

# PLANNING COMMISSION CITY OF PALM DESERT MEETING AGENDA

Tuesday, March 18, 2025

6:00 p.m.

Council Chamber, City Hall

73-510 Fred Waring Drive

Palm Desert, California

Pursuant to Assembly Bill 2449, this meeting will be conducted as a hybrid meeting and there will be in-person access to this location.

- To participate via Zoom, use the following link: <https://palmdesert.zoom.us/j/84739707419> or call (213) 338-8477, Zoom Meeting ID: 847 3970 7419
- Written public comment may also be submitted to [PlanningCommission@palmdesert.gov](mailto:PlanningCommission@palmdesert.gov). E-mails received by 3:00 p.m. prior to the meeting will be distributed to the Commission. Any correspondence received during or after the meeting will be distributed to the Commission as soon as practicable and retained for the official record. **Emails will not be read aloud** except as an ADA accommodation.

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## Pages

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. PLEDGE OF ALLEGIANCE

### 4. NONAGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the Planning Commission on issues that are not on the agenda for up to three minutes. Speakers may utilize one of the three options listed on the first page of the agenda. Because the Brown Act does not allow the Planning Commission to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

5. **CONSENT CALENDAR**

All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the Planning Commission for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

5.a **APPROVAL OF MINUTES**

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RECOMMENDATION:

Approve the Minutes of January 7, 2025.

6. **ACTION CALENDAR**

The public may comment on individual Action Items within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of the agenda.

6.a **REVIEW THE 2024 CALENDAR YEAR GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND RECOMMEND THAT THE CITY COUNCIL AUTHORIZE SUBMITTAL TO THE GOVENOR’S OFFICE OF PLANNING AND RESEARCH, AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

9

RECOMMENDATION:

- 1. Review and comment on the General Plan and Housing Element Annual Progress Reports for the 2024 calendar year.
- 2. Recommend that the City Council authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

7. **PUBLIC HEARINGS**

Anyone who challenges any hearing matter in court may be limited to raising only those issues he or she raised at the public hearing described herein, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Remarks shall be limited to a maximum of three minutes unless the Planning Commission authorizes additional time.

None.

8. **INFORMATIONAL REPORTS & COMMENTS**

8.a **SUMMARY OF CITY COUNCIL ACTIONS**

8.b **COMMITTEE MEETING UPDATES**

8.b.1 **Cultural Arts Committee**

8.b.2 **Parks and Recreation Committee**

8.c **PLANNING COMMISSIONERS**

8.d **CITY STAFF**

8.e **ATTENDANCE REPORT**

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**9. ADJOURNMENT**

The next Regular Meeting will be held on Tuesday, April 1, 2025, at 6:00 p.m.

**10. PUBLIC NOTICES**

**Agenda Related Materials:** Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City's website at [www.palmdesert.gov](http://www.palmdesert.gov).

**Americans with Disabilities Act:** It is the intention of the City of Palm Desert to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

**AFFIDAVIT OF POSTING**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda for the Planning Commission was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting.

/S/ Michelle Nance

Acting Assistant City Clerk



**PLANNING COMMISSION  
CITY OF PALM DESERT  
REGULAR MEETING MINUTES**

January 7, 2025, 6:00 p.m.

Present: Commissioner Nancy DeLuna, Commissioner John Greenwood  
Vice-Chair Lindsay Holt, Chair Ron Gregory,

Staff Present: Director of Development Services Richard Cannone, Principal  
Planner Nick Melloni, Principal Planner Carlos Flores, Deputy  
City Attorney Daniel Trevino, Recording Secretary Michelle Nance

**1. CALL TO ORDER**

A Regular Meeting of the Planning Commission was called to order by Chairperson Gregory on Tuesday, January 7, 2025, at 6:00 p.m. in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

Vice-Chair Holt led the Pledge of Allegiance.

**4. NON-AGENDA PUBLIC COMMENTS**

None.

**5. CONSENT CALENDAR**

**Motion by:** Commissioner Greenwood

**Seconded by:** Commissioner DeLuna

To approve the consent calendar as presented.

**Motion Carried (4 to 0)**

**5.a APPROVAL OF MINUTES**

**Motion by:** Commissioner Greenwood

**Seconded by:** Commissioner DeLuna

Approve the Minutes of December 17, 2024.

**Motion Carried (4 to 0)**

**6. ACTION CALENDAR**

None.

## 7. PUBLIC HEARINGS

### 7.a CONSIDERATION A MITIGATED NEGATIVE DECLARATION (SCH NO. 2023090542) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HAYSTACK CHANNEL IMPROVEMENT PROJECT

Principal Planner Melloni and Senior Project Manager Lamb narrated a PowerPoint presentation and responded to Commissioner inquiries.

Chair Gregory opened the public hearing.

Allan Buller, Palm Desert resident, spoke in favor of maintaining the channel in its natural state.

CB Buller, Palm Desert resident, echoed the support for preserving the channel's natural condition.

There being no other speakers, Chair Gregory closed the public hearing.

During the course of discussion, the Commission stressed the importance of balancing safety and aesthetics, noting that the final project recommendations presented to the City Council should include a landscaping budget to allow planting of additional landscape within the right-of-way along Haystack Road while native plants regrow within the section of the channel east of Heliotrope Drive.

**Motion by:** Commissioner DeLuna

**Seconded by:** Commissioner Greenwood

1. Adopt Planning Commission Resolution No. 2864 entitled "A RESOLUTION OF THE PALM DESERT PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE ADOPTION OF A MITIGATED NEGATIVE DECLARATION (SCH NO. 2023090542) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HAYSTACK CHANNEL IMPROVEMENT PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT"

2. Recommend that the City Council's final approval of the channel include plans for landscaping. as amended to include a landscaping plan.

