



General Plan Steering Committee

Meeting #5
December 14, 2020



Public Comment

General Plan Steering Committee Meeting #5

Agenda

Overview of General Plan Update Project

- Where are we in the process?
- Recap of items covered at last meeting?
- What's next?

Review of Recommended Land Use Map Changes

- Cleanups for Consistency/Admin Changes

Discussion of proposed General Plan Land Use text edits

- Mixed-Use/Multi-Use Definitions and Descriptions

Overview of General Plan Update Project

Where are we in the process?

- Vision and Priorities Outreach
- Housing Element Progress

Recap of items covered at last meeting

- Planned Development District (PDD) Edits
- Re-designation of Mixed Use to High Density Residential in Artist Colony (Housing Element Site)
- Medium Density Residential (MDR) allow Hotel/Motel for consistency with Zoning
- Confirm Small Hotel; allow non-conforming to be rebuilt, remodeled

What's Next?

Small Hotel Definition Revision

CURRENT DEFINITION

Small Hotel Resort Commercial

- 15 hotel rooms per net acre
- 10 dwelling units per acre

This designation applies to areas with smaller-scale, boutique type hotels that are typically found in the Warm Sands and Tennis Club neighborhoods.

It is intended that the tourist resort character of these neighborhoods be preserved; as a result, new residential uses or conversion of small hotels to residential uses are permitted as long as they comply with the conversion requirements outlined within the City's Zoning Code.

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.

Small Hotel Definition Revision

ISSUE

Non-Conforming Residential and Hotels

- Some of the existing residential and hotel uses currently (as built) exceed the maximum density allowed
- If a property that currently exceeds the maximum density is damaged or undergoes a significant remodel, the City would like to add provisions that allows for the rebuild of the property at the same scale and density at which it was originally approved
- Property would not be considered non-conforming, even if it exceeds the density defined in the General Plan
- All new development would be required to meet the 10 du/ac maximum

Small Hotel Definition Revision

PROPOSED DEFINITION

Small Hotel Resort Commercial

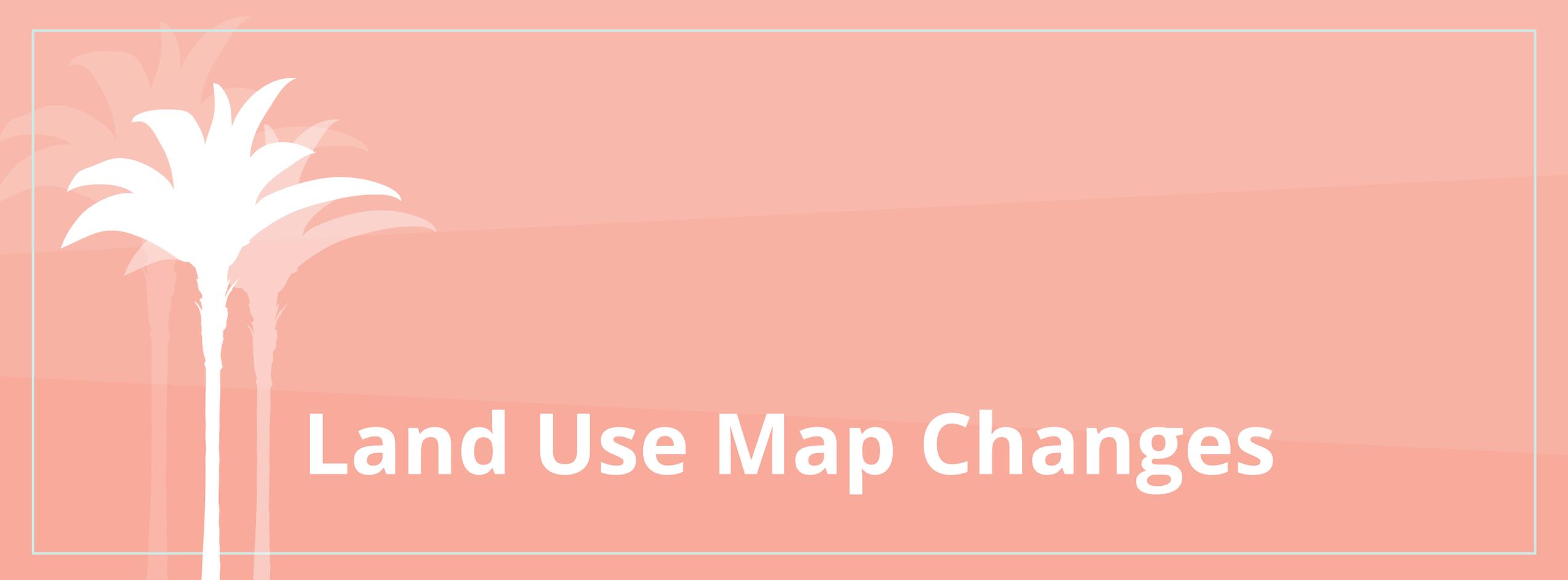
- ~~15 hotel rooms per net acre~~
- 10 dwelling units per acre

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It is intended that the tourist resort character of these neighborhoods be preserved; as a result, new residential uses or conversion of small hotels to residential uses are permitted as long as they comply with the conversion requirements outlined within the City's Zoning Code.

ADD: If damaged or remodeled, existing properties (defined as constructed prior to the adoption of the General Plan update) in this designation that exceed 10 dwelling units per acre may be rebuilt to their historic density and will not be considered non-conforming so long as they are rebuilt at the same scale as the original structures and meet design and massing criteria compatible with the surrounding area.

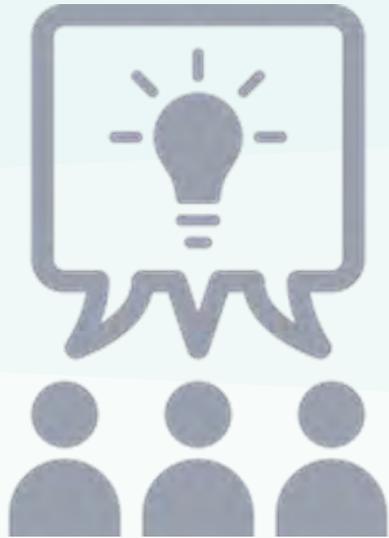
Stand-alone retail and commercial uses are not permitted in this land use designation. Ancillary commercial uses such as a gift shop associated with a small hotel use are allowed.



Land Use Map Changes

General Plan Steering Committee Meeting #5

Focus of Tonight's Discussions

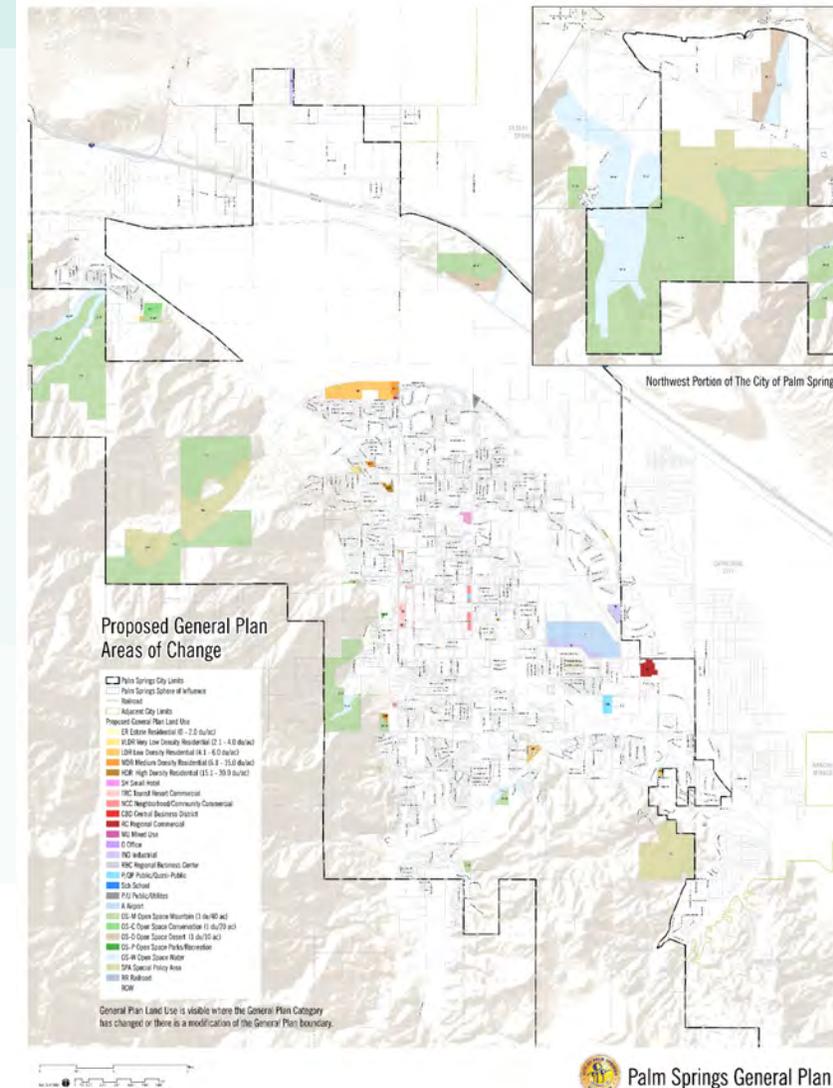


- Update is administrative in nature; GP team will provide overview of some suggested revisions to text in Land Use section of the document and edits to Land Use map
- Looking to Steering Committee to confirm approach, or provide additional guidance for consideration
- Changes will be shared with community at an upcoming workshop and then presented to Planning Commission and City Council
- Steering Committee will also have opportunity to review goals and policies at a subsequent meeting

