



# General Plan Steering Committee

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Meeting #4  
October 20, 2020



# Public Comment

General Plan Steering Committee Meeting #4

# Agenda

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

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

## **Review of Housing Element progress and approach**

- RHNA refresher
- Approach to addressing RHNA and how it affects Land Use

## **Initial Discussion of proposed General Plan & Land Use edits**

- Administrative updates
- Items requiring discussion and confirmation (or direction) by Steering Committee



# Housing Element Approach

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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



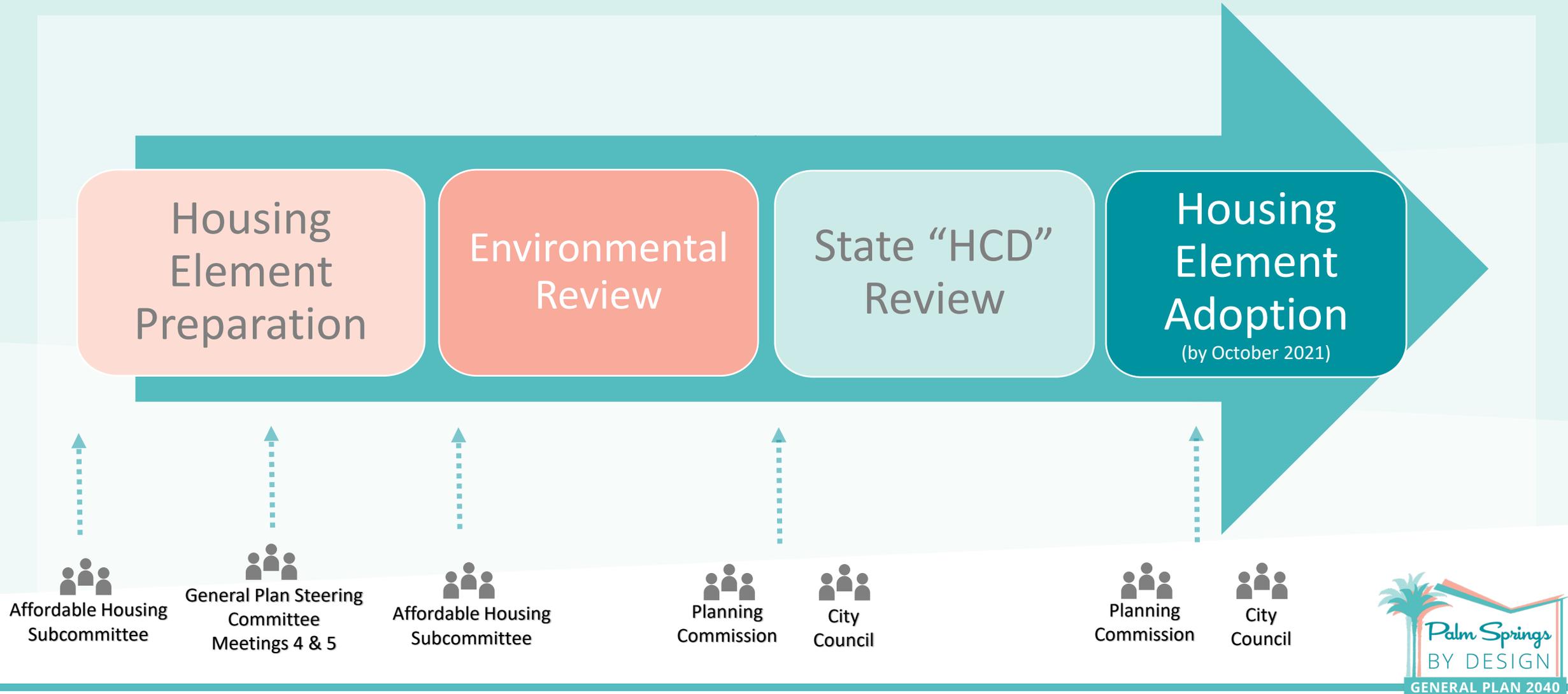
# Housing Element Contents

## CHAPTER TOPICS

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



# Housing Element Process



# 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



# Regional Housing Needs : Palm Springs

- RHNA = regional housing planning need goals set by SCAG based on population and job growth, equity, and other factors.
- Palm Springs must plan for 2,554 new housing units for 2021-2029 (10 times higher previous RHNA)
- City is **NOT** required to build the housing but does get RHNA credit for new units.
- Should provide buffer of 15-30% over RHNA requirement
- Remaining unmet RHNA is addressed by zoning adequate sites for housing (no GP changes needed)

