



# General Plan Steering Committee

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Meeting #7 – Land Use Element

May 18, 2023



# Public Comment

General Plan Steering Committee Meeting #7

# Agenda

## **1. Overview of General Plan Update Project**

- Where were we?
- What's happened since we last met?
- Where are we in the process?

## **2. Review of Draft Updates to Land Use Element**

- Overview of Goals, Policy Topics, Implementation Actions
- Questions/Comments?

## **3. Next Steps**

# Where were we?

## **Last met with GPSC on June 29, 2021**

- Reviewed Recommended Land Use Map Changes
- Discussed Land Use Buildout Projections

# What's Happened Since?

- **Outreach**
  - Citywide Workshop #2 hosted on July 13, 2021
  - Vision and Priorities Outreach to Stakeholder Groups in Jan 2022
- **City Council approved revised Vision and Priorities on 3/10/22**
- **City Council approved Land Use Plan on 4/7/22**
- **Safety Element – draft reviewed by CA Board of Forestry and Fire Protection on 12/6/22**
- **Housing Element – 3<sup>rd</sup> draft submitted for HCD review on 3/28/23**

# General Plan Update Process

**BASELINE  
DATA**

**VISION &  
PRIORITIES**

**LAND  
USE  
PLAN**

**GOALS  
AND  
POLICIES**

**HOUSING**

**EIR  
ADDENDUM**

**PUBLIC  
HEARINGS  
AND  
ADOPTION**

**WINTER 2019**

**FEB 2020 –  
MAR 2022**

**AUG 2020 –  
APR 2022**

**AUG 2020 –  
SUMMER 2023**

**SEPT 2023**

**FALL 2023**

# Tonight's Objectives

## **Receive direction regarding the draft Goals, Policies and Actions for the Land Use Element of the General Plan**

- **Are we on the right track?**
- **What changes or additions should be considered?**

# Organization of a General Plan

## Goals

- An ideal future end related to the public health, safety, or general welfare

## Policies

- Specific statement that guides decision-making
- Commitment to a particular course of action