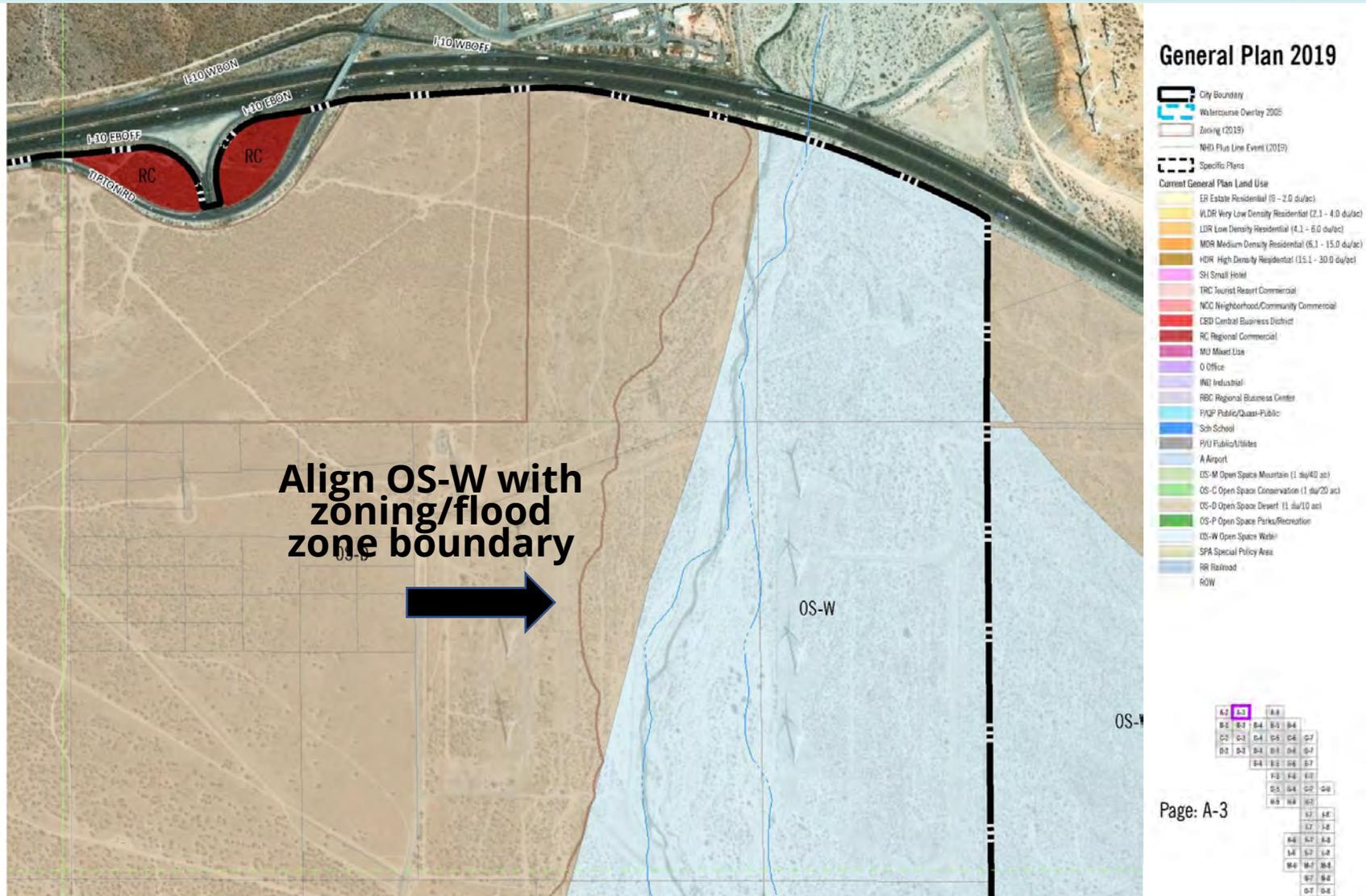
Proposed GP Areas of Change

Types of Change

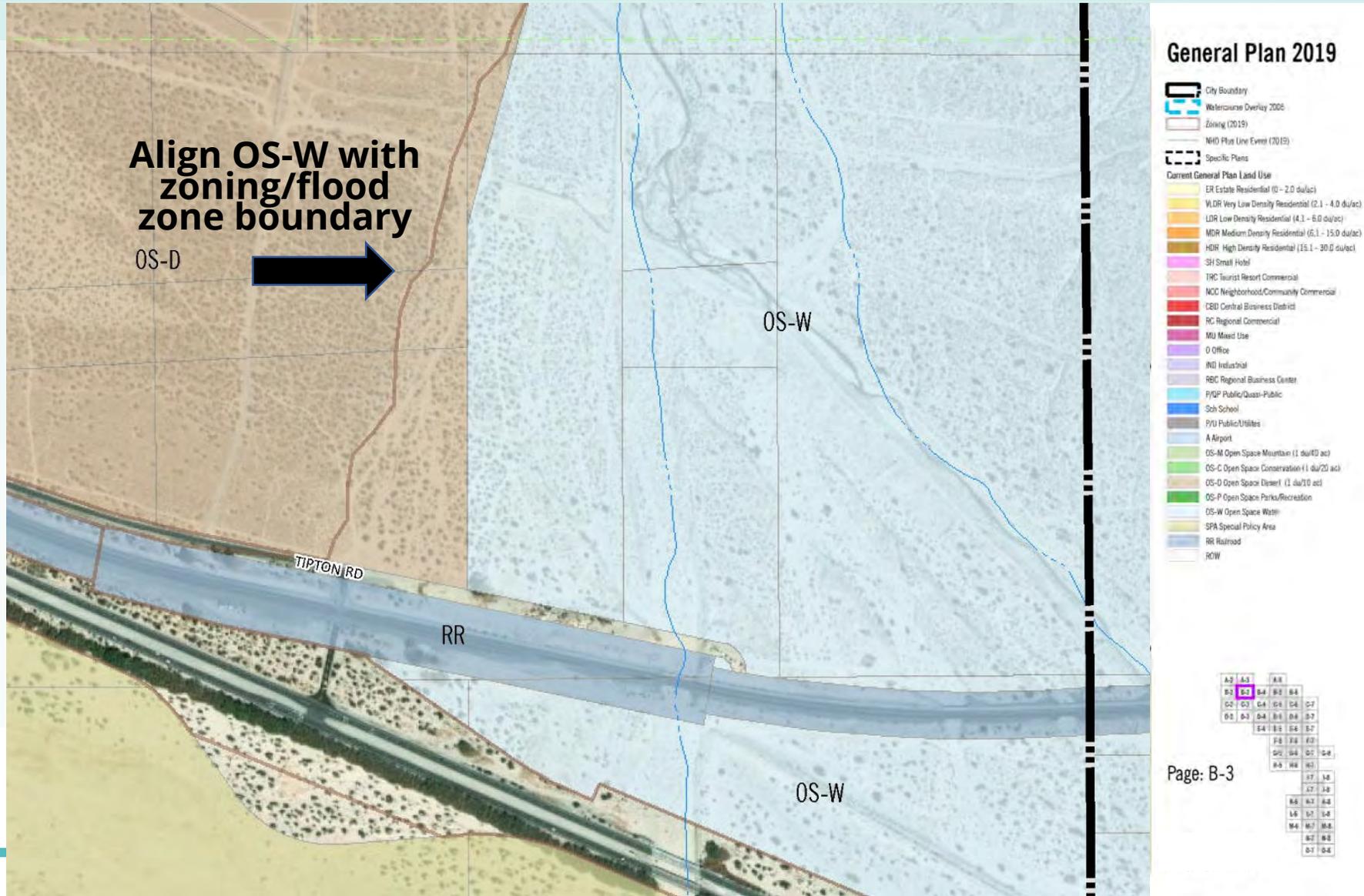
- Administrative
 - Refine boundaries and alignments for consistency with natural features, zoning, updated parcels
 - Reflect changes to right of way and vacated streets (Remove ROW designations and vacated streets at the airport; make consistent with Airport and Industrial designations)
 - Change land 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 from MDR 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