**Motion Carried (4 to 0)**

### 7.b CONSIDERATION TO ADOPT RESOLUTION NO. 2888 APPROVING A PRECISE PLAN TO CONSTRUCT A DUPLEX DEVELOPMENT ON SAN JACINTO AND A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Principal Planner Flores narrated a PowerPoint presentation and responded to Commissioner inquiries.

Chair Gregory opened the public hearing.

Shawna Schmidt, Palm Desert resident, expressed concerns about overcrowding and traffic impacts from the proposed duplex, accessory dwelling unit (ADU), and amenities.

There being no other speakers, Chair Gregory closed the public hearing.

In response to inquiry, staff clarified the current project proposal does not include consideration of accessory dwelling units (ADUs).

During the course of deliberation, individual Commissioners offered commentary as follows. The below points do not necessarily reflect Planning Commission consensus:

- Concern regarding the project's industrial design, minimal setbacks, and lack of landscaping.
- The proposed project, and future plans for ADUs, may be incompatible with the neighborhood.
- Suggested that the project should be moved further back to improve landscaping opportunities and the living environment.
- The project may encourage other homeowners to demolish existing homes and rebuild with the intent to adding ADUs.

City staff clarified that the project complies with all setback standards for the R-2 zone, including the 12-foot setback adopted as part of the 2016 Comprehensive Plan update. The area was rezoned from R-1 to R-2 in July 2017 during a zoning consistency update. Staff explained that projects meeting the minimum development standards are permitted by right and cannot be required to have greater setbacks under the current ordinance, regardless of the inclusion of an ADU.

**Motion by:** Commissioner Greenwood

**Seconded by:** Commissioner DeLuna

Adopt Planning Commission Resolution No. 2888 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A PRECISE PLAN TO DEVELOP A DUPLEX NEAR THE NORTHWEST CORNER OF ALESSANDRO DRIVE AND SAN JACINTO (ASSESSOR'S PARCEL NUMBER 627-182-010)"

NOES (1): Chair Gregory

**Motion Carried (3 to 1)**

## **8. INFORMATIONAL REPORTS & COMMENTS**

### **8.a SUMMARY OF CITY COUNCIL ACTIONS**

None.

**8.b COMMITTEE MEETING UPDATES**

**8.b.1 Cultural Arts Committee**

None.

**8.b.2 Parks and Recreation Committee**

Principal Planner Melloni provided an update on recent action taken by the Parks and Recreation Committee.

**8.c PLANNING COMMISSIONERS**

None.

**8.d CITY STAFF**

Acting Assistant City Clerk Nance provided updates on the AB 1234 training taking place January 30, 2025, and use of digital agendas for future meetings.

**8.e ATTENDANCE REPORT**

Report provided; no action taken on this item.

**9. ADJOURNMENT**

The Planning Commission adjourned at 7:26 p.m.

Respectfully submitted,

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Michelle Nance, Acting Assistant City Clerk  
Recording Secretary

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Richard Cannone, Director of Development Services  
Staff Liaison

# CITY OF PALM DESERT PLANNING COMMISSION STAFF REPORT

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MEETING DATE: March 18, 2024

PREPARED BY: Nick Melloni, AICP, Principal Planner

SUBJECT: REVIEW THE 2024 CALENDAR YEAR GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND RECOMMEND THAT THE CITY COUNCIL AUTHORIZE SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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## **RECOMMENDATION:**

1. Review and comment on the General Plan and Housing Element Annual Progress Reports for the 2024 calendar year.
2. Recommend that the City Council authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

## **BACKGROUND/ANALYSIS:**

### General Plan Annual Progress Report

California state law requires all cities and counties to adopt a general plan, generally in the form of a long-range planning document "for the physical development of the county, or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Gov. Code §65300). The City Council adopted the 2040 Palm Desert General Plan on November 10, 2016, via Resolution No. 2016-87. The General Plan contains nine (9) elements and implements the mandatory elements required by California Government Code (GC) Section 65302 as summarized below:

**Table 1: Palm Desert General Plan Elements**

<b>Palm Desert General Plan Chapter</b>	<b>Implementation of Mandatory Element</b>
Land Use & Community Character	Land Use Element (GC § 65302(a))
Mobility	Circulation Element (GC § 65302(b))
Health & Wellness	
Environmental Resources	Conservation Element (GC § 65302(d)) Open Space Element (GC § 65302(e))
Noise	Noise Element (GC § 65302(f)(1))
Safety	Safety Element (GC § 65302(g)(1))
Public Utilities & Services	Conservation Element (GC § 65302(d))
City Center Area Plan	
Housing	Housing Element (GC § 65302(c))

The General Plan Annual Progress Report (APR) monitors progress in implementing and updating the Palm Desert General Plan each calendar year. The report is prepared in compliance with Government Code Section 65400, which requires that local jurisdictions submit an annual report to their legislative bodies, the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st. This report is provided to assist citizens and City officials with gauging progress towards achieving the City’s stated goals and objectives.

The City did not previously submit General Plan APRs based on an exemption for charter cities. The adoption of SB 1333 in 2019, however, removed the exemption and required all jurisdictions to prepare General Plan APRs. This will be the City’s first report of the General Plan APR. The attached report outlines compliance with all General Plan goals, policies, and programs during the 2024 calendar year.

### Housing APR

Preparing and submitting the Housing APR to HCD and OPR is required by all cities pursuant to SB 35 and AB 879, enacted in 2017. Codified as Government Code 65400, this legislation requires cities to prepare a Housing APR that outlines annual building activity, housing development applications received, and progress towards achieving a city’s Regional Housing Needs Allocation (RHNA).