RHNA Requirements	Goal (units) 2021-29	Goal (units) 2014-21
Very Low Income	543	63
Low Income	407	43
Moderate Income	461	50
Above Moderate Income	1,142	116
<b>Total</b>	<b>2,554</b>	<b>272</b>

Note: Very low-income totals include extremely low-income units

# Affordable Housing Subcommittee Feedback

SUBCOMMITTEE MET JULY 13, 2020

## Key issues identified to address in General Plan:

- Housing Diversity
  - Accommodate the need for more multi-family and affordable housing
  - Affordable housing should be distributed and not concentrated in one area
- Allow “missing middle” housing: duplex, triplex, 4-plex, courtyard housing
- Sustainability of new housing is a priority
  - More density = more open space
  - Close to transit and along major thoroughfares
- “Go Big” - maximize City’s ability to ensure units are built

# 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

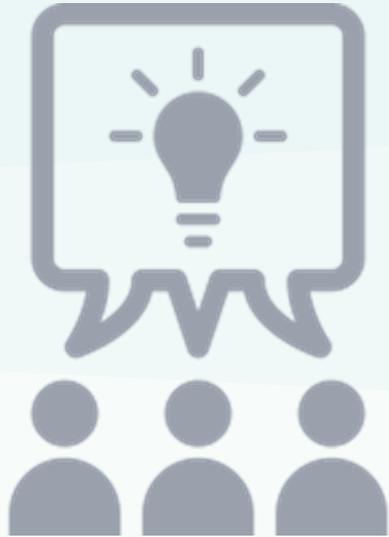




# Recommended Changes to the General Plan

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# Focus of Tonight's Discussions



- Update is administrative in nature; staff will provide overview of some suggested revisions to various sections of the document and edits to mapping
- Looking to Steering Committee to confirm approach, or provide additional guidance for consideration
- Next two meetings will focus on targeted changes that are needed for Housing Element progress or to arrive at the Land Use Plan
- 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

# Planned Development District Changes

## PURPOSE OF CHANGES

### Consistency with new zoning

- Over the years, the Planned Development District (PDD) tool was used by project applicants to gain approval of projects that requested exceptions to various zoning requirements (heights, setbacks, density, parking)
- Over time, the application of the PDD was being more frequently used and liberally applied than what was originally envisioned by the General Plan
- An Ad Hoc PDD Committee was formed to study the PDD process and make recommendations on whether modifications should be made to the process
- The Committee made a series of recommendations that the City Council approved in July 2017
- As a result, a revised PDD ordinance was adopted by Council (Ord. #1978, 2/2020) and revisions to address PDD language in three areas of GP are required: Administration, Land Use Element and Noise Element

# Planned Development District Changes

## EXISTING TEXT

### **Administration**

Planned development districts are mechanisms to provide flexibility in the application of development standards that would yield a more desirable and attractive project than would otherwise be possible with strict application of the underlying zoning regulations.

Planned development districts enable property owners to apply modified development standards (e.g., an increase in buildable area or building height or adjustments to setbacks) that are different than those identified in the Zoning Code, if the project can mitigate any impacts that would be generated by the modifications.

All Planned Development Districts shall be consistent with the General Plan. To implement the land use policies identified in this element, planned development districts are intended to:

# Planned Development District Changes

## PROPOSED CHANGES

### Administration

#### DELETE:

- ~~a) Provide a mechanism to allow the permitted building area, floor area ratios, and building heights to exceed provisions specified by land use policy.~~
- ~~b) Provide a mechanism for allowing both on and off site density transfers.~~
- ~~c) Provide a mechanism for the consolidation of adjoining commercially and residentially designated parcels into a single site, if they are designed as part of a unified development project.~~
- ~~d) Provide a mechanism for determining the appropriate type, character, density/intensity, and standards of development for the reuse of sites currently used for public or private institutions.~~
- ~~e) Provide a mechanism for creative, high quality projects that are evaluated as a whole, rather than against individual standards~~