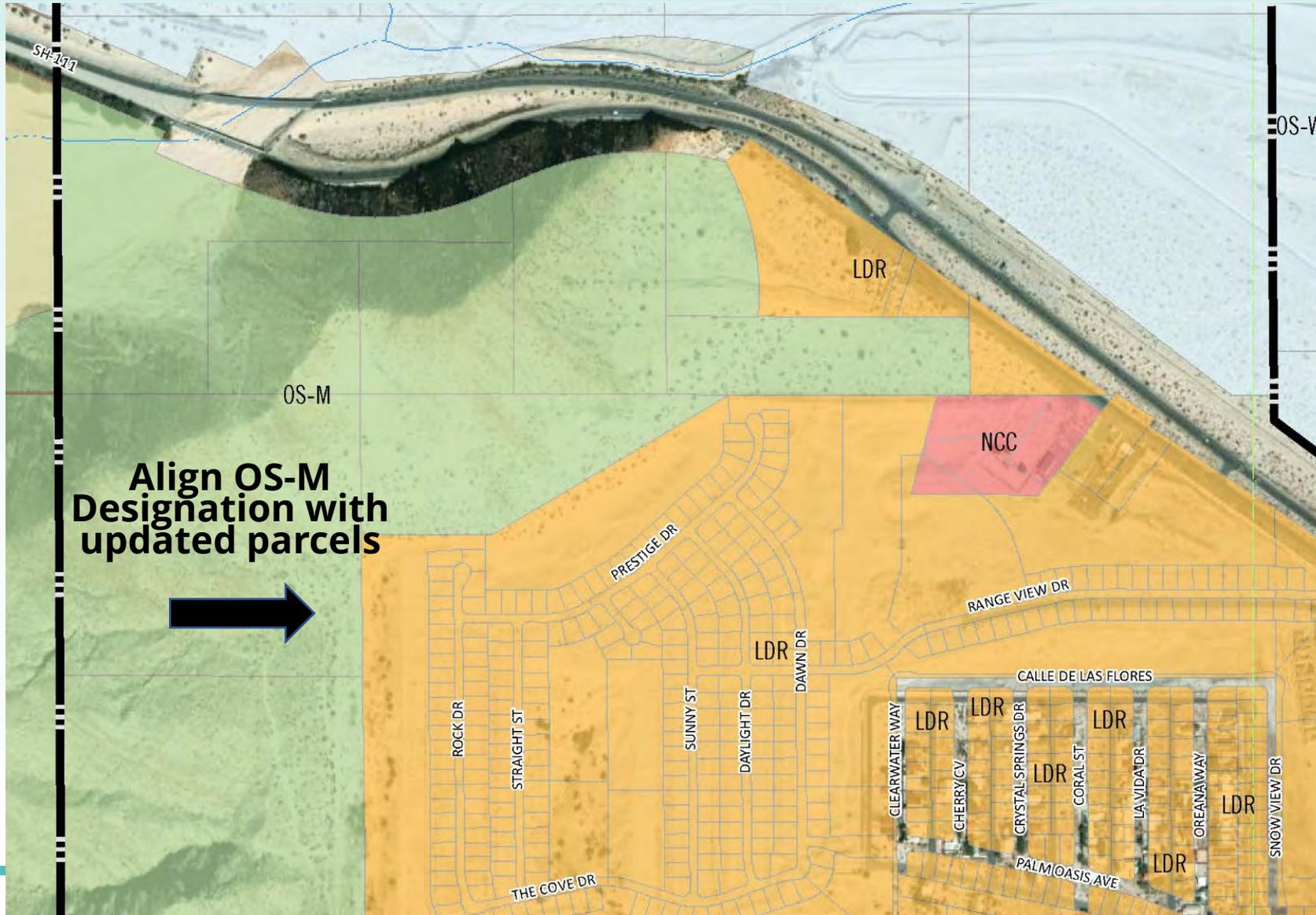
Admin Changes – Boundaries and Alignments



Admin Changes – Boundaries and Alignments



Admin Changes – Boundaries and Alignments



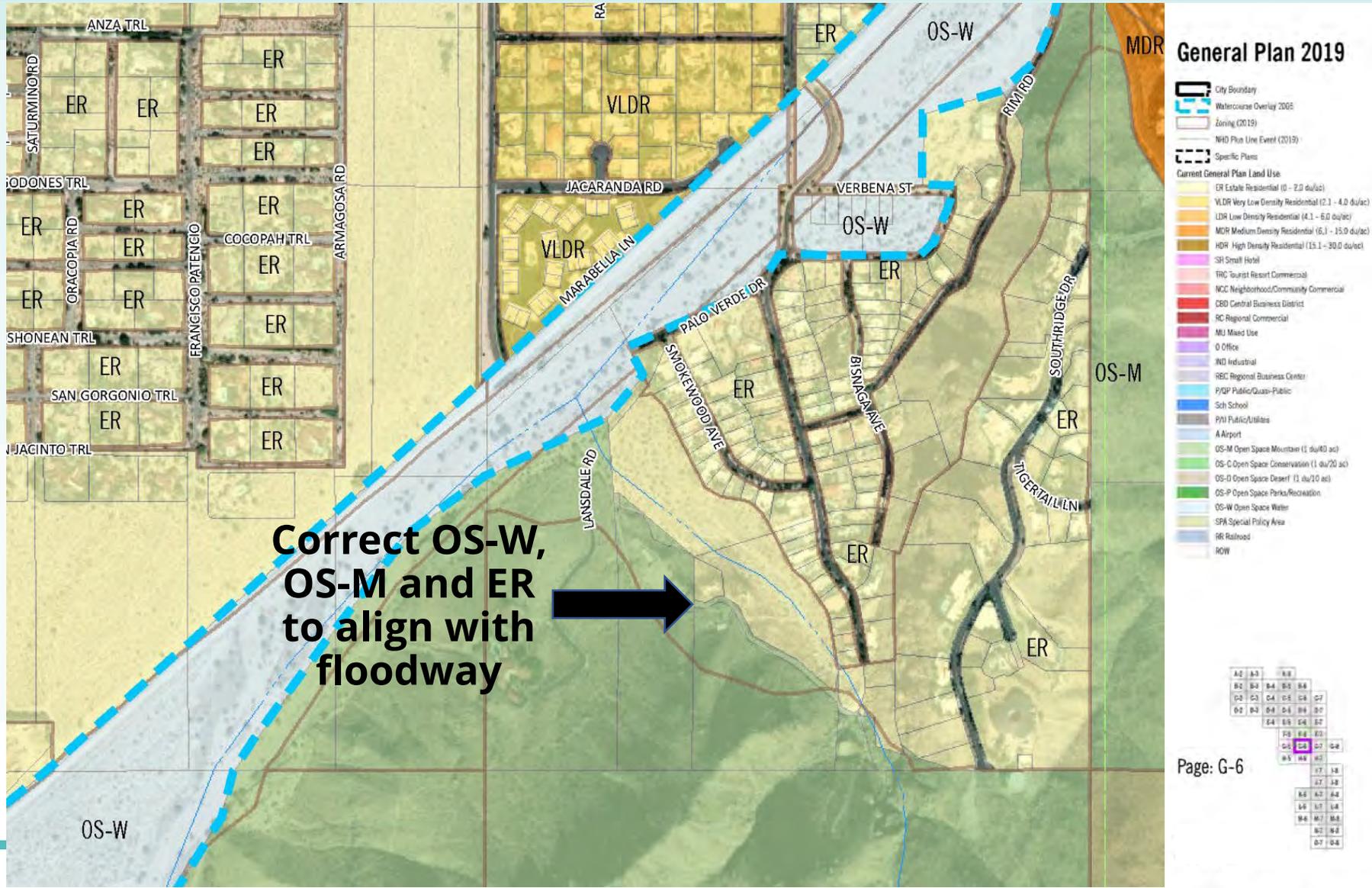
General Plan 2019

- City Boundary
- Watercourse Overlay 2005
- Zoning (2019)
- NHD Plus Line Event (2019)
- Specific Plans
- Current General Plan Land Use**
- EP Estate Residential (0 - 2.0 du/acre)
- VLD Very Low Density Residential (2.1 - 4.0 du/acre)
- LDR Low Density Residential (4.1 - 6.0 du/acre)
- MDR Medium Density Residential (6.1 - 15.0 du/acre)
- HDR High Density Residential (15.1 - 30.0 du/acre)
- 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
- PQP Public/Quasi-Public
- Sch School
- PU 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

