2 Innovation Technology (0.60 to 0.65) and ability to increase with a CUP. While their numbers might not apply here, their ranges actually compute fairly well. I did not see in the Monterey Park example whether they used the FARs as traffic predictors like the 2007 traffic used them.

I think the City would invite input from the Tribe on the issue of insuring full use of commercial and industrial lands consistent with the long established Zoning Ordinance development standards dating to 1965 and agreed on in 1977 while refining the GP language to embrace FAR ranges with the GP FARs to be based on the aggregate Community FAR goal.

- That 2007 GP done by the Planning Center included the use of FARs as a predictor of traffic generation number and also added an FAR to the descriptions of several land use types.
- There was no discussion of any issues with the then current commercial or industrial development standards.
- The actual FAR of the built Industrial base in 2007 was shown as 0.23 while the estimated future FAR was set at 0.50 leaving the possibility of expanded development.
- There is no record of any concerns about the building intensity of the existing Industrial base at that time and no action plans to reset development standards considering that the existing standards are totally out of whack with the 0.50 FAR set in the GP Industrial text.
- Imposition of a One-Size Fits All FAR, precludes customizing to meet various conditions or circumstances. My recent experience with an all indoor Public Storage use would suggest that dead storage could result in a higher FAR but a significant reduction in traffic while meeting the M-1 Building Height and Coverage standards.
- The ability to build up to 60 (or 100 feet in height on various Tribal properties) is essentially voided by imposing the existing FAR basis in the current GP
- The current planning staff and city attorney have decided to impose the GP FAR on every project, even those by old Right of Zone and they will probably batch a ZO update after the upcoming GP update. They are doing so despite there being no evidence that the current ZO was out of whack with the industrial goal of 0.50 or commercial goal of 0.35.
- The FARs for Commercial (0.35) and Industrial (0.50) conflict with long standing Zoning Ordinance Development Standards and effectively disallow 2+, multi-story development and full use of density built in to the Zoning Ordinance.
- With a high rise application (CUP), an FAR of 4.0 or higher could be needed to match current ZO standards, either commercial or industrial.
- Higher intensity use standards have long been in place since the mid 1960s, and have not changed through several GP iterations 1973, 1993, and 2007. Why dump that mid-/high rise capability at this point?