The City’s RHNA numbers assigned for the current planning cycle (6<sup>th</sup> Cycle), and current progress are summarized below:

**Table 2: City of Palm Desert Progress Towards 6<sup>th</sup> Cycle RHNA Goal**

Total Progress Towards 2021-2029 RHNA Allocation													
New Housing Units permitted by Income Category and Year													
Income	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Issued	Total Remaining	% Complete
Very Low	675	-	21	405	-	-	-	-	-	-	426	249	63%
Low	460	-	3	204	-	-	-	-	-	-	207	253	45%
Mod.	461	-		39	-	-	-	-	-	-	60	401	13%
Above Mod.	1,194	113	428	421	111	-	-	-	-	-	962	232	80%
<b>Total</b>	<b>2,790</b>	<b>113</b>	<b>452</b>	<b>1,090</b>	<b>111</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,655</b>	<b>1,135</b>	<b>59%</b>

As shown, the City has made substantial progress towards each of the income categories. The City has approved additional affordable housing developments which are in the process of obtaining building permits, and will contribute to the City’s RHNA progress.

### **Environmental Review:**

The General Plan APR and Housing APR are not subject to CEQA as the reports are not considered a project as defined in CEQA Guidelines Section 15378(b)(2).

### **Legal Review:**

This report has been reviewed by the City Attorney’s office.



**FINANCIAL IMPACT:**

There is no financial impact associated with this action.

**ATTACHMENTS:**

1. General Plan and Housing Element Annual Progress Report





**PALM DESERT**  
CALIFORNIA



# GENERAL PLAN & HOUSING ELEMENT

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Annual Progress Report

# 2024



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## **General Plan Overview**

The Palm Desert General Plan charts the path for Palm Desert’s future and is the principal tool for guiding the physical form and development of the city. At the same time, it is a visionary document that lays out the community’s long-term goals and objectives for the future. The Palm Desert General Plan provides long-term policy direction on land use and community design, mobility, housing, infrastructure, economics, health, public facilities, and services of the City through 2040.

In 2013, more than 100 interested residents, business owners, and policy makers worked together to develop a 20-year strategic plan for the City. The yearlong process and resulting document, the 2013-2033 Strategic Plan, Envision Palm Desert - Forward Together (“Envision Palm Desert”), laid the groundwork and direction for this General Plan Update. The community members developed an overall community vision, priorities, strategies, action steps, and measures of success. Envision Palm Desert identified the City’s Vision and several important strategies that pertain to planning, land use and transportation, including:

- Expand economic competitiveness
- Build on tourism, education, arts, and business successes
- Enhance quality of life
- Attract new employers
- Leverage universities
- Create an authentic downtown
- Anticipate new demographics and market trends
- Capitalize on the city’s outstanding climate and geography
- Expand access throughout the City

Given the connections to planning, land use, and transportation, the Strategic Plan recommended that the City prepare a General Plan Update.

On November 10, 2016, the Palm Desert City Council adopted Resolution No. 2016-86 certifying a Program Environmental Impact Report (EIR) (SCH No. 2015081020) for the 2016 Palm Desert General Plan Update, and Resolution No. 2016-87 approving the 2016 General Plan Update with a 2040 horizon year. The update generally focused on:

- Creating updated policies for achieving the priorities set forth in the Strategic Plan for: Arts & Culture; Economic Development; Education; Energy & Sustainability; Land Use, Housing & Open Space; Parks & Recreation; Public Safety & Emergency Services; Tourism & Marketing, and Transportation.

- Creating policies and framework to foster the development of a true city center/downtown.
- Creating policies and implementation actions to further enhance the city's leading sustainability and energy efficiency efforts.

The General Plan contains nine (9) elements and implements the mandatory elements required by California Government Code (GC) Section 65302 as follows:

**Table 1: Palm Desert General Plan Elements**

Palm Desert General Plan Chapter	Implementation of Mandatory Element
Land Use & Community Character	Land Use Element (GC § 65302(a))
Mobility	Circulation Element (GC § 65302(b))
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Public Utilities & Services	Conservation Element (GC § 65302(d))
City Center Area Plan	
Housing	Housing Element (GC § 65302(c))

Senate Bill 1000 (Leyva, 2016) introduced the requirement for local agencies containing disadvantaged communities (as defined in Gov. Code § 65302, subd. (h)(4)(A)) to prepare an Environmental Justice Element. The Environmental Justice element is optional for the City of Palm Desert as the City planning area does not contain any census tracts which qualify as disadvantaged communities pursuant to Health and Safety Code Section 39711.

Since its adoption in 2016, the Palm Desert General Plan has been amended four (4) times as summarized below in table 2.

**Table 2: Palm Desert General Plan Amendments**

	Case No.	Approval	Date	Description
1	GPA19-0001	Resolution No. 2019-76A	September 26, 2019	Amendment to the Mobility Element reclassify Painters Path from a "Local Street" to an "Enhanced Secondary Roadway"
2	GPA21-0001	Ordinance No. 1368	June 24, 2021	Amendment to the Land Use & Community Charter Element, to amend Figure 3.1 to change designation of 23.4 acres at the intersection of Julie Drive and Shepherd Lane from "Town Center Neighborhood" to "Conventional Suburban Neighborhood"

3	GPA21-0002	Resolution No. 2022-20	March 10, 2022	Amendment to the Housing Element adopt the 6 <sup>th</sup> Cycle Housing Element Update for 2021-2029 and amendment to the Safety Element related to the 6 <sup>th</sup> Cycle Housing Element pursuant to Senate Bill 1035 (2018).
4	GPA21-0002	Resolution No. 2022-80	September 29, 2022	Amendment to the Housing Element re-adopt the 6 <sup>th</sup> Cycle Housing Element Update for 2021-2029 in response to comments by Housing and Community Development.

### **General Plan Annual Progress Report**

The General Plan Annual Progress Report (APR) monitors progress in implementing and updating the Palm Desert General Plan each year. This report is in compliance with Government Code Section 65400, which requires that local jurisdictions submit an annual report to their legislative bodies, the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st. This report is provided to help citizens and City officials gauge progress towards achieving the City’s stated goals and objectives.