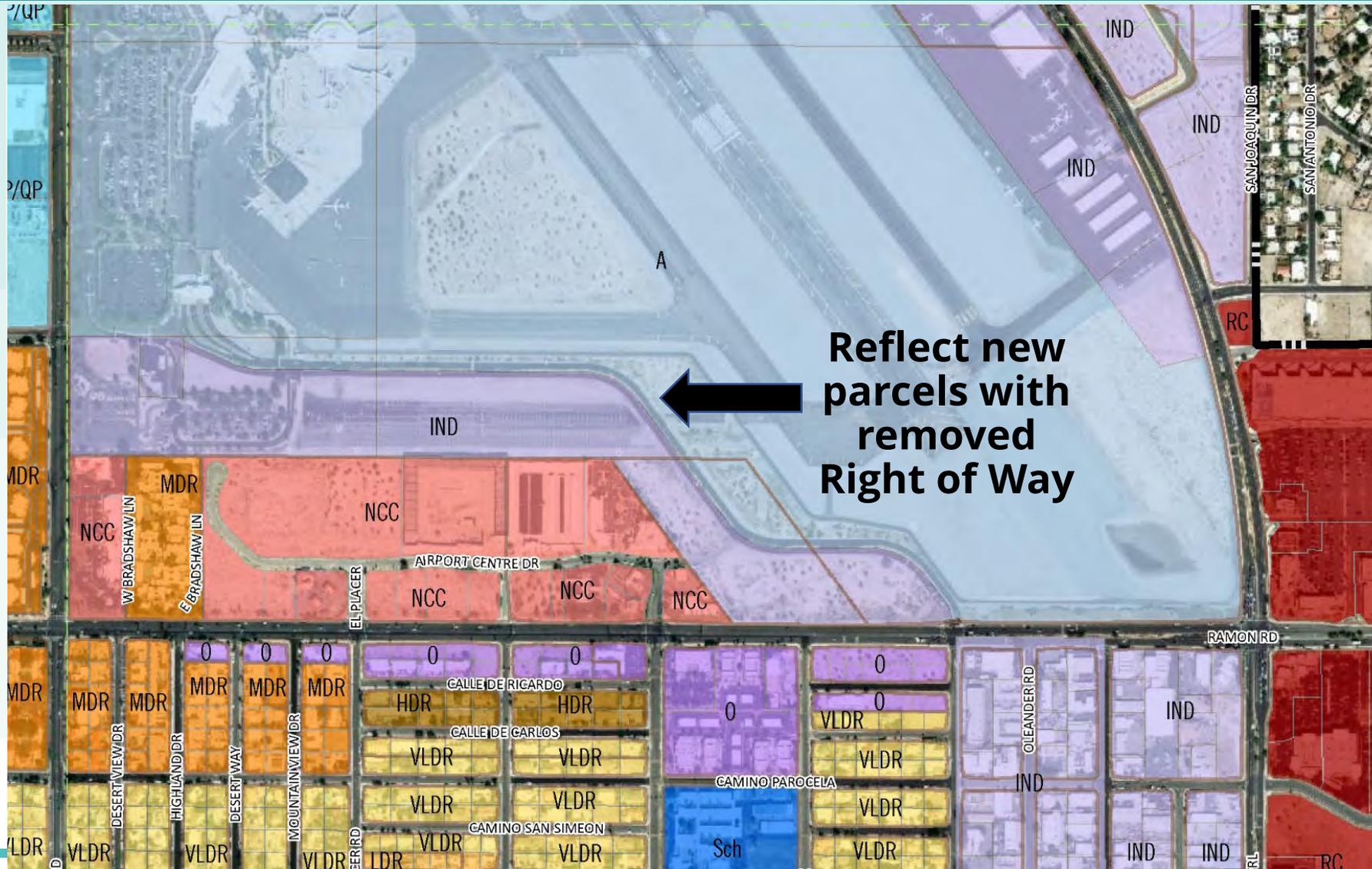
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H2	H3	H4
I2	I3	I4
J2	J3	J4
K2	K3	K4



Admin Changes – Boundaries and Alignments



Admin Changes – Boundaries and Alignments



Reflect new parcels with removed Right of Way

General Plan 2019

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O7	O8	O9

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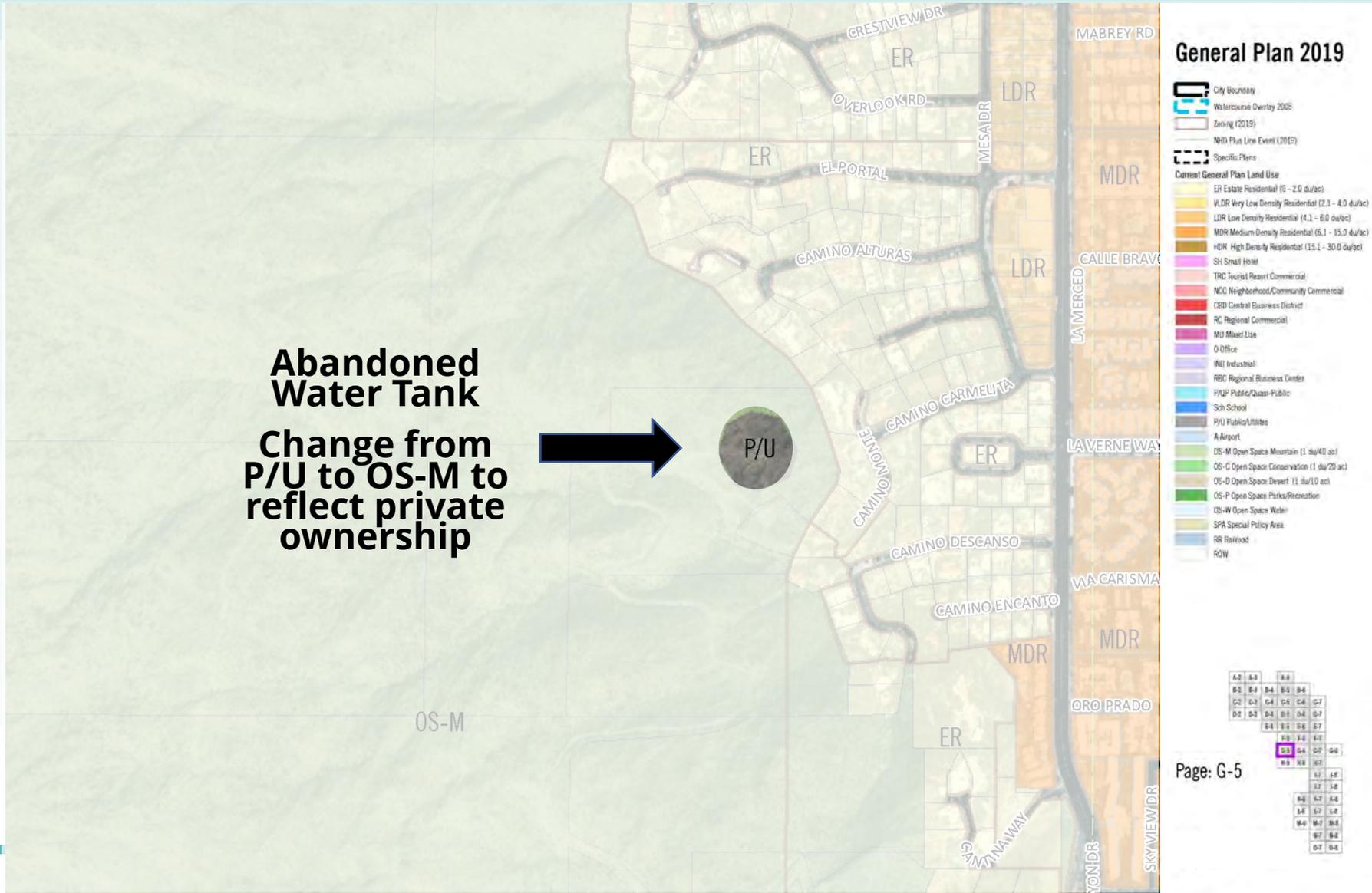
Admin Changes – Reflect Existing Use

