



Public Workshop #2

July 13, 2021

Agenda

- 1. Status of General Plan Update Project**
- 2. Vision Statement Update**
- 3. Housing Element Update**
- 4. Land Use Definitions and Descriptions**
- 5. Land Use Map Changes**
- 6. Buildout Projections**
- 7. Next Steps**
- 8. Q&A**

Why Update?

Primarily administrative in nature; a “focused” General Plan Update

- Implement revisions to Planned Development District process
- Confirm Vision and Priorities
- Confirm Goals and Policies
- Update Implementation Actions
- Updates to Housing Element and Safety Element required by State



General Plan Update Process

**BASELINE
DATA**

**VISION &
PRIORITIES**

**LAND
USE
PLAN**

**GOALS
AND
POLICIES**

SEIR

**PUBLIC
HEARINGS
AND
ADOPTION**

HOUSING

WINTER 2019

**FEB 2020 –
JUL 2020**

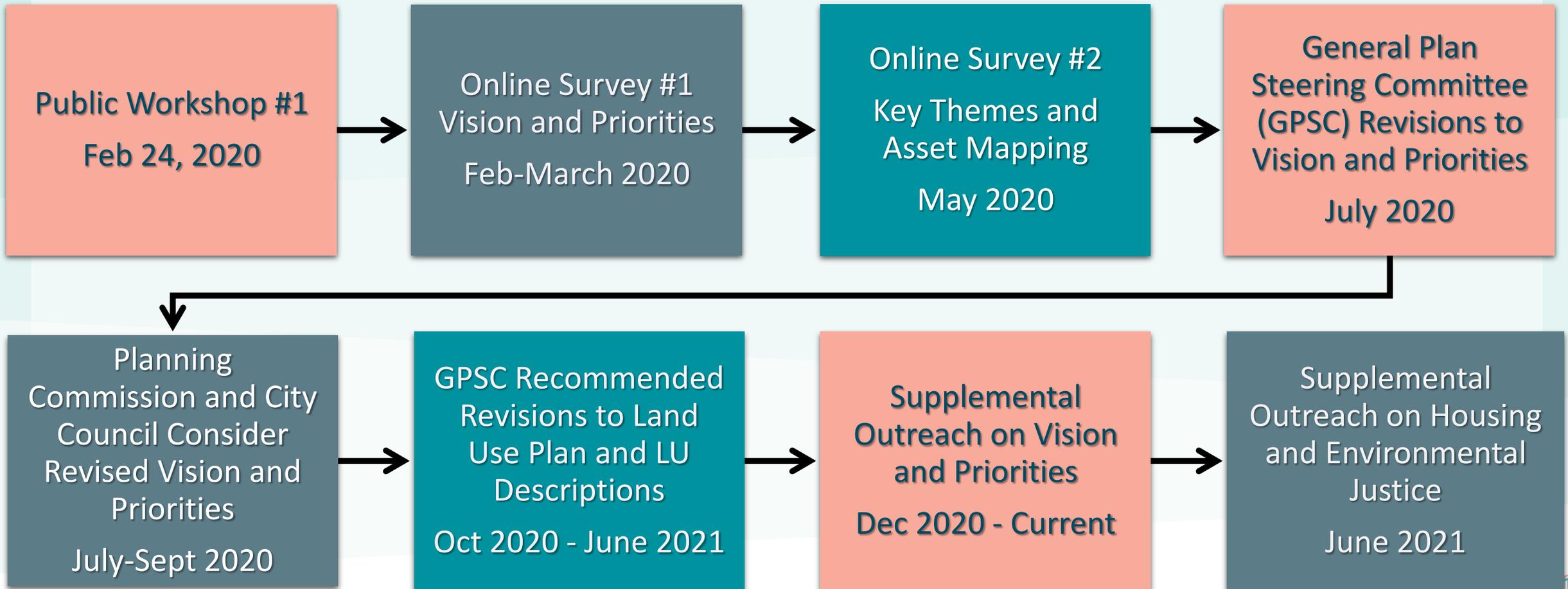
**AUG 2020 –
JULY 2021**

**AUG – DEC
2021**

**AUG 2021 –
APR 2022**

APR 2022

General Plan Update Process





Vision Statement Update

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Public Workshop #1

Open House - February 24, 2020

Sign-in Station

- Where do you Live/Work?
- How Did You Hear?

Station 1: Vision & Priorities

- Record proposed revisions
- Complete online Survey

Station 2: Land Use

- Identify neighborhood assets and opportunities for enhancement

Station 3: Housing

- Select top 3 most pressing housing issues facing Palm Springs

Station 4: Circulation

- Identify opportunities for improvement or enhancement



Who Came?