# Planned Development District Changes

## PROPOSED CHANGES

### Administration

ADD/REPLACE (New Zoning Language from Section 94.03.00):

- a) Allow development of multiple land parcels under a single development plan.
- b) Allow a mixture of land uses, housing types, or zones within a single development project.
- c) Allow flexibility in certain development standards, where contextually appropriate, or where necessary to accommodate the development of affordable housing.
- d) Promote innovation and excellence in site and urban design, resulting in projects of significantly higher quality than would be achieved through conventional design practices and standards, and/or the underlying zoning.
- e) Promote design variety within a development.
- f) Promote open space preservation.
- g) Promote more efficient traffic and pedestrian circulation.
- h) Promote preservation of natural features or significant historic/architectural features

# Planned Development District Changes

## PROPOSED CHANGES

### Land Use Element

#### LAND USE DEFINITIONS:

- Tourist Resort Commercial: Permanent residential uses and commercial activities are allowed with the approval of a Conditional Use Permit ~~subject to approval of a planned development district.~~
- Open Space – Mountain: 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 ~~planned development district~~ development agreement.

# Planned Development District Changes

## PROPOSED CHANGES

### Land Use Element

#### LAND USE DEFINITIONS:

- Central Business District (Mixed-Use): 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/Multi-Use: 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.~~

# Planned Development District Changes

## PROPOSED CHANGES

### Land Use Element

- Goal LU 1: Establish a balanced pattern of land uses that complements the pattern and character of existing uses, offers opportunities for the intensification of key targeted sites, minimizes adverse environmental impacts, and has positive economic results.
- Action LU 1.2: Phase development into undeveloped areas according to the following criteria:
  - Availability of services (streets, water, sewer, and emergency services);
  - Logical extension of services;
  - Contiguity with existing development; and/or
  - Conformance with an approved specific plan ~~or planned development district.~~

# Planned Development District Changes

## PROPOSED CHANGES

### Noise Element

- Goal NS3: Minimize, to the greatest extent possible, the impact of non-transportation-related stationary and temporary noise on residential areas and other sensitive land uses.
- Policy NS3.16: Allow for deviations from the noise standards for projects that are considered to be of significant importance (municipal revenue, socially valued, etc.) or contribute significant benefits to the City, provided that:
  - a) ~~The~~ impacts can be mitigated by an acceptable compensating mechanism; ~~and~~
  - b) ~~The impacts shall be reviewed with public hearings by the community and approved by the Planning Commission and City Council in conjunction with a Planned Development District.~~