**Abandoned
Water Tank**

**Change from
P/U to OS-M to
reflect private
ownership**



P/U



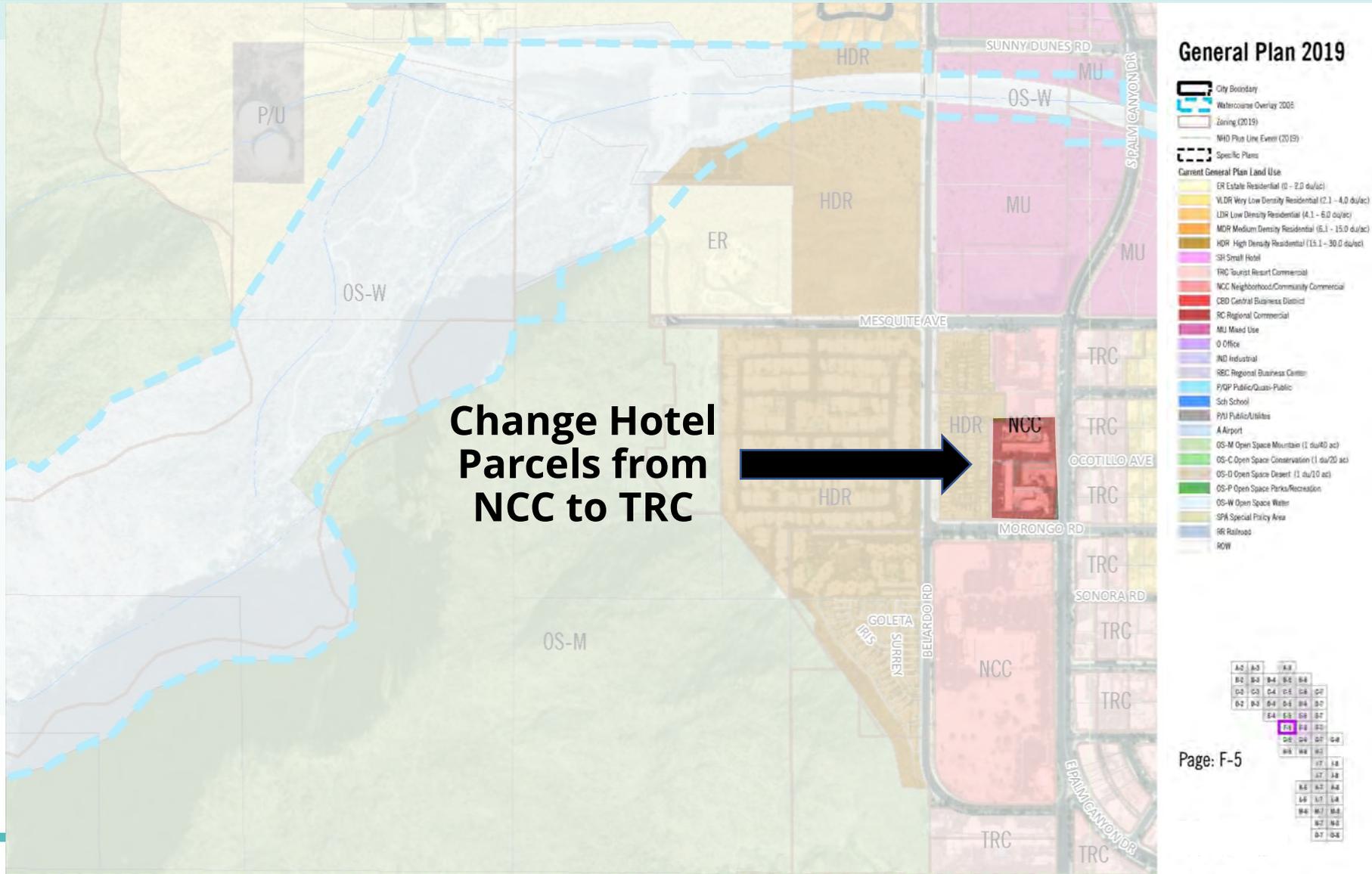
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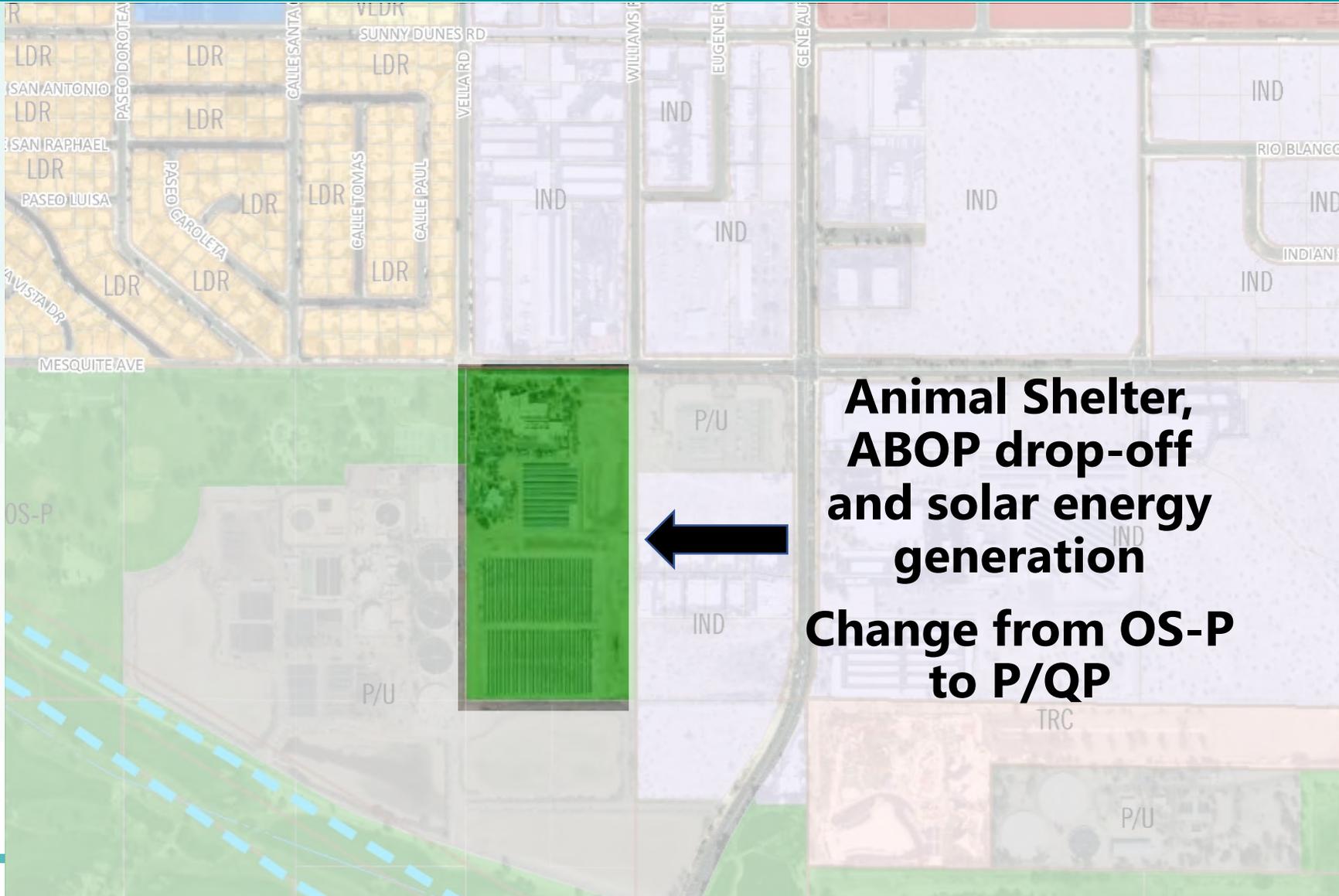
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Admin Change - Reflect Existing Use