55 attendees (sign-ins)

- Live in all areas of the city
- Many work around the Palm Springs Civic Center

How people heard about the Workshop

- City/One-PS Email (48%)
- Personal Email or Facebook (20%)
- Word-of-mouth (15%)



Vision & Priorities Survey

338 Participants

872 Comments Submitted

83% of Participants Full- or Part-time Residents

45 of 48 Neighborhoods Represented

- Most Responses: Little Tuscany (22), Old Las Palmas (13), Racquet Club Estates (13), Warm Sands (13)
- No Responses: Escena, Gene Autry, Lawrence Crossley

89% of Participants over 40-years-old

92% Aware of or Knowledgeable about the General Plan



What we heard: Vision

- **52% ok with current Vision**
- **Recommended Additions**
 - Replace “high style”
 - Cultural, architectural and historic resources
 - Inclusiveness and diversity
 - Natural environment and parks, sustainability
 - Balance “resort community” with local residents of all ages
 - Prioritize “village feel”
 - Develop affordable housing rather than visitor-serving uses
 - Reference working population, educational opportunities and embrace of new technologies
 - Mental and physical health and well-being



Draft Vision Statement – What’s Missing?

Palm Springs is a **vibrant and inclusive** desert resort community where year-round and seasonal residents and visitors enjoy safe neighborhoods, an exciting social environment and a relaxing and positive experience.

The City values its **architectural, historical, cultural and natural resources** and balances resident priorities with **economic and sustainable growth**.

We **celebrate our diversity and foster equity** and unity among all of our residents.

The City provides **responsive, friendly and efficient public services** for all our residents and businesses.



Housing Element Update

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Housing Element Basics

- Must comply with detailed state laws
- Addresses housing supply, quality, and affordability, and fair housing
- Reviewed by the Department of Housing and Community Development (HCD)
- Must be adopted by October 15, 2021 with 120-day grace period if needed



Housing Element Contents

CHAPTER TOPICS

- Housing Needs
- Analysis of Constraints
- Inventory of Land for New Housing
- Housing Goals and Policies
- Housing Implementation Programs



Housing Needs Snapshot

- Aging population in need of existing affordable housing and assisted living
- Missing middle income / younger families who cannot afford to live in Palm Springs
- Distinct special needs based on age, income, household type, disability, etc.
- Developers targeting condo market, but there are other unmet community needs



Strategy to Address City's Regional Housing Needs

HOW TO MEET REQUIREMENTS

- Vacant sites zoned for housing that have/will have appropriate infrastructure and services
- Accessory Dwelling Units (ADUs) based on City's past trends of housing built and projection of units planned and permitted
- After applying strategies above, recommend redesignating 6 acres of land to High Density Residential to achieve RHNA and buffer



Neighborhood Listening Sessions

- Neighborhood Listening Sessions on Vision, Housing, Environmental Justice (June 15-28, 2021)
 - Comments on obstacles to accessing Housing:
 - High costs of rental housing
 - Lack of affordable housing
 - Rent increases
 - Substandard housing
 - Difficulties in becoming homeowners
 - Credit score requirement for rental housing
- How input received informs the GP Update

Housing Element Status

AUGUST: Draft Housing Element must be provided to HCD for first round of review to meet statutory requirements

July 8: Draft Housing Element posted for public review at [PSGeneralPlan.com](https://www.psgeneralplan.com)

July 14 & 21: Planning Commission review

July 22: City Council review

July 30: Submit first draft to HCD (60-day review)

October 2021: Submit second draft to HCD

January 2022: Planning Commission and City Council hearings on final Housing Element adoption



Land Use Definitions and Descriptions

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Updates to Land Use Definitions and Descriptions

Types Of Change

- Implement reforms to Planned Development District (PDD) process recommended by Ad Hoc Committee
 - Ad Hoc Committee recommendations approved by City Council in July 2017
 - Modifications brought PDD process more in line with what was originally envisioned by the General Plan
- Consistency with Zoning
 - Medium Density Residential Allow Hotels/Motels if compatible with surrounding neighborhood
- Streamline approval of residential uses in Tourist Resort Commercial
- Allow compatible rebuilding/remodeling in Small Hotel Resort Commercial
- Encourage affordable housing production in Central Business District and Mixed Use
- Update descriptions and target use ratios for Mixed Use areas