The City did not previously submit General Plan APRs based on an exemption for charter cities per Government code Section 65700. The adoption of SB 1333 in 2019 however, removed the exemption and required all jurisdictions to prepare General Plan APRs. This General Plan APR satisfies that requirement by providing an overview of General Plan implementation in calendar year 2024 and comparing it to State guidance and the General Plan. This is the City’s first reporting of the General Plan APR to the state.

This report will highlight some of the major accomplishments made during the 2024 reporting period and provide a summary of work completed toward the implementation actions and policies of the General Plan in Attachment A. The Housing Element Annual Progress Report is also included as Attachment B and contains the state mandated reporting information and is presented in the state mandated format.



## Highlight Summary

### **Housing Development**

The Housing Element works hand in hand with the Land Use Element to balance the land uses available in the city to accommodate future growth. Land use designations are designed to accommodate all types of housing, to allow for the development of single family and multi-family units to meet the needs of the City's residents, now and in the future. The Housing Element includes a description of existing housing types, condition of existing units, overcrowding, overpayment, special housing needs, and the demand for affordable housing in the City. This section highlights various efforts completed in 2024 towards implementing the programs and policies of the Housing Element. The complete Housing Element Annual Progress Report is provided as a separate document, Attachment B, with the required data and in the format mandated by state law.

### **Regional Housing Needs Allocation**

The City's regional housing needs allocation (RHNA) determined by the Southern California Association of Governments (SCAG) is 2,790 housing units for the 6th Cycle 2021– 2029 Planning Period. Within this allocation, the city is required to plan for four income and affordability categories: very-low income, low income, moderate income, and above-moderate income. The City's RHNA by affordability levels is 675 units of very-low-income households, 460 low-income households, 461 moderate income households, and 1,194 above-moderate income households.

### **Building Permits Issued**

In 2024, the City of Palm Desert issued building permits for the development of 111 new housing units. The table below shows the City's progress towards the overall RHNA for the 6<sup>th</sup> Cycle Planning Period

**Table 3: Total Progress Towards 2021-2029 RHNA Goal**

<b>Total Progress Towards 2021-2029 RHNA Allocation</b>													
<b>New Housing Units permitted by Income Category and Year</b>													
Income	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Issued	Total Remaining	% Complete
Very Low	675	-	21	406	-	-	-	-	-	-	427	248	63%
Low	460	-	3	204	-	-	-	-	-	-	207	253	45%
Mod.	461	-		60	-	-	-	-	-	-	60	401	13%
Above Mod.	1,194	113*	428	417	117	-	-	-	-	-	1075	119	90%
<b>Total</b>	<b>2790</b>	<b>113</b>	<b>452</b>	<b>1,087</b>	<b>117</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>1,769</b>	<b>1,135</b>	<b>59%</b>

\*Includes units permitted during the 2021 Projection Period (6/30/2021 – 10/14/2021)



### Housing Development Projects

This section provides three projects that were entitled or are close to completion in 2024 that assist in meeting the housing goals of the City's General Plan.

#### Vesta Apartments

On March 19, 2024, the Palm Desert Planning Commission approved Vesta Apartments. The project will develop a 384-unit market-rate apartment community comprised of fifteen (15) two- and three-story residential buildings on a 17.44-acre parcel at the southwest corner of Gateway Avenue and Dick Kelly Drive. The community will include 146,800 square feet (sf) of common open space, inclusive of pool and spa, fire pit, BBQ areas, dog park, playground, pickleball courts, and will also include a clubhouse and maintenance building area.

**Figure 1: A rendering of the Vesta Apartments approval**



#### Arc Village

On May 21, 2024, the Palm Desert Planning Commission approved the Arc Village Apartments to develop forty (40) apartment dwellings, thirty-nine (39) of which will be restricted as affordable units for lower-income households. The multifamily building will be two-stories, with an approximate floor area of 39,453 square-feet. The apartment building will include a mix of twenty (20) one-bedroom, ten (10) two-bedroom, and ten (10) three-bedroom units, and an approximately 1,543-square-foot community lounge room on the ground-floor. An outdoor playground area and courtyard will be provided along the eastern side of the building. The development is located directly south the Desert Arc campus. Desert Arc is a nonprofit human services organization headquartered in Palm Desert serving

adults with intellectual and developmental disabilities living throughout Riverside County and the Morongo Basin of San Bernardino County. Approximately 700 people, ages 18 and older, with diagnoses such as Autism, Cerebral Palsy, Down Syndrome, and Epilepsy are enrolled in Desert Arc's programs which encompass Adult Day Centers, Behavioral Programs, For Your Independence & Independent Living Skills supportive living services, Pathways to Employment, Cafeteria Services and Transportation to and from the campuses. The Arc Village development is intended to provide affordable housing to special needs households in close proximity to the Desert Arc campus. The City of Palm Desert Housing Authority partnered with the developers of the project by donating the vacant property on which the site will be developed and providing a loan in the amount of \$3,000,000 for the project. The project developer, Chelsea Investments Corporation, successfully received funding from the California Tax Credit Allocation Committee ("TCAC") for an allocation of 9% Federal Tax Credits. The developer will work with the City secure required permitting by Spring 2025 and is expected break ground soon thereafter.

**Figure 2: A rendering of the Arc Village development**



### Agate Apartments

On June 7, 2022, the Palm Desert Planning Commission approved the Agate Apartment community (formerly known as the “Spanish Walk Apartments”). The community consists of 150 total multifamily units comprised of 149 deed-restricted units for qualifying low income households and one on-site manager’s unit. The development is under construction and expected to be completed in late 2024.