## Implementation Programs

- Action, procedure, program, or technique that carries out general plan policy





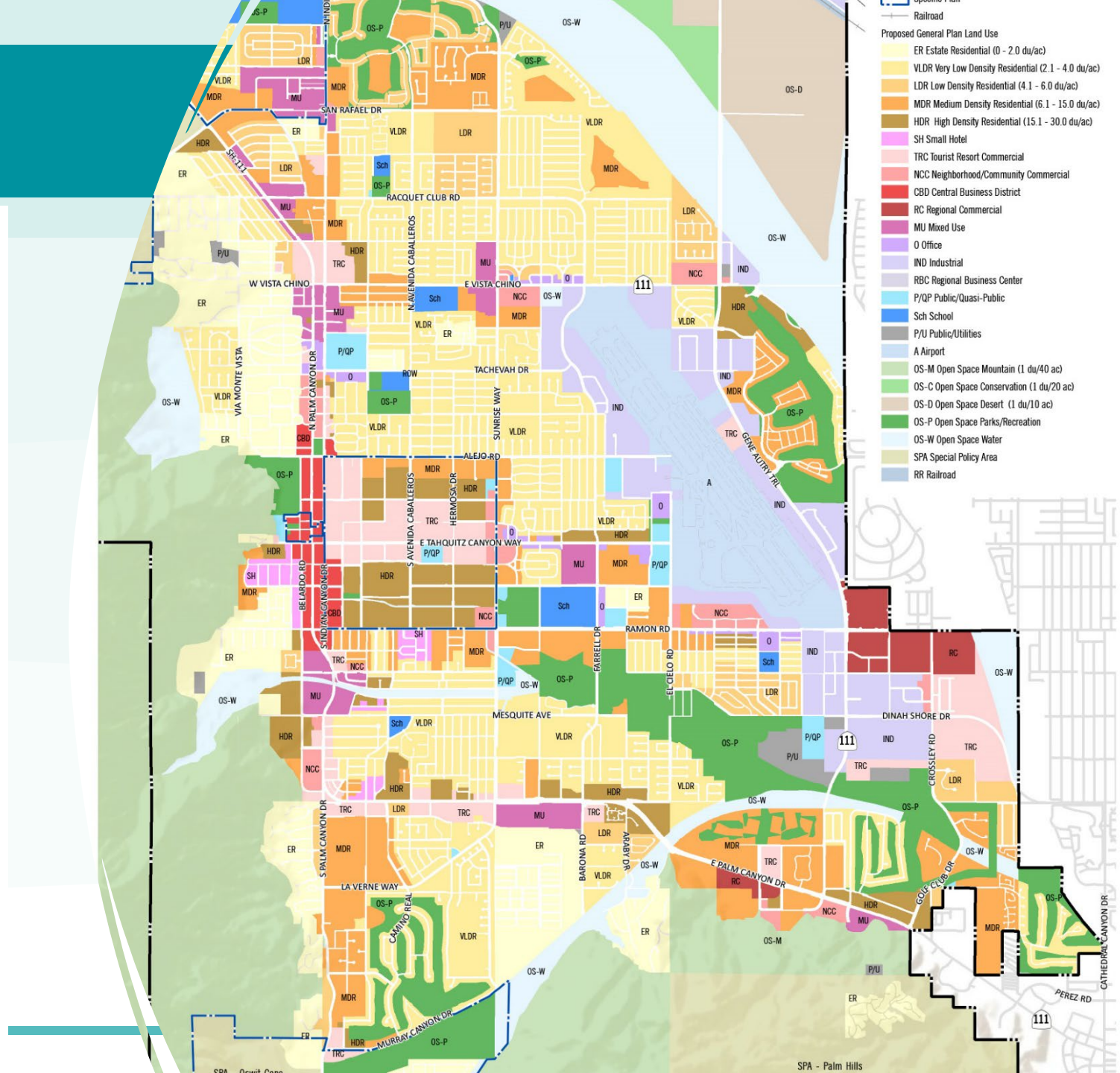
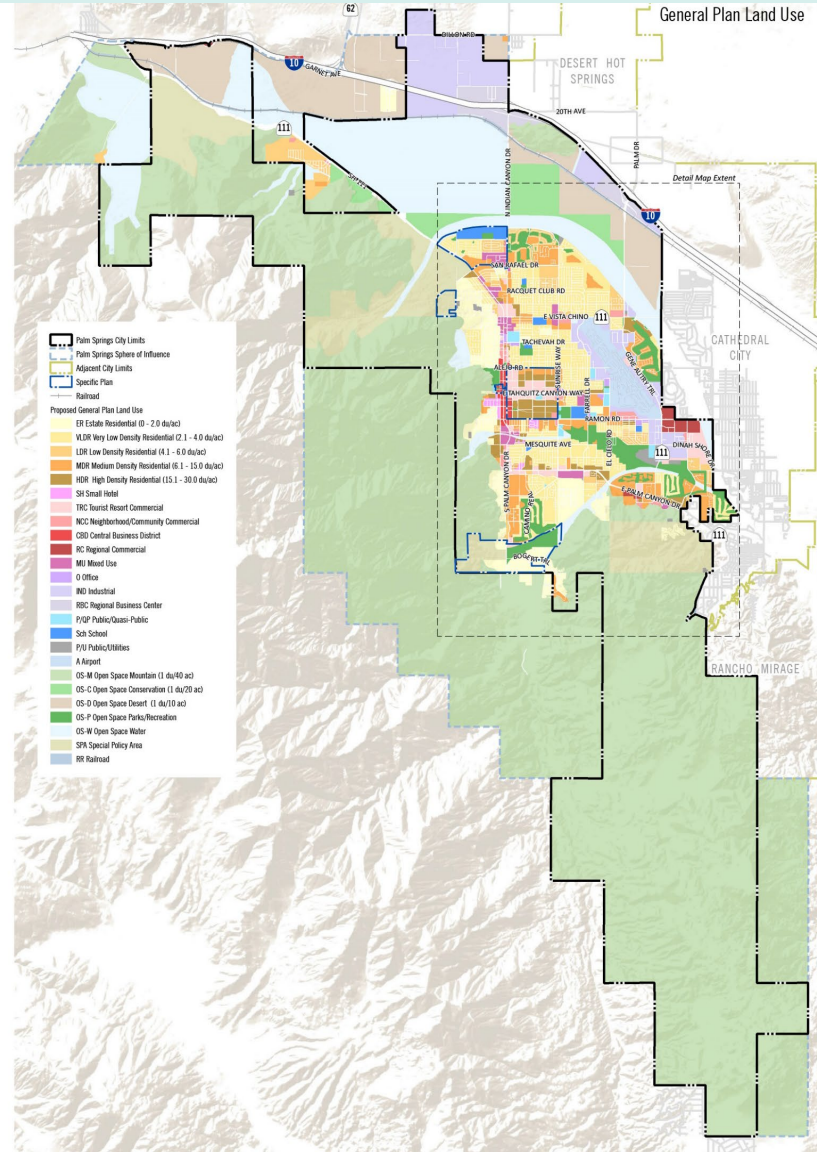
# Land Use Element