Land Use Map Changes

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Proposed GP Areas of Change

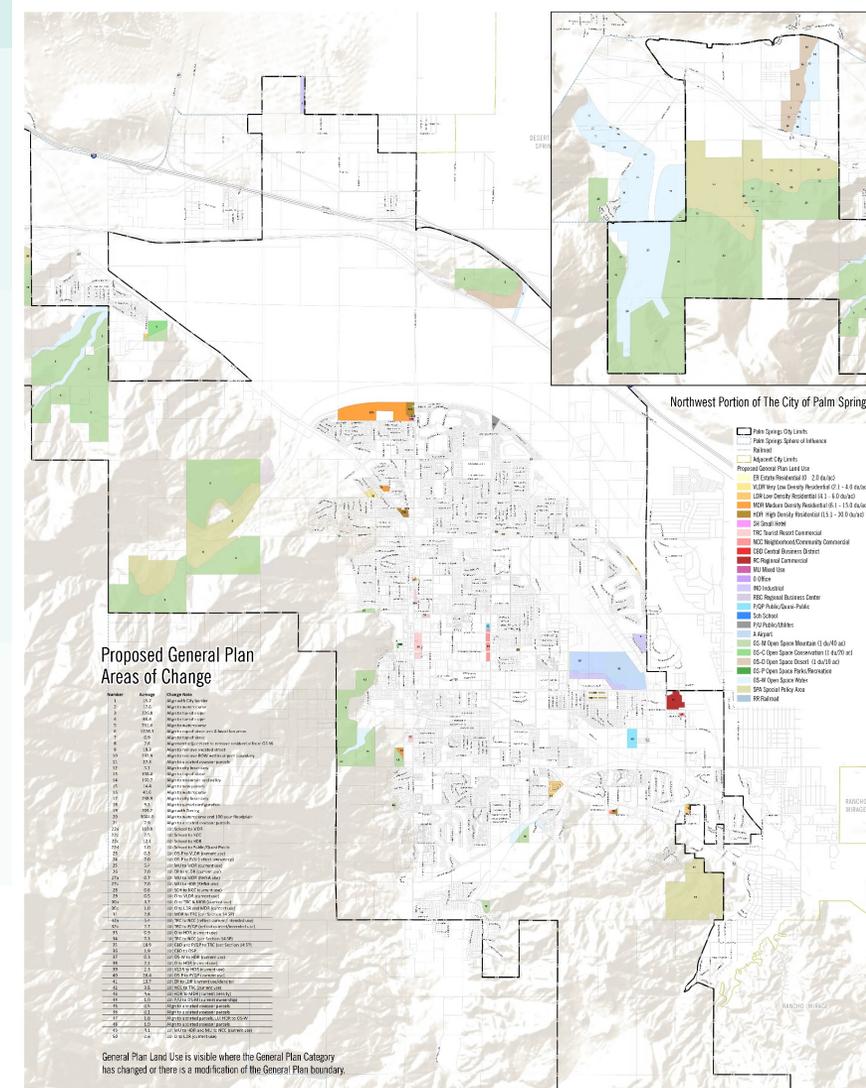
Types Of Change

Administrative

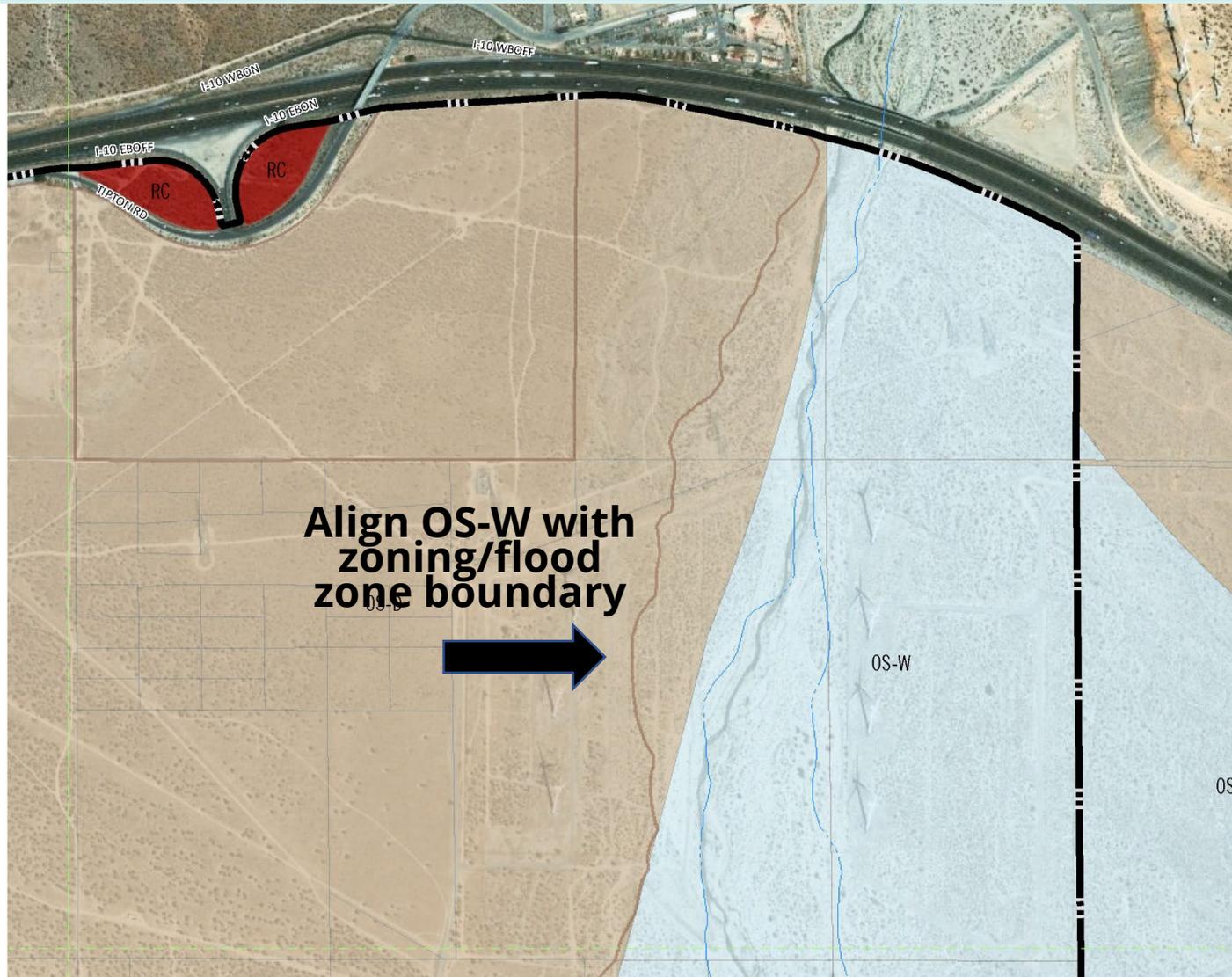
- Refine boundaries and alignments for consistency with natural features, zoning, updated parcels
- Reflect changes to right of way and vacated streets (Remove ROW designations and vacated streets at the airport; make consistent with Airport and Industrial designations)
- Change land use to more accurately reflect what has been built (e.g. density adjustment)
- Implement changes to be consistent with adopted Section 14 Specific Plan