**Figure 3: A rendering of the Agate Apartments approval**



## Land Use

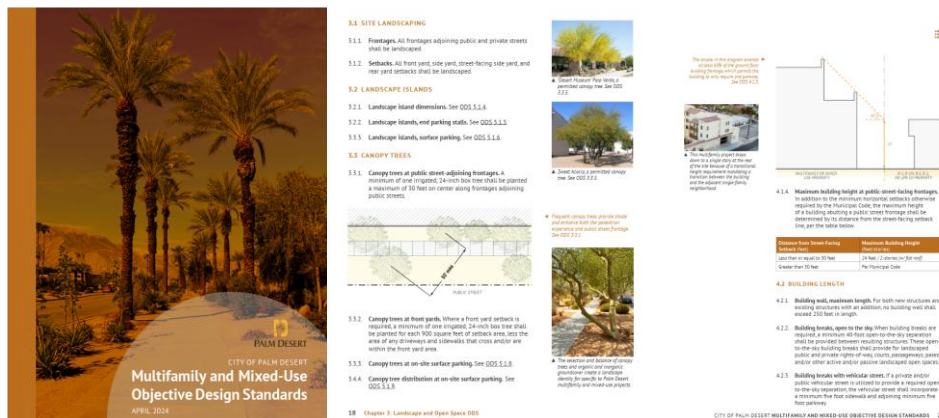
The development, use, and distribution of land are critical to achieving the city's vision and adhering to its core values. The City's general plan envisions land uses that emphasize the connectivity between housing, jobs, and services as well as the City's desire to enhance resident mobility through high-quality transit, and transit-supportive development. Additionally, through the opportunity created by the development of the California State University and University of California campuses, the General Plan also envisions development of interconnected neighborhoods in the vicinity of the universities to accommodate new students, faculty, and university supportive businesses. As the city continues to grow, its focus is shifting towards infill development and higher density residential housing which will allow the city to continue to grow and allow the city to continue to protect and preserve its hillsides and natural environment.

### Residential Objective Design Standards

The City of Palm Desert, utilizing LEAP Grant funding began working with John Kaliski Architects, Inc. ("JKA") to develop Objective Design Standards for multifamily and mixed-use residential development in May 2023 in order address recent changes in State law that intend to streamline and increase housing production.

In order to respond to this recent legislation, the City focused on creating a comprehensive set of objective design standards ("ODS") with the intent that new, qualifying housing developments are designed with high quality architecture and site planning that implements the goals and objectives of the Palm Desert General Plan, and the context of the site, and surrounding areas. The Palm Desert City Council adopted Ordinance 1411 to establish the Palm Desert Multifamily and Mixed-Use Objective Design Standards, also known as the Palm Desert ODS. The Palm Desert ODS was adopted on April 25, 2024 and become effective May 25, 2024. Beginning May 25, 2024, these guidelines will apply to any multifamily housing, residential mixed-use developments located in all zoning districts except for the Downtown (D), Downtown Edge (DE), Downtown Edge Transition Overlay (DE-O) and Downtown Core Overlay (D-O).

**Figure 4: City of Palm Desert Multifamily and Mixed-Use Objective Design Standards**





### Comprehensive Unified Development Code Update

Palm Desert's development regulations are codified through Title 25 (Zoning), Title 26 (Subdivisions) and Title 27 (Grading) of the Palm Desert Municipal Code together with chapters of Title 24 (Environment and Conservation) and Title 28 (Flood Damage Prevention). Together, these ordinances work to regulate the development, use, and subdivision of land and are critical to achieving the city's vision for development. The foundation of these ordinances date back to the late 1970s and while many amendments have been made over the years in order to address land use trends, and ever evolving State mandates, there is a severe need to update them in terms of structure and content. To implement the goals and vision of the General Plan, and keep pace with contemporary needs, the development ordinances must be comprehensively amended.

In July 2024, the City entered into an agreement with Clarion Associates to assist with a comprehensive update, and modernization of the City's development codes to create a Unified Development Code. This update will examine local development practice with the goal of reorganizing them for clarity and consistency, and implementation of the General Plan.

A kick-off meeting and session with the City Council occurred in September 2024. Initial stakeholder interview meetings were held with the Architectural Review Commission, Planning Commission, and City staff. Additional meetings and community surveys were conducted in November 2024. The City will present an issue identification and zoning code analysis to the City Council in Spring 2025. Code drafting will continue through June 2026. With final hearings, and workshops planned in Late 2026.

**Figure 5: City of Palm Desert Unified Development Code Logo**



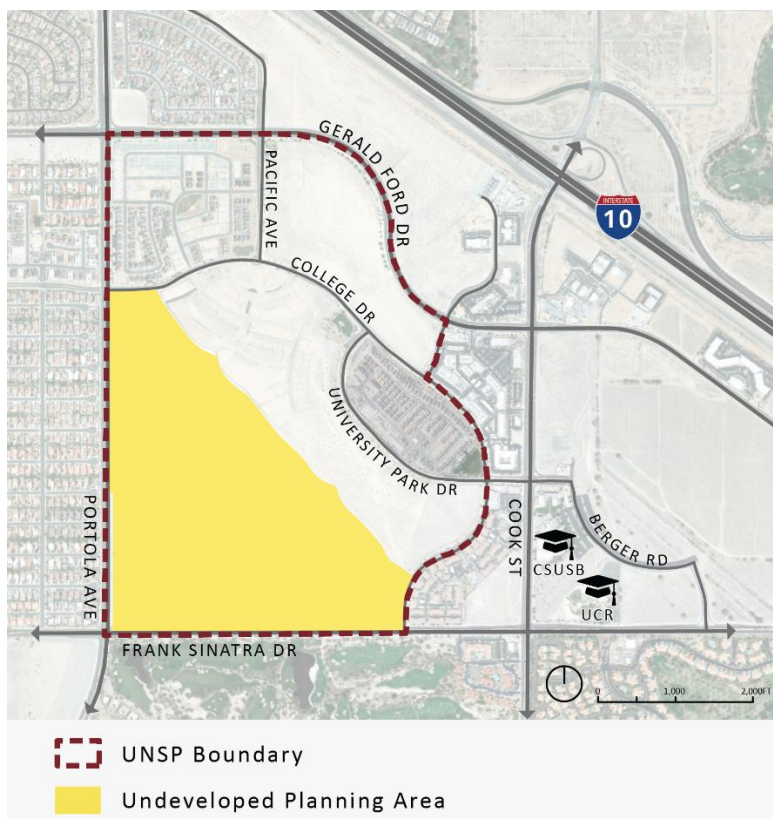
### University Neighborhood Specific Plan Amendment