Admin Change – Reflect Existing Use

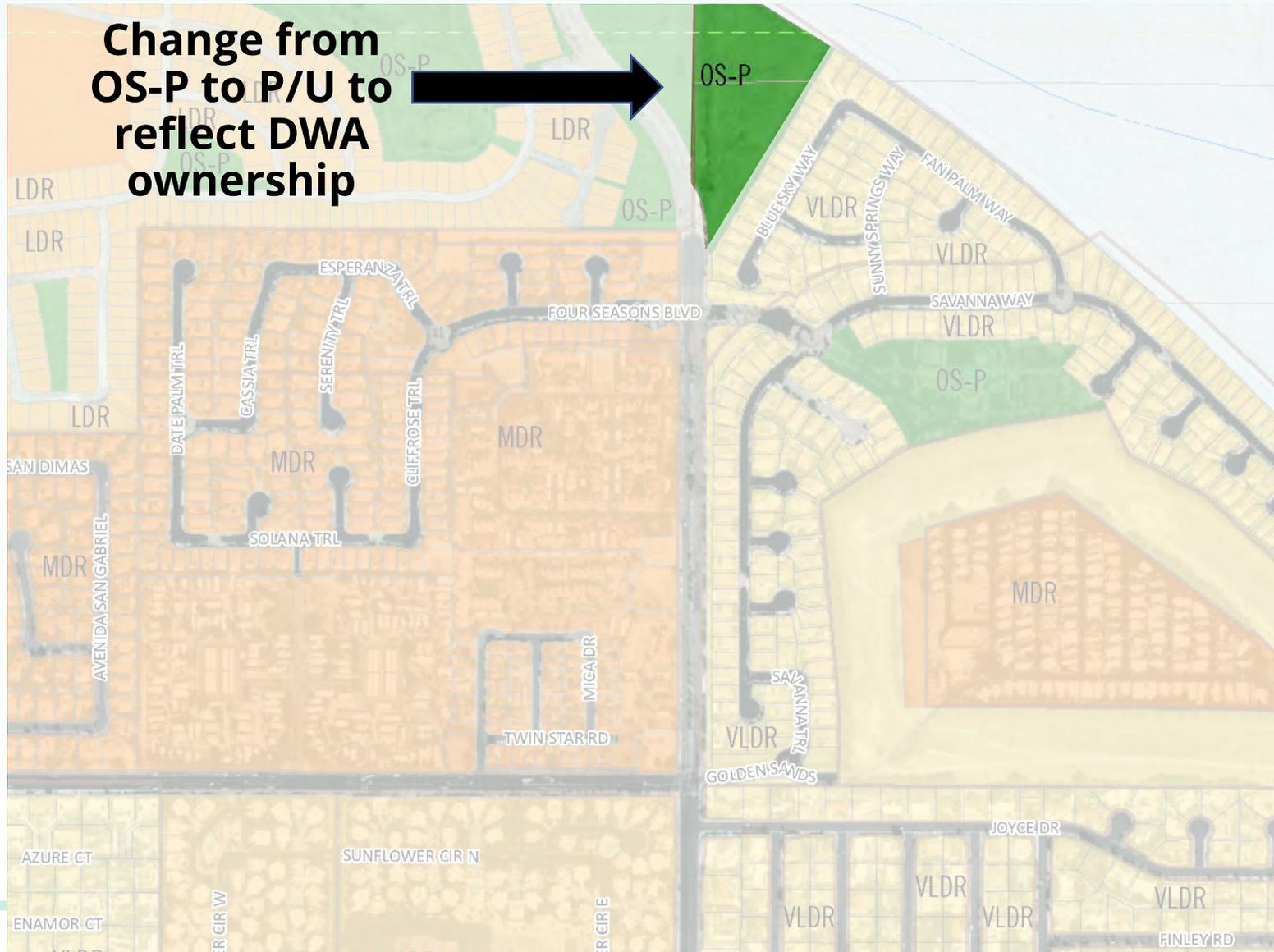


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Admin Change – Reflect Existing Ownership

Change from OS-P to P/U to reflect DWA ownership



General Plan 2019

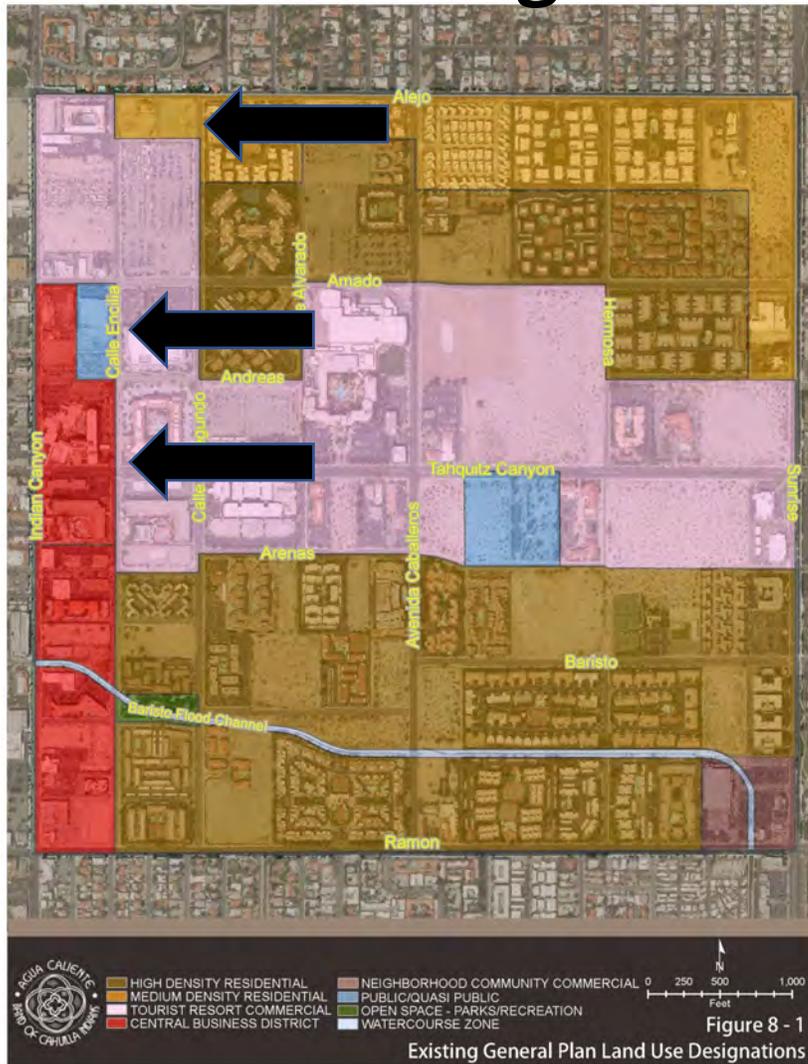
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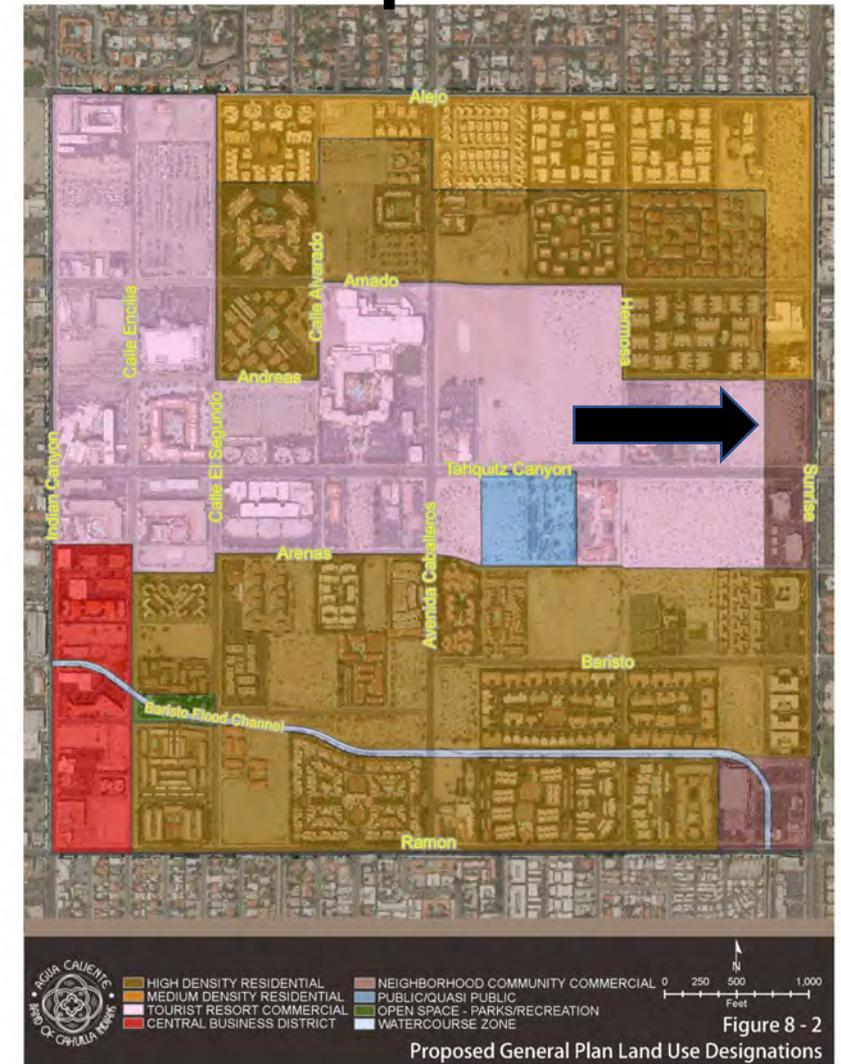
Admin Changes – Section 14 Specific Plan

Existing



- Adopted July 16, 2014
- The final decision on Indian Trust lands rests with the Tribal Council pursuant to case law and the 1977 Land Use Contract.
- Figure 8-2 (proposed GP) from Section 14 SP illustrates the necessary modifications to the General Plan Land Use Designations after the adoption of the Specific Plan
- These modifications have not yet been made to the General Plan