New Land Use Changes

- Change portion of MU acreage to HDR in Artist Colony (Housing Element requirement)
- Relocation of College of the Desert site (add new residential, public and neighborhood commercial uses)



Admin Changes – Boundaries and Alignments



General Plan 2019

- City Boundary
- Watercourse Overlay 2005
- Zoning (2019)
- NHD Plus Line Event (2019)
- Specific Plans
- Current General Plan Land Use**
- ER Estate Residential (0 - 2.0 du/ac)
- V.LDR 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
- ROW

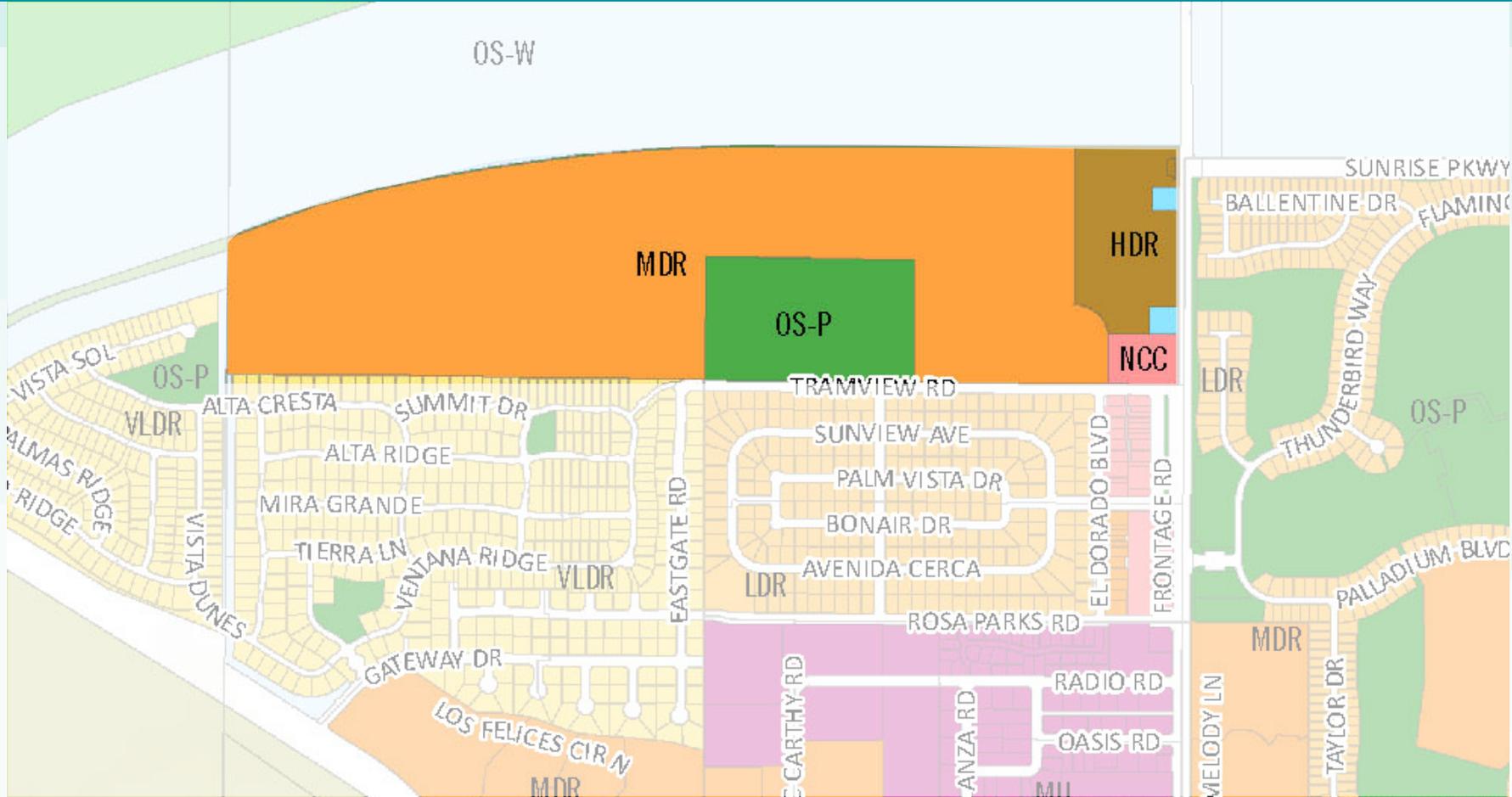
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N-7	N-8	
O-7	O-8	