General Plan Steering Committee Meeting #7

# Land Use Element Updates

- Remove Planned Development District (PDD) references
- Reflect updated Vision and Priorities
- Address topics and ideas identified during public engagement activities
- Incorporate General Plan amendments
- Update the Land Use Plan and land use definitions
- Refine Mixed Use area descriptions
- Updates mandated by State law and reflecting current conditions and best practices
- Remove Implementation actions and reformat as a companion document

# Land Use Plan



# Public Comments – Topics Addressed

- Targeted higher density, walkable areas
- Enhance walkability through land use and tree canopy
- Preserve and enhance unique character of neighborhoods
- Diversified economic development beyond tourism
- Protect “village feel”
- Encourage new development in the northern portion of the City (near I-10)
- Access to housing that meets residents’ needs



# Comments from GPSC on Draft Element

- Comments recommending factual corrections and clarification (e.g. College Park Specific Plan and Shadowrock descriptions)
- Population projections
- Consider raising maximum Industrial FAR to .75-1.0
- Edits to CBD definition to encourage/discourage certain types of retail
- New policy under Goal 5 addressing College of the Desert
- Comment regarding LU 6.8 (small hotel to housing conversion)
- Mixed Use Districts:
  - Consistent terminology
  - How mixed-use targets are enforced
  - Edits to Smoke Tree mixed-use area description

# Population Projections

As we discussed previously, the paragraph as written leads the reader to conclude that population growth may grow from 45,575 to 95,500, a huge increase. I suggest the some clarifying language as shown in the text and below.

If the ratio of permanent population and tourist population are the same the current ratio, then the permanent population would be \_\_\_\_\_ at General Plan build out and the tourist population would be \_\_\_\_\_.

## PLANNING FOR THE FUTURE

### POPULATION AND EMPLOYMENT GROWTH

The permanent population of Palm Springs, according to the 2020 census, was 44,575 **permanent residents**, 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 , **an increase of approximately 66% over the permanent population.** 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. **Add text at left**

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

# Industrial Land Use Definition

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~~

dmalcolm May 11

Reply X

This FAR may be a little low for older industrial areas with smaller lot sizes. Consider raising to 0.75-1.0, which I believe is the allowable range in Palm Desert and Indio.

@

Post

# Central Business District Definition

## MIXED USE



*Central Business District*

The CBD commercial uses should provide a mix of national and unique local brands. Large scale Big-Box type stores should be discouraged

**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, **small scale** hardware stores, and convenience or pharmacy stores that provide services to the Downtown's residential population are also encouraged. **See added text at left.** 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



# Edits to Land Use Definitions

## PROPOSED DEFINITION

### Central Business District

Max 30 dwelling units per acre for residential uses

Maximum 1.0 FAR for nonresidential uses

Mixed use residential projects contributing ~~50 or more units or~~ at least ~~50%~~ **20%** of the proposed units, ~~whichever is greater,~~ towards meeting the City's affordable housing goals may be developed at a maximum density of 70 dwelling units per acre and an FAR of up to 4.0.

# Edits to Land Use Definitions

## PROPOSED DEFINITION

### Mixed-Use

Max 15 dwelling units per acre for residential uses

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; ~~affordable~~ housing projects contributing ~~at least 50 or more units or 50%~~ 20% of the units ~~as affordable, whichever is greater,~~ 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.

# Land Use Element Goals

**Goal 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.**

- Protect Open Space and Habitats
- Adequate Infrastructure
- Complementary
- Sustainability
- Economically Beneficial
- Community Beneficial
- Intensify to maximize use of land



# Land Use Element Goals

**Goal 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.**

- Preservation
- Mitigate Reduction in Open Space
- Code Enforcement
- Facilitate Infill
- Compliment Unique Neighborhoods



# Land Use Element Goals

## Goal 3: A desert community with high-quality industrial and business park development.

- Well Designed
- Expand Industrial Uses
- Prohibit Hazardous Uses
- Accommodate Secondary Uses
- Encourage Small-Scale Manufacturing
- Collaborate with Partners
- Facilitate Corporate/Business Centers at Airport





# Land Use Element Goals

**Goal 4: High-quality, sustainable commercial development that provides equitable access to a variety of retail opportunities in close proximity to all residential neighborhoods.**

- Support the needs of all residential neighborhoods
- Well designed for pedestrians and motorists
- Concentrate at activity nodes
- Reuse of underutilized properties
- Integrate small-scale commercial uses
- Equitable access



# Land Use Element Goals

## Goal 5: Lifelong learning opportunities are provided for the residents of Palm Springs.

- Educational Opportunities
- Joint Use of School District Facilities
- Workforce Development
- **Comment: Add Policy regarding COD. Develop the campus as integrated into the fabric of the City, life-long learning opportunities, etc.**