Proposed



College Park Specific Plan – Former COD Site

General Plan Land Use

-  City Boundary
-  Zoning (2019)
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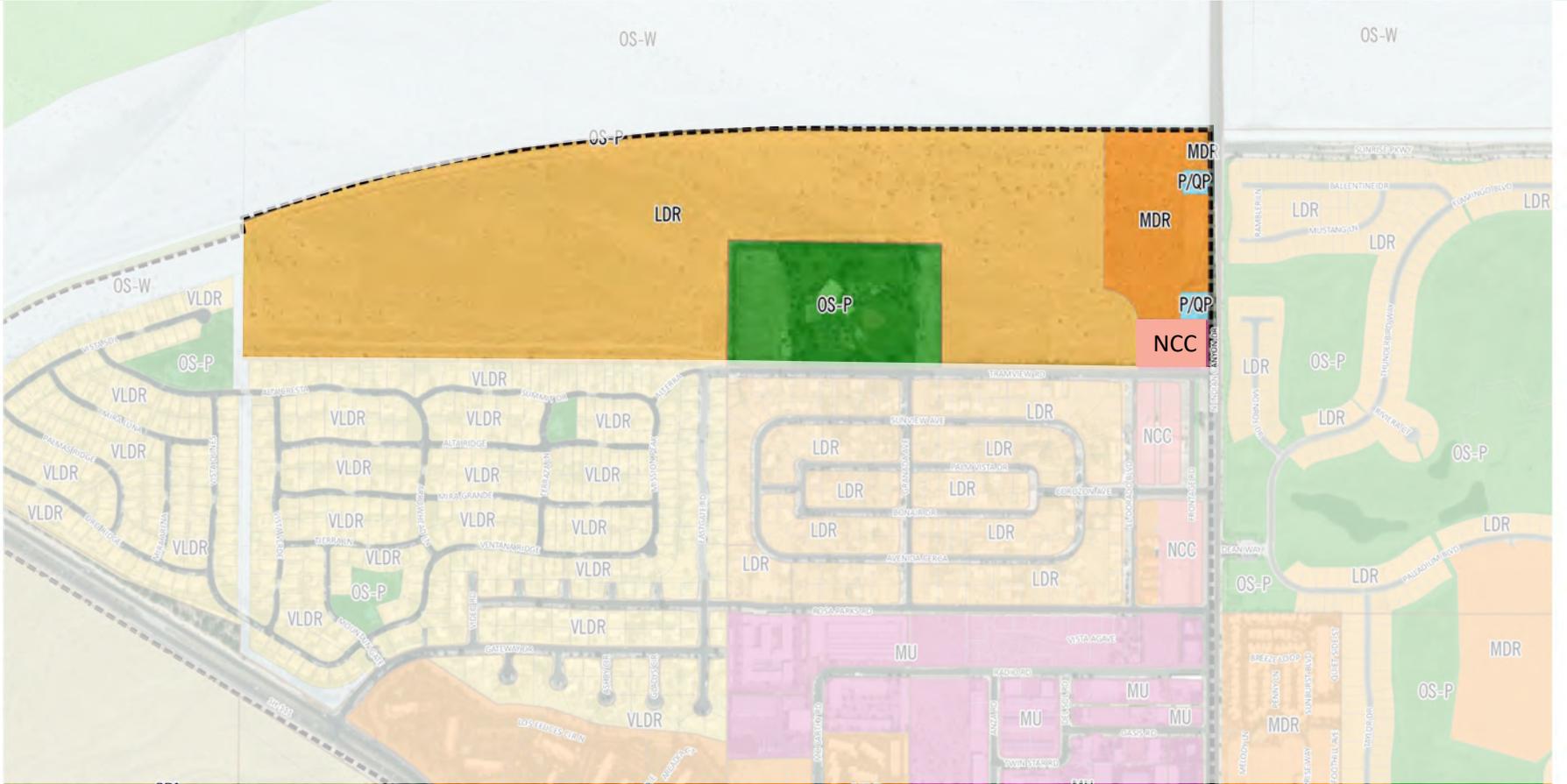


Existing General Plan Designation: School and OS-P

College Park Specific Plan – Former COD Site

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



Proposed General Plan Land Use Text Edits

General Plan Steering Committee Meeting #5

Definition Revision

PROPOSED DEFINITION

Mixed-Use/Multi-Use

Max 15 dwelling units per acre for residential uses

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~~ affordable housing projects contributing 50 or more units or 50% of the units, whichever is greater, towards meeting the City's affordable housing goals may allow residential densities up to 30 du/acre ~~and also ensure that all proposed uses are properly integrated and allow the implementation of development standards that are customized to each site.~~ Mixing of uses can occur vertically within a building or horizontally within a mixed-use/multi-use (MMU) area. Descriptions of the function and preferred mix of uses in each of the City's seven MMU areas can be found on pages 2-30 through 2-33 of the Land Use Element.

Mixed-Use Description Revisions

The introduction of mixed- and multi-use development, if properly implemented, can add vitality, sociability, and land use efficiency to a City. The mixed/multi-use areas identified on the Land Use Plan are intended to function differently than the typical patterns of segregated uses in that the distribution of uses is generally more concentrated, and uses are also generally mixed either vertically or horizontally within any given property. The mixed-use designation is intended to provide flexibility in land use options to promote growth and development in strategic locations. In general, these special places are envisioned to be

pedestrian friendly with higher densities and intensities than the typical patterns of segregated uses. The mixed-use designation provides the City with the ability and authority to be more proactive in land use decisions for focused areas where new growth and development is desired. The flexibility built into the mixed-use designation increases the potential to attract quality developments that will benefit the City.

Mixed-Use Description Revisions

Buildings with a vertical mix of uses ~~Mixed-use projects~~ often contain retail or office uses on the ground floor with commercial, office, or residential uses on the floors above. ~~Multi-use projects, which lend themselves more to stand-alone horizontal development with adjacent differing uses, are better suited to larger parcels. 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.

Mixed-Use Description Revisions

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 mix should be used as a guideline for development, the ultimate composition of the area may vary in response to market conditions.

* summary Table 2-3 will be added to the GP for ease of reference

Mixed-Use Description Revisions

PROPOSED DESCRIPTION

Indian Canyon Drive and San Rafael Drive

Preferred mix of uses:

55–65% industrial

15–25% residential

15–25% commercial

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

Mixed-Use Description Revisions

PROPOSED DESCRIPTION

Palm Canyon Drive and Sunny Dunes Road

Preferred mix of uses:

30–50% commercial

20-40% ~~30-50%~~ office

30-40% ~~15-20%~~ residential

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.

*Change to Percent Mix only. Reason for suggested change: Reflect development of Elan residential project.

Mixed-Use Description Revisions

PROPOSED DESCRIPTION

Higher Education Campus

Palm Springs Mall

Preferred mix of uses:

0% ~~25-35%~~ residential

10-20% ~~25-35%~~ office

20-40% ~~40-50%~~ commercial

50-70% school

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

Mixed-Use Description Revisions

PROPOSED DESCRIPTION

Vista Chino and Sunrise Way

Preferred mix of uses:

60-70% residential

30-40% commercial

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 this site, providing a gathering place within walking distance for the residents living in the adjacent neighborhoods. 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.