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College Park Specific Plan – Former COD Site

General Plan Land Use

-  City Boundary
-  Zoning (2019)
-  Specific Plans
- Current 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)
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-  OS-D Open Space Desert (1 du/10 ac)
-  OS-P Open Space Parks/Recreation
-  OS-W Open Space Water
-  SPA Special Policy Area
-  RR Railroad
-  ROW



Proposed General Plan Designations: MDR, HDR, NCC, OS-P and P/QP

Housing Element Candidate Site

SITE LOCATION

5.49 acres

Southeast corner of Palm Canyon Dr
(Hwy 111) and Via Olivera

Surrounded by residential uses to the
north, nursing & rehabilitation center
and residences to the east, assisted
living to the south and commercial to
the west



Housing Element Candidate Site

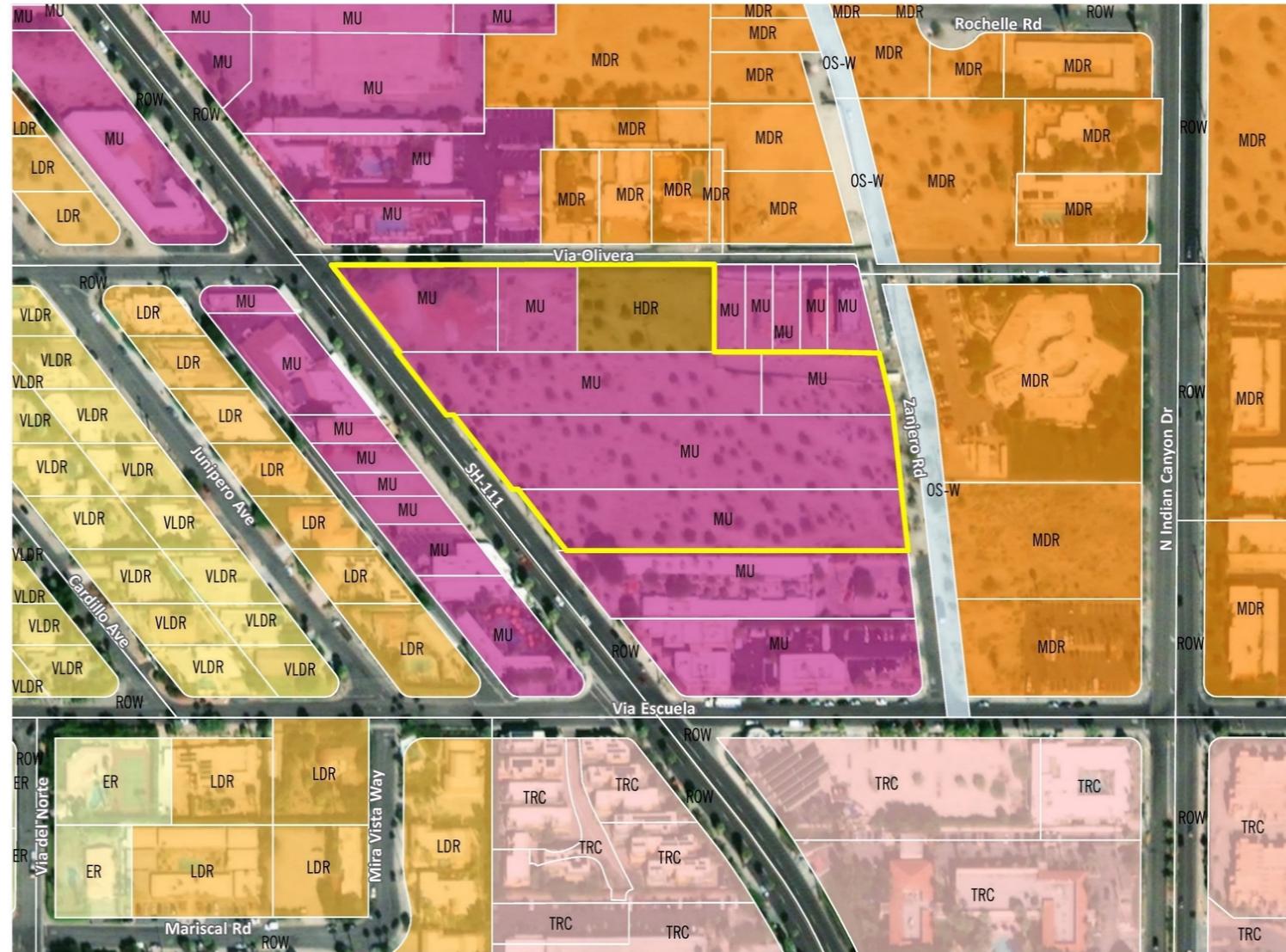
EXISTING GP DESIGNATION

Gateway into Palm Springs

Mixed Use designation surrounded by predominantly HDR and MDR

Preferred mix of uses for MU designations in Artist Colony (current GP):