The University Neighborhood Specific Plan (UNSP) outlines land use and development standards for approximately 400 acres proximate to the California State University, San Bernardino, and University of California, Riverside Palm Desert campuses.

The original plan was adopted in 2016 and envisioned a mixed-use, walkable community with various housing options, commercial opportunities, and open spaces. Since the plan was adopted, substantial development activity has occurred, and approvals have been issued for more than half of the planning area. The City has just launched a plan update effort, with the main focus being reimagining and planning for the remaining 170 acres of undeveloped land.

In November 2023, the City entered into an agreement with Interwest Consulting Group to assist in the amendment of the UNSP.

**Figure 6: University Neighborhood Specific Plan Boundary and Focus Area**



The amendment will focus on land planning for the 170-acre vacant area and ensure development review processes are consistent with the development code. The amendment will also focus on:

1. **A new regional sports park will be situated within the planning area.** The regional sports park had not been anticipated in the current plan. The regional sports park will be a significant community asset and provide amenities to both residents who will live in the UNSP area and to residents of the City at large. A public library and a community building are also being considered.
2. **Housing that is required by State law, including affordable housing, needs to be accommodated within the planning area.** The City's Housing Element was updated in 2022 after the current plan was adopted. The Housing Element allocates approximately 1,500 housing units within the planning area.

In March 2024, the City held an open house for feedback from community residents on a preferred land use plan. The City is working to continue refining the land use plan.

#### Update of the Palm Desert Circulation Element

Since the 2016 General Plan Update adoption, several state policies and regulations have been implemented addressing roadway safety (Senate Bill or "SB" 932), vehicle miles traveled or "VMT" (SB 743), and other requirements pertaining to housing (SB 330 / SB 35) and safety related to truck routes (AB 98). Additionally, the element requires content updates to ensure it is clear, objective, internally consistent, and consistent with area plans and recommendations found in the City's Active Transportation Plan.

In July 2024, the City entered into an agreement with Fehr & Peers to prepare an amendment to the City's Circulation Element of the General Plan with the overall goals of:

- Implementing SB 743 and adopting local Vehicle Miles Traveled metrics and policies
- Implementing local level of service policies that align with local context and values
- Updating roadway design standards with maximum desired cross section widths and design standards for alternative transportation routes
- Incorporate goals on safety that addresses Vision Zero and Safe Systems Approach

**Figure 7: Roadway Design Considerations – Circulation Element Update**

### **Public Park Planning**

The City's General Plan provides goals and policies to explore ways to provide parkland at a ratio of five acres per 1,000 residents citywide and convenient access for residents by striving to provide a park or recreation amenity within 1/2 mile walking distance of most neighborhoods. As the City continues to see increased residential development in the northern areas of the city, it continues to plan for the design and construction of new public parks.

#### **Community Park**

In late 2022, the City's Public Works Department began the process of designing a 27-acre community park north of Dinah Shore Drive and Gerald Ford. Community Open House meetings were held on December 3, 2022, January 14, 2023, and August 5, 2023. In 2023, A conceptual design for a community park on Dinah Shore Drive was developed and presented to the Parks & Recreation Committee, Planning Commission, Architectural Review Commission, Resource Preservation and Enhancement Committee, Cultural Arts Committee, and HOAs in the North Sphere, as well as the City Council. Initial feedback was incorporated into the design.

Following the initial approval of a conceptual plan for the Community Park, staff engaged a construction management team to assist with plan review and cost validation. Capital Improvements staff were included in biweekly discussions, leading to improvements in park accessibility and traffic flow. Additionally, construction of the Section 29 retention basin was completed, and survey data was collected to serve as the basis for future construction plans. The City will continue working with the community on appropriate design options.



**Figure 8: Draft Design Options for Community Park**



**Figure 9: Design Renderings for the Community Park looking northeast from the intersection of Dinah Shore Drive and Gerald Ford Drive**



**Figure 10: Design Renderings for the Community Park as viewed looking east from Dinah Shore Drive**



### Regional Sports Park

Public Works is analyzing potential locations for a regional sports park in conjunction with the University Neighborhood Specific Plan.



# GENERAL PLAN IMPLEMENTATION ACTION

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# LAND USE & COMMUNITY CHARACTER