# 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

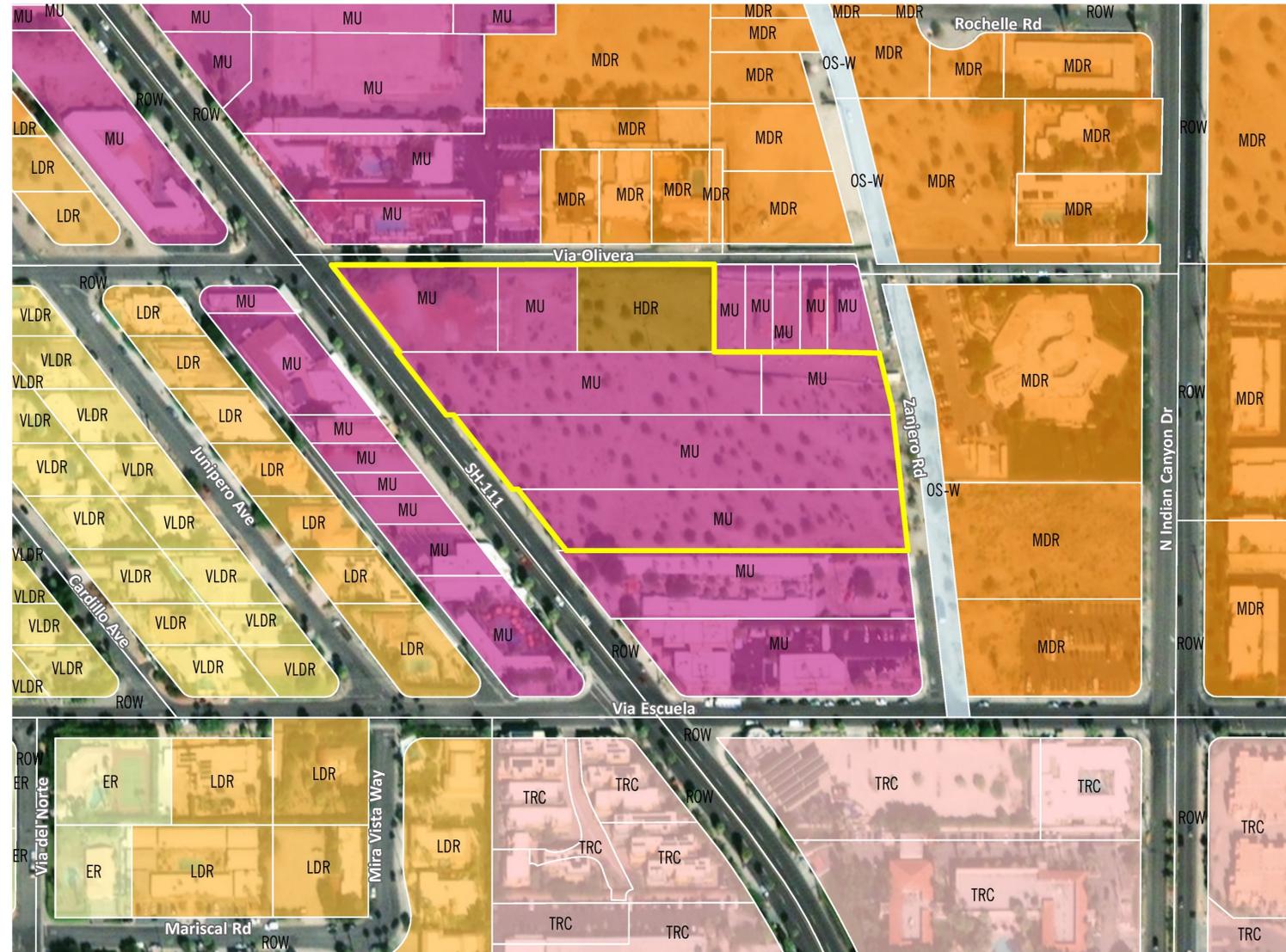
## EXISTING GP DESIGNATION

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

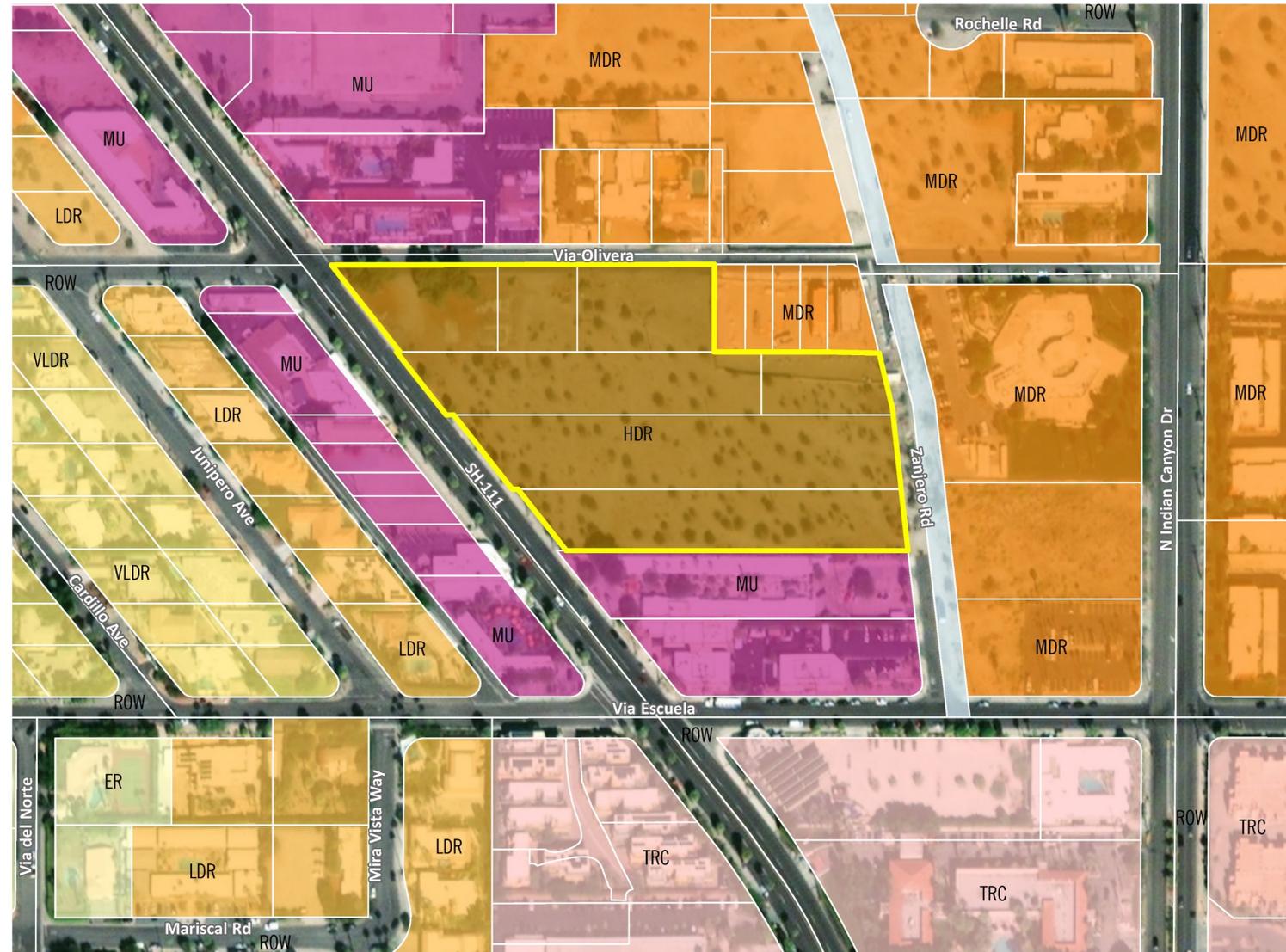


# Housing Element Candidate Site

## 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



# Housing Element Candidate Site

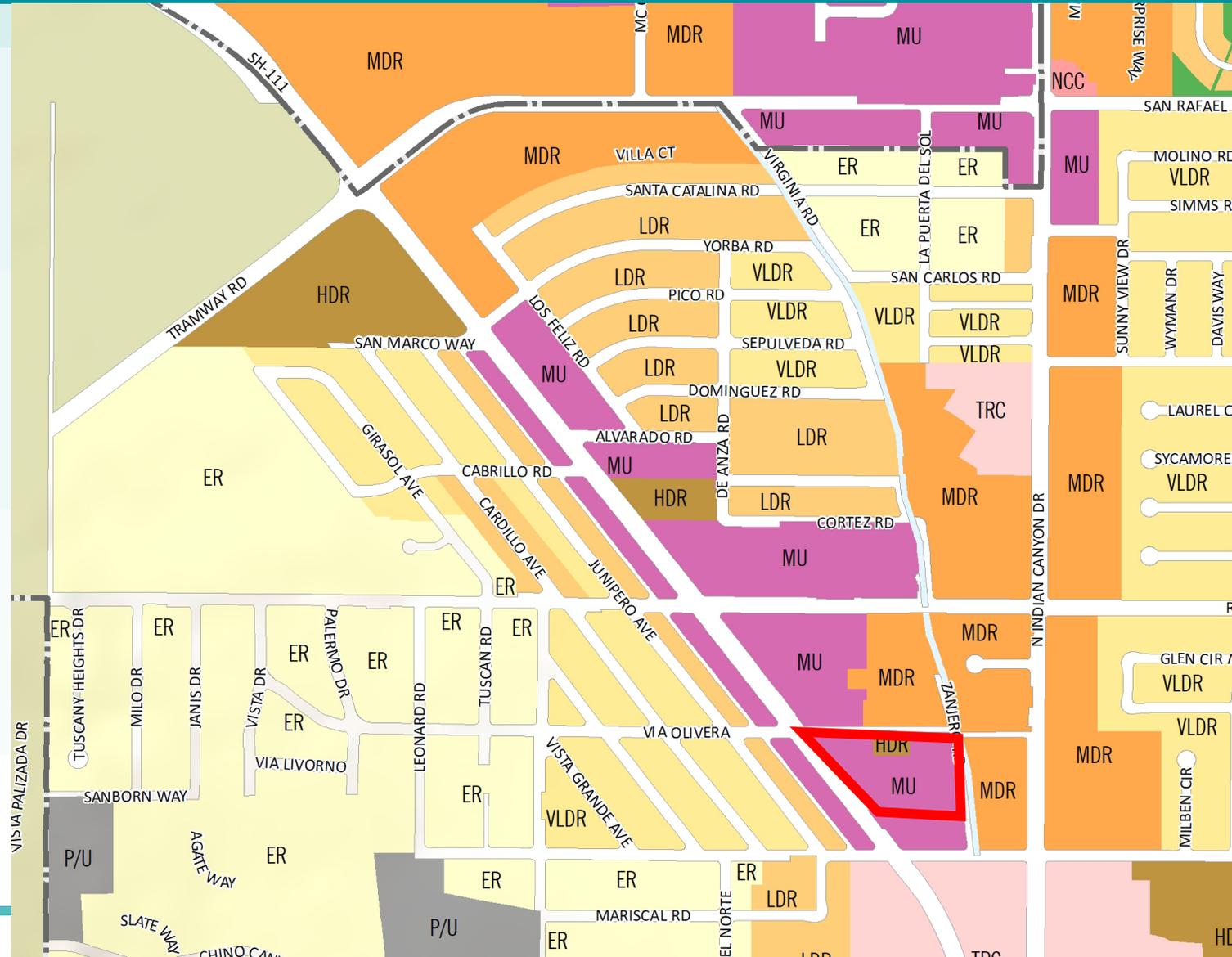
## CORRIDOR CONTEXT

Gateway into Palm Springs

Concentration of HDR and MDR

Preferred mix of uses for MU designations in Artist Colony area (in current GP) predominantly residential; this change would be consistent with that approach

Sites have remained vacant with MU designation; by right residential use may provide incentive to redevelop (streamlines entitlement)



# Residential Definitions Revisions

## CURRENT DEFINITION

### **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

# Residential Definitions Revisions

## PROPOSED DEFINITION

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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

ADD: Hotels and motels are also permitted so long as they are consistent with the scale and character of the surrounding neighborhoods and do not create significant design, parking, or traffic impacts to the surrounding residential neighborhood.

# Residential Definitions Revisions

## CURRENT DEFINITION

### **High Density Residential**

15.1-30.0 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 they are consistent with the design and character of the surrounding neighborhoods and do not create significant design, parking, or traffic impacts to the surrounding residential neighborhood.

# Residential Definitions Revisions

## PROPOSED DEFINITION

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15.1-30.0 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 they are consistent with the design and character of the surrounding neighborhoods and do not create significant design, parking, or traffic impacts to the surrounding residential neighborhood.