- 40–60 percent residential
- 20–35 percent commercial
- 15–25 percent office

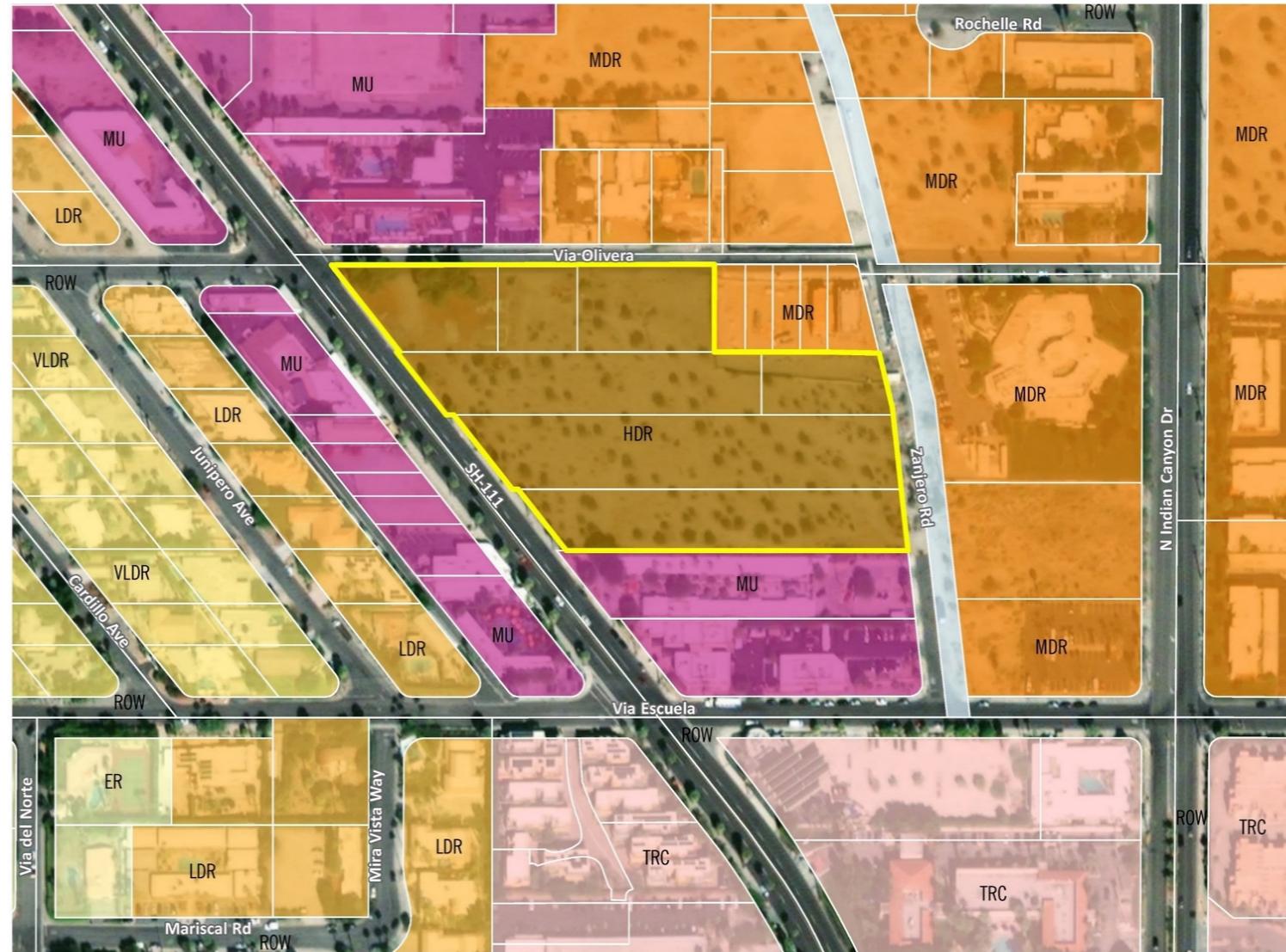


Housing Element Candidate Site

PROPOSED CHANGE

Change land use designation from Mixed Use to High Density Residential (HDR) and Medium Density Residential (MDR) for five parcels at corner of Via Olivera and Zanjero RD

Change necessary to satisfy the additional acreage needed to respond to new RHNA number



Additional Requests From the Public

Additional requests received in the last month that will be presented to the Planning Commission and City Council:

- **I-10/Whitewater Area**
- **Bel Air Greens**
 - Open Space to Low Density Residential
 - Update Circulation Plan for Mesquite Avenue between Compadre Road and El Cielo Road to a Collector Street (vs. a Secondary Thoroughfare)
- **Desert Highland**
 - Neighborhood/Community Commercial to Mixed Use and Medium Density Residential
 - Rezone R1D lots back to R-G-A (6)



Buildout Projections

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What are Buildout Projections?

- **All California cities are required to identify development projections (i.e., a “buildout analysis”) in their General Plan**
- **Projections help a city to adequately plan for roads, water service, parks, recreation, and other infrastructure and services**
- **Used for analyzing potential impacts in the Environmental Impact Report (EIR)**
- **Sources used create the proposed projections:**
 - U.S. Census
 - American Community Survey
 - Riverside County Assessor
 - Southern California Association of Governments (SCAG)
 - California Department of Finance

What The Changes Do

- **Demonstrated commitment to increased housing production**
 - Facilitate residential in TRC
 - Revision to target ratios for Mixed Use areas
 - Transition of College of the Desert site from School use to predominantly Residential use
 - Tradeoff is minor decrease in Non-Residential square footage and Jobs
- **Account for more Accessory Dwelling Unit (ADU) production**
- **Satisfies state requirements for the Housing Element**
- **Meets “no net loss” provisions of SB 330: No reduction of total housing units below January 2018 numbers**

Proposed General Plan

	Existing *	Current GP	Proposed GP
Housing Units	35,524	51,060	54,578
Households <i>(units x occupancy rate)</i>	23,197 <i>(65.3% Occupancy)</i>	48,507 <i>(95% Occupancy)</i>	51,850 <i>(95% Occupancy)</i>
Population (persons) <i>(households x person per household)</i>	46,162	94,643	100,729
Non-Residential Square Footage (sf) <i>(commercial, retail, office, industrial, airport)</i>	20,415,627 sf	34,344,034 sf	33,367,423 sf
Jobs <i>(non-res sf x employment generation rates)</i>	28,531	56,113	54,339

* Generated from parcel-level GIS data and benchmarked to comparable data from Department of Finance (DOF), Southern California Association of Governments (SCAG), and US Census



Introduction to Mapping Activity

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We Want to Hear from You

- Provide comments on proposed Areas of Change
- Comments will be received until end of day on July 18th, 2021
- Go To:
<https://outreach.mysocialpinpoint.com/palm-springs-general-plan>