# Land Use Element Goals

## Goal 6: Housing needs of people with varying incomes, household sizes, and lifestyles are met within the City.

- Develop vacant and underutilized parcels
- Streamlined approval
- Convert underutilized commercial centers
- Promote affordable housing
- Preserve mobile home parks
- Equitable distribution of diversity of housing types
- Community benefit
- Convert small hotels to housing, as appropriate
- **Comment: The small hotels are one of the unique elements that define Palm Springs. Not sure we should encourage conversion**





# Land Use Element Goals

## Goal 7: The premier resort destination and cultural center in the Coachella Valley.

- High quality commercial uses serving visitors and residents
- Activate Convention Center area
- Special events
- High Quality retail Downtown
- Unique and local retail
- Retain viable small hotels
- Facilities and venues for events
- Sensitive hotel and motel design



# Land Use Element Goals

**Goal 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.**

- Mixed-use development in vacant or underutilized areas
- Vertical and horizontal mix of uses
- Specialty uses and gathering places
- Allow increased height where appropriate
- Pedestrian links
- Social and health needs
- Parking access from side or rear
- Cluster to preserve natural features
- Allow boulevard residential



# Land Use Element Goals

**Goal 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.**

- **Comments:**
  - Clarify “district” vs “area” terminology
  - How do we enforce these mixed-use percentages
  - Uptown: Where would new uses go?
  - Smoke Tree: Bank sites such as Bof A and Wells Fargo are also becoming vacant. The adjacent BofA, Cocos and Wells Fargo sites could be jointly reveleoped with mixed use.



# Land Use Element Goals

## **Goal 9: The City's unique mountain resources are preserved for future generations.**

- Preserve natural features and habitat
- Preserve frontal slopes, topographic and geologic features
- Sensitive windfarm development
- Acquire hillside parcels
- Prohibit offroad vehicles
- Allow recreation without disturbing habitats
- Prevent invasive and non-native plants
- Protect from erosion





# Land Use Element Goals

## **Goal 10: A vibrant, pedestrian-friendly Downtown serves as the economic, civic, historic, cultural, and recreational center of the City.**

- Encourage housing and mixed-use
- Flow between indoor and outdoor
- Uses to stimulate daytime and evening activity
- Special events and community celebrations
- Unique sense of place – cultural uses and historic resources
- Transition to Section 14 area
- Restore Plaza Theatre
- Improve public realm



# Land Use Element Goals

## **Goal 11: The Palm Springs International Airport is the premier flight center of the Coachella Valley.**

- Uses supportive of airport
- Discourage sensitive uses near airport
- Maintain state-of-the-art facility
- Comply with Riverside County Airport Land Use Compatibility Plan



# Land Use Element Goals

**Goal 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.**

- Attractive first impression along I-10
- High standards of design
- Develop uses north of the Union Pacific Railroad
- Protect scenic resources
- Reevaluate concentration, type and mix



# Land Use Element Goals

**Goal 13: New development is sensitively integrated into the Chino Cone while preserving its distinguishing natural and scenic characteristics.**

- Development is harmonious with natural features
- Protect habitat areas
- Acquire or designate open space for preservation
- Natural streetscape
- Buildings blend into natural topography
- Preserve monumental rock outcroppings
- Screen views from Highway 111
- Allow cultural, educational and tourism-based uses





# Land Use Element Goals

## **Goal 14: Palm Hills reserves valued open space, hillsides, view corridors, and biological resources, as feasible under applicable habitat conservation plans.**

- Protect biological resources and natural features
- Preserve frontal slopes
- Prohibit density transfer of public lands
- Distinct development areas and habitat conservation areas
- Limit density and development on slopes
- Allow credits for density transfer to create permanent open space
- Protect sensitive habitats
- Limit ecological footprint of development



# Land Use Element Goals

**Goal 15: Oswit Cone remains an eco-tourist destination, with its distinguishing natural, cultural and scenic characteristics preserved.**

- Preserve archaeological artifacts
- Preserve natural features
- Commercial activities limit ecological footprint
- Protect sensitive habitat areas



The background of the slide features a stylized illustration of palm trees and rolling desert hills in shades of orange and red. A white rectangular border frames the central text area.

# Next Steps

General Plan Steering Committee Meeting #7

# Next Steps

## Summer:

- GPSC #8: Circulation
- GPSC #9: Safety/Climate and Other Topics
- Public Workshop #3 on Goals and Policies
- Housing Element hearings with Planning Commission and City Council

## Fall:

- EIR Addendum
- Zoning Consistency
- Online Document (Story Maps) Formatting
- Approval hearings with Planning Commission and City Council

# Next Meeting

## Steering Committee Meeting #8

Summer 2023

*(Date TBD)*

*Topic: Circulation Element*