# 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~~
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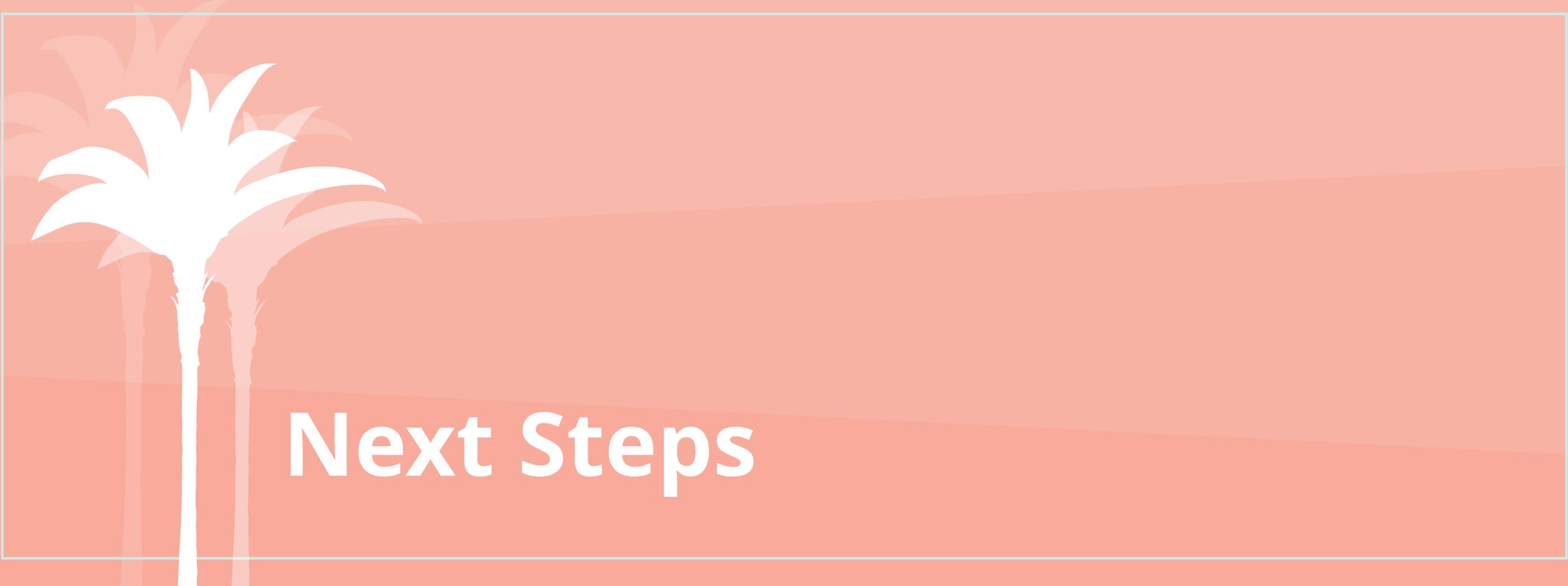
ADD: If damaged or remodeled, existing properties (defined as constructed prior to the adoption of the General Plan update) in this designation that exceed 10 dwelling units per acre may be rebuilt to their historic density and will not be considered non-conforming so long as they are rebuilt at the 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.

# Next Meeting

## Land Use Element Continued

- Map “clean-up”
  - Review application of GP designations as it relates to uses on Palm Canyon south of Mesquite (are they still appropriate)
  - College of the Desert
- Additional considerations for definitions (Mixed Use/Multi Use and Tourist Resort Commercial)



# Next Steps

General Plan Steering Committee Meeting #4

# Next Steps

FALL/WINTER 2020-21*	 <b>GP Steering Committee Meeting #4 (TONIGHT):</b> Review Land Use Plan Changes and Housing Strategy
	 <b>GP Steering Committee Meeting #5:</b> Confirm Land Use Plan Changes and discuss draft Policy Direction
	 <b>Planning Commission:</b> Study Session to review Land Use Plan Changes
	 <b>Public Workshop #2:</b> Draft Land Use Plan and policy direction for Land Use Element
	 <b>Planning Commission/City Council:</b> Confirm Land Use Plan/buildout for EIR project description
	 <b>GP Steering Committee Meeting #6:</b> Review and confirm edits to Land Use Goals & Policies
	 <b>Public Workshop #3:</b> Circulation Element areas of change and policy direction
	 <b>General Plan Steering Committee Meeting #7:</b> Review and confirm edits to Circulation Goals & Policies
	 <b>AHSC Meeting #2:</b> 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*	 <b>Planning Commission/City Council:</b> Housing Element review
	 <b>Sustainability Commission:</b> Overview of Safety, Vulnerability, Climate
	 <b>EIR Notice of Preparation</b>
	 <b>GP Steering Committee Meeting #8:</b> Discuss Safety, Vulnerability, Climate
	 <b>GP Steering Committee Meeting #9:</b> Confirm edits to all elements and future updates
	 <b>Public Workshop #4:</b> Presentation of all element revisions
	 <b>Public Draft SEIR</b>
	 <b>Public Draft Final SEIR</b>
	 <b>Planning Commission/City Council:</b> 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 #5

Mid-November, 2020

*(Date TBD)*

*Topic: Land Use Revisions (continued)*