Palm Springs BY DESIGN GENERAL PLAN 2040

Add Comment

Legend

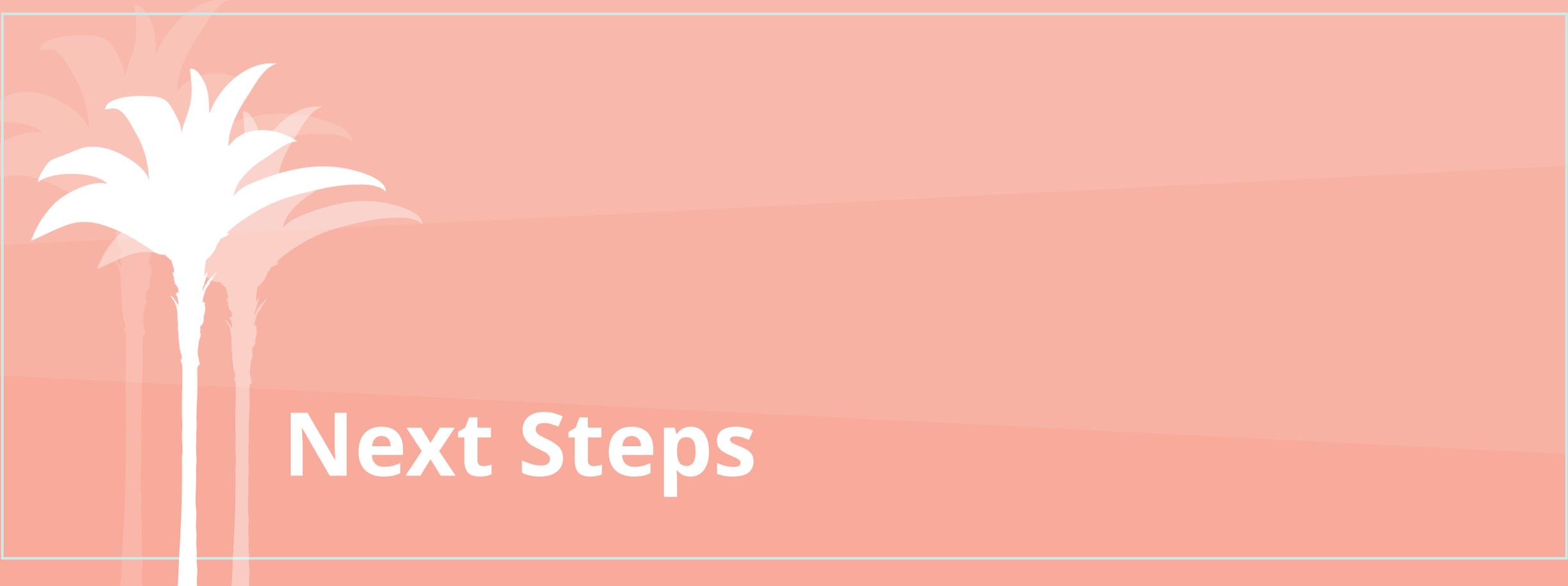
- City Boundary
- Areas of Change
- Estate Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Small Hotel
- Mixed Use
- Tourist Resort Commercial
- Neighborhood/Community Commercial
- Regional Commercial

Number	Area	Change Area	Number	Area	Change Area
1	182	Change Area	18	18	Change Area
2	183	Change Area	19	19	Change Area
3	184	Change Area	20	20	Change Area
4	185	Change Area	21	21	Change Area
5	186	Change Area	22	22	Change Area
6	187	Change Area	23	23	Change Area
7	188	Change Area	24	24	Change Area
8	189	Change Area	25	25	Change Area
9	190	Change Area	26	26	Change Area
10	191	Change Area	27	27	Change Area
11	192	Change Area	28	28	Change Area
12	193	Change Area	29	29	Change Area
13	194	Change Area	30	30	Change Area
14	195	Change Area	31	31	Change Area
15	196	Change Area	32	32	Change Area
16	197	Change Area	33	33	Change Area
17	198	Change Area	34	34	Change Area
18	199	Change Area	35	35	Change Area
19	200	Change Area	36	36	Change Area
20	201	Change Area	37	37	Change Area
21	202	Change Area	38	38	Change Area
22	203	Change Area	39	39	Change Area
23	204	Change Area	40	40	Change Area
24	205	Change Area	41	41	Change Area
25	206	Change Area	42	42	Change Area
26	207	Change Area	43	43	Change Area
27	208	Change Area	44	44	Change Area
28	209	Change Area	45	45	Change Area
29	210	Change Area	46	46	Change Area
30	211	Change Area	47	47	Change Area
31	212	Change Area	48	48	Change Area
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71	252	Change Area	88	88	Change Area
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74	255	Change Area	91	91	Change Area
75	256	Change Area	92	92	Change Area
76	257	Change Area	93	93	Change Area
77	258	Change Area	94	94	Change Area
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79	260	Change Area	96	96	Change Area
80	261	Change Area	97	97	Change Area
81	262	Change Area	98	98	Change Area
82	263	Change Area	99	99	Change Area
83	264	Change Area	100	100	Change Area



Questions?

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Next Steps

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Tentative Schedule

Summer 2021:

- Housing Element to Planning Commission and City Council
- Housing Element to HCD for initial review

Fall 2021:

- Confirm revised Vision and Priorities
- Supplemental EIR Notice of Preparation and initiation of technical studies
- Goals and Policies Updates
- Receive and respond to HCD comments on draft Housing Element

Winter/Spring 2022:

- Draft Supplemental EIR available for public review
- Housing Element Final Adoption
- General Plan approval hearings with Planning Commission and City Council