Goals/Policies	Description	Status	Responsibility
Goal 1	Quality Spaces. A beautiful city with a balance of high quality open spaces and high quality urban areas.		
Policy 1.1	Scale of development. Require new development along the city's corridors use design techniques to moderate height and use and ensure compatible fit with surrounding development.	Ongoing. City completed objective design standards for multifamily and residential development to implement objective standards related to this policy. City initiated City-wide unified development code to establish objective standards pertaining to all development.	Planning
Policy 1.2	Open space preservation. Balance the development of the city with the provision of open space, and especially the hillsides surrounding the City, so as to create both high quality urban areas and high quality open space.	Ongoing. City maintains areas dedicated for opens space and conservation with the Open Space land use and zoning designation. City's Hillside Ordinance includes policies limiting development within Hillside Planned Residential zones. Open space requirement within new development projects.	Planning
Policy1.3	Traffic generation. Balance medium and high intensity/density development with pedestrian-oriented and bicycle friendly design features so as to maximize trip and VMT reduction	Ongoing. Development reviewed on a case by case basis to ensure pedestrian-oriented and bicycle friendly design features are incorporated. Trip reduction demand ordinance in place.	Planning
Policy 1.4	Phasing of public facilities. Require new parks, open spaces and public facilities be constructed concurrent with, or prior to, the development of each Neighborhood. All required parks, open spaces and public facilities should be constructed before 75 percent of the dwelling units are constructed.	Ongoing. Requirement for all new development.	Public Works/Planning
Policy 1.5	Hillside Development. Limit development and grading in areas with slopes greater than 20 percent and limit the density and intensity of development in areas with slopes of between 10 and 19 percent.	Ongoing. City Hillside Planned Residential zoning designation establishes policies limiting development in areas with slopes. Reviewed on a case by case basis through Hillside Development Plan when applicable.	Planning
Policy 1.6	Community Amenities. Balance the impacts of new development, density, and urbanization through the provision of a high-level of neighborhood and community amenities and design features.	Ongoing. City reviews projects on a case by case basis to ensure high quality neighborhood and community amenities are included. Multifamily and mixed use development is subject to the residential objective design standards which require amenities.	Planning
Goal 2	Human-Scaled Design. A city designed for people, fostering interaction,activity, and safety.		
Policy 2.1	Pedestrian focus. Design the streetscape of high volume corridors to balance regional traffic flow with pedestrian movement and safety and the unique physical environment of the area.	Ongoing. City in process of adopting updated ordinances for requirements to off-site improvements and street cross sections which include these details. Development is reviewed on a case-by-case basis.	Public Works/Planning/CIP

Policy 2.2	Parking frontages. Require parking strategies and designs that ensure parking areas do not dominate street frontages and are screened from public views whenever possible.	Ongoing. City in process of adopting updated unified development code which will incorporate additional objective standards for strategies to screen parking such as building placement, site planning or screening achieved by walls and landscaping.	Planning
Policy 2.3	Landscaping. Require development projects to incorporate high quality landscaping in order to extend and enhance the green space network of the city.	Ongoing. New development requires submittal and review of landscaping plans by staff or Architectural Review Commission. Landscape retrofits require approval of design by City on case-by-case basis.	Planning
Policy 2.4	Tree planting. Encourage the planting of trees that appropriately shade the sidewalk and improve the pedestrian experience throughout the city.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Public Works/Planning
Policy 2.5	Streetscape. Enhance the pedestrian experience through streetscape improvements that could include new street lighting, tree planting, and easement dedications to increase the size of the sidewalks and pedestrian amenities.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Public Works/Planning
Policy 2.6	Lighting. Require all new street lights in commercial areas to be pedestrian-oriented and scaled, attractively designed, compatible in design with other street furniture, and to provide adequate visibility and security in accordance with best practices for night sky protection.	Ongoing. All new development is subject to the City's Outdoor lighting ordinance (Chapter 24.16 of the Palm Desert Municipal Code).	Public Works/Planning
Policy 2.7	Public gathering spaces. Improve existing and create new gathering spaces throughout the city to provide beautiful, comfortable, and inviting public and pedestrian spaces, encouraging walking and public gathering spaces.	Ongoing. New development reviewed on a case-by-case basis.	Public Works
Policy 2.8	Public plazas. Encourage new development to incorporate public plazas, seating, drinking fountains, and gathering places, especially in prominent locations and areas of pedestrian activity.	Ongoing. New development reviewed on a case-by-case basis.	Planning
Policy 2.9	<p>Commercial requirements. Require development projects in non residential and mixed use areas to provide for enhanced pedestrian activity through the following techniques:</p> <ul style="list-style-type: none"> <li>• Requiring that the ground floor frontage be oriented to and accessible from the sidewalk.</li> <li>• Locating the majority of a building's frontages in close proximity to the sidewalk edge;</li> <li>• Requiring that the first level of the building occupy a majority of the lot's frontage, with exceptions for vehicle access;</li> <li>• Requiring that the majority of the linear ground floor retail frontage (where it occurs) be visually and physically "penetrable," incorporating windows and other design treatments to create an attractive street frontage;</li> <li>• Requiring that the first level of building where retail uses are allowed have a minimum 15 feet floor to floor height for non residential uses;</li> <li>• Minimizing vehicle intrusions across the sidewalk;</li> <li>• Allowing for the development of outdoor plazas and dining areas;</li> <li>• Discouraging new surface parking lots; and</li> <li>• Locating parking (surface or structured) behind buildings, wherever feasible.</li> <li>• Address parking on a regional basis to maximize efficiency.</li> </ul>	Ongoing. New development reviewed on a case-by-case basis.	Development Services