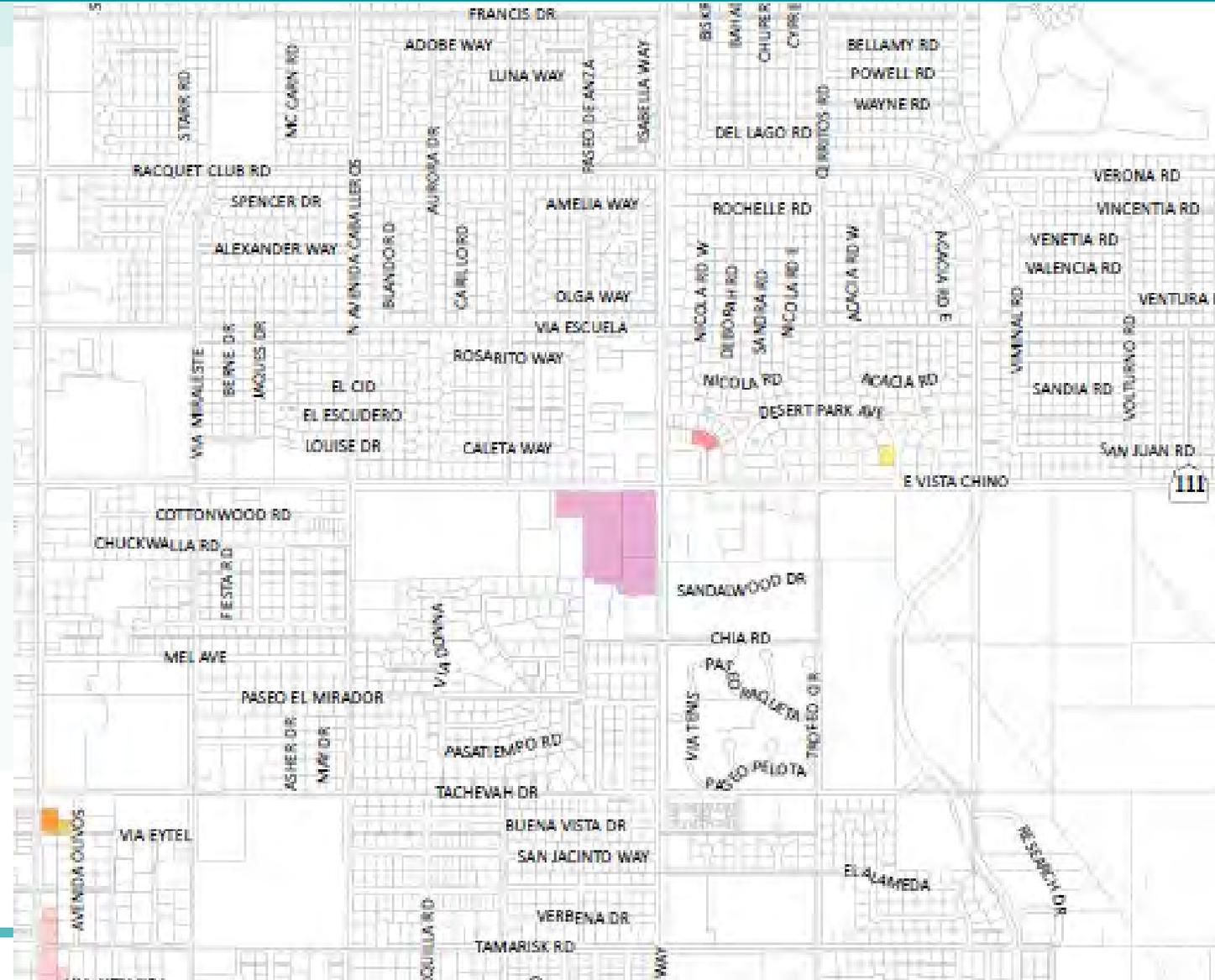
*Proposed change to extend Mixed Use zone south across Vista Chino to encompass 5 parcels being redeveloped as part of Desert AIDS Project campus

Mixed-Use Description Revisions

PROPOSED DESCRIPTION

Vista Chino and Sunrise Way

Preferred mix of uses:
60-70% residential
30-40% commercial



Definition Revision

PROPOSED DEFINITION

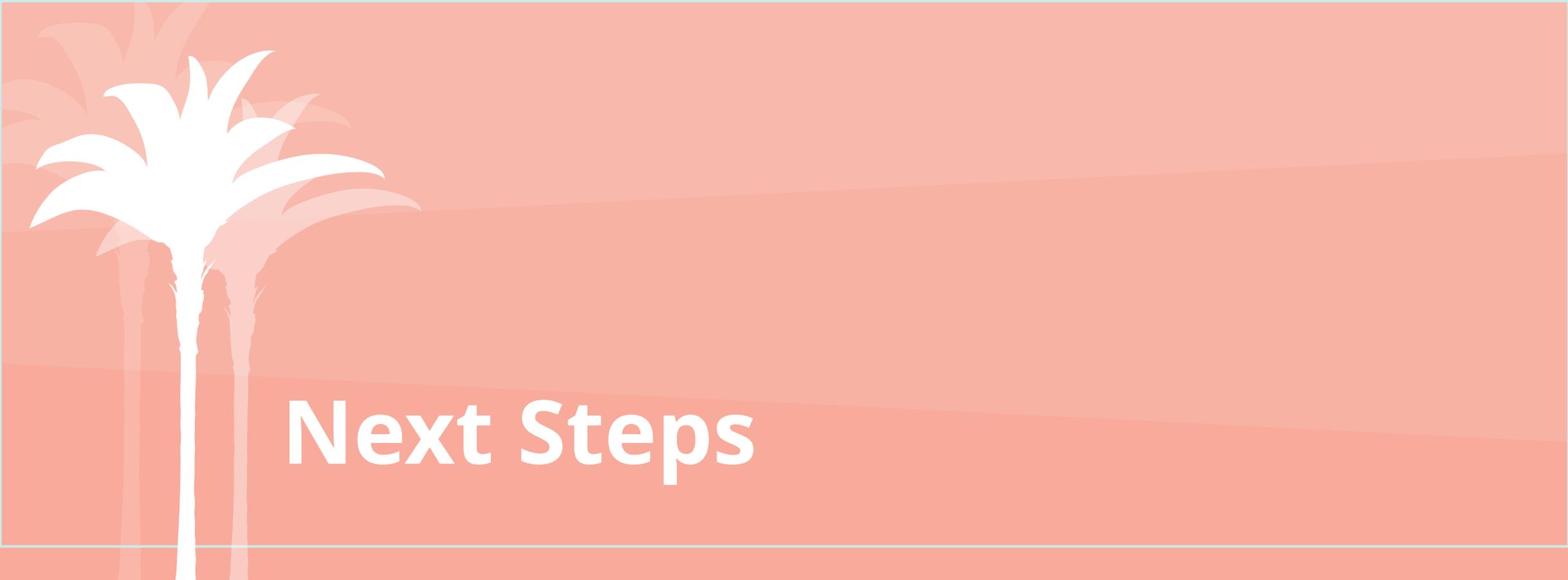
Central Business District

1.0 FAR; 21–30 dwelling units per acre

The Downtown Central Core (roughly bounded by Amado Road, Tahquitz Canyon Way, Museum Drive, and Indian Canyon Drive) and the Gateway areas (at roughly the north and south ends of the CBD) may be developed with a maximum FAR of 3.5. If projects in these areas provide substantial public spaces or plazas, an FAR of up to 4.0 may be developed upon approval of a ~~Planned Development District or~~ Specific Plan. The Downtown Central Core may also accommodate up to 70 dwelling units per acre for residential or hotel uses if a ~~Planned Development District or~~ Specific Plan is prepared and approved. Mixed use residential projects contributing 50 or more units or 50% of the proposed units, whichever is greater, towards meeting the City's affordable housing goals may developed at a maximum density of 70 dwelling units per acre and an FAR of up to 4.0.

Next Meeting

- **Vision and Priorities Revisions**
- **Proposed Buildout Calculations**
 - Additional Residential Units
 - Additional Residents
 - Additional Non-Residential Square Footage
 - Additional Jobs



Next Steps

General Plan Steering Committee Meeting #5

Next Steps

WINTER 2020-21*	 GP Steering Committee Meeting #5: Confirm Land Use Plan Changes and Text Revisions
	 Additional Outreach on Vision and Priorities
	 GP Steering Committee Meeting #6: Confirm Vision and Priorities, Buildout
	 City Council: Adopt revised Vision and Priorities
	 Public Workshop #2: Draft Land Use Plan and policy direction for Land Use Element
	 Planning Commission/City Council: Confirm Land Use Plan/buildout for EIR project description
	 GP Steering Committee Meeting #7: Review and confirm edits to Land Use Goals & Policies
	 Public Workshop #3: Circulation Element areas of change and policy direction
	 General Plan Steering Committee Meeting #8: Review and confirm edits to Circulation Goals & Policies
	 AHSC Meeting #2: Confirm draft Housing Element for submittal to HCD

*Note: Several of these items will occur concurrently over the course of the project. Overall General Plan work program may extend past the anticipated timeline due to scheduling delays generated by COVID-19.

Next Steps

WINTER/SPRING/SUMMER 2021*	 Planning Commission/City Council: Housing Element review
	 Sustainability Commission: Overview of Safety, Vulnerability, Climate
	 EIR Notice of Preparation
	 GP Steering Committee Meeting #9: Discuss Safety, Vulnerability, Climate
	 GP Steering Committee Meeting #10: Confirm edits to all elements and future updates
	 Public Workshop #4: Presentation of all element revisions
	 Public Draft SEIR
	 Public Draft Final SEIR
	 Planning Commission/City Council: Final Plan Adoption

*Note: Several of these items will occur concurrently over the course of the project. Overall General Plan work program may extend past the anticipated timeline due to scheduling delays generated by COVID-19.

Next Meeting

Steering Committee Meeting #6

January 2021

(Date TBD)

Topic: Vision and Buildout (continued)