Policy 2.10	Auto-oriented uses. Consider allowing uses that serve occupants of the vehicle (such as car washes and service stations), in places that are clearly automobile oriented, ensuring that such uses do not disrupt pedestrian flow, are not concentrated, do not break up the building mass of the streetscape, and are compatible with the planned uses of the area. vehicles (such as drive-through windows) and discourage uses that serve	Completed. Zoning ordinance restricts siting of new land uses by requiring conditional use permit. Freeway Commercial Overlay zone allows drive-through restaurants in areas near Interstate 10 with approval of master plan and conditional use permit.	Planning
Policy 2.11	Roadway scale. In pedestrian prioritized areas of the city, limit roadway size and design techniques that emphasize and/or prioritize automobile operation at the expense of pedestrian and bicycle operation.	Ongoing. City evaluates existing conditions and makes improvements as needed. Areas within downtown development code such as El Paseo incorporate design which prioritize pedestrian operations such as the development of midblock crossings.	Public Works/Planning
Policy 2.12	Destination Accessibility. Direct the development of new centers, parks, schools, and similar destinations so as to provide all residences within town ¼ mile to at least two amenities.	Ongoing. New development encouraged in areas with existing amenities. City actively works to attract or develop amenities where possible.	Public Works/Planning
Goal 3	Neighborhoods. Neighborhoods that provide a variety of housing types, densities, designs and mix of uses and services that support healthy and active lifestyles.		
Policy 3.1	Complete neighborhoods. Through the development entitlement process, ensure that all new Neighborhoods (areas with a “Neighborhood” General Plan Designation) are complete and well structured such that the physical layout and land use mix promote walking to services, biking and transit use, are family friendly and address the needs of multiple ages and physical abilities. New neighborhoods should have the following characteristics: <ul style="list-style-type: none"> <li>• Contain short, walkable block lengths.</li> <li>• Contain a high level of connectivity for pedestrians, bicycles and vehicles where practicable.</li> <li>• Are organized around a central focal point such as a park, school, civic building or neighborhood retail such that most homes are no more than one quarter-mile from this focal point.</li> <li>• Have goods and services within a short walking distance.</li> <li>• Contain a diversity of housing types, where possible.</li> <li>• Have homes with entries and windows facing the street.</li> <li>• Have a grid or modified grid street network (except where topography necessitates another street network layout).</li> <li>• Provide a diversity of architectural styles.</li> </ul>	Ongoing. Development reviewed on a case by case basis. Unified Development Code will update objective development standards to encourage these policies.	Planning
Policy 3.2	Conventional neighborhood design. Discourage the construction of new residential neighborhoods that are characterized by cul-de-sacs, soundwalls, long block lengths, single building and housing types and lack of access to goods and services.	Ongoing. New development reviewed on a case-by-case basis.	Planning
Policy 3.3	Variety of types of neighborhoods. Promote a variety of neighborhoods within the City and ensure that neighborhood types are dispersed throughout the City.	Ongoing. New development reviewed on a case-by-case basis.	Planning
Policy 3.4	Balanced neighborhoods. Within the allowed densities and housing types, promote a range of housing and price levels within each neighborhood in order to accommodate diverse ages and incomes. For development projects larger than five acres, require that a diversity of housing types be provided and that these housing types be mixed rather than segregated by unit type.	Ongoing. New development reviewed on a case-by-case basis. Zoning encourages mix of housing types and densities.	Planning
Policy 3.5	Housing affordability. Ensure affordable housing is distributed throughout the City to avoid concentrations of poverty and to be accessible to jobs.	Ongoing. New development reviewed on a case-by-case basis. Housing element considered locations in vacant sites inventory.	Planning (lead)/Housing

Policy 3.6	Senior housing. Encourage the development of senior housing only in neighborhoods that are accessible to public transit, commercial services and health and community facilities.	Ongoing. New development reviewed on a case-by-case basis.	Planning (lead)/Housing
Policy 3.7	Walkable neighborhoods. Require that all new neighborhoods be designed and constructed to be pedestrian friendly and include features such as short blocks, wide sidewalks, tree-shaded streets, buildings that define and are oriented to streets or public spaces, traffic-calming features, convenient pedestrian street crossings, and safe streets that are designed for pedestrians, cyclists and vehicles. <ul style="list-style-type: none"> <li>• Provision of sidewalks. Except within designated rural areas, require sidewalks of at least six feet in width on both sides of streets in neighborhoods and prohibit obstructions that would impede use of the sidewalk.</li> <li>• Block size. Require new neighborhoods to be designed with blocks no longer than 600 to 800 feet. Exceptions can be made if mid-block pedestrian and bicycle connections are provided</li> </ul>	Ongoing. New development reviewed on a case-by-case basis. Unified development code will further solidify these policies into development regulations and subdivision standards.	Planning
Policy 3.8	Neighborhood intersection density. Require new neighborhoods to provide high levels of intersection density. Town Center and Small Town Neighborhoods should strive for 400 intersections per square mile. Conventional Suburban Neighborhoods should strive for at least 200 intersections per square mile.	Ongoing. New development reviewed on a case-by-case basis. Unified development code will further solidify these policies into development regulations and subdivision standards.	Public Works/Planning
Policy 3.9	Street layout. Design streets and lot layouts to provide a majority of lots within 20 degrees of a north-south orientation for increased energy conservation.	Ongoing. New development reviewed on a case-by-case basis. Unified development code will further solidify these policies into development regulations and subdivision standards.	Public Works/Planning
Policy 3.10	Shared driveways. Allow and encourage new commercial and residential developments to have common driveways serving multiple units, to minimize the number of curb cuts along any given block to improve pedestrian safety.	Ongoing. New development reviewed on a case-by-case basis for consistency with this requirement.	Planning
Policy 3.11	Connections to key destinations. Require direct pedestrian connections between residential areas and nearby commercial and public/institutional areas.	Ongoing. New development reviewed on a case-by-case basis for consistency with this requirement. Staff encourages implementation of this standard.	Public Works/Planning
Policy 3.12	Tree-lined streets. Require trees on both sides of at least 60 percent of new and existing streets within the project and on the project's side of bordering streets, between the vehicle travel way and walkway at intervals averaging no more than 50-100 feet (excluding driveways and utility vaults). This standard shall apply whenever new streets are constructed or when existing streets and sidewalks are significantly rehabilitated with existing neighborhoods. Ensuring the appropriate revenue stream to provide long term maintenance.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Planning
Policy 3.13	Shaded sidewalks. Require shade over at least 30 percent of the length of sidewalks on streets within a project. Trees must provide shade within 10 years of landscape installation and should be as water efficient as possible.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Planning
Policy 3.14	Access to daily activities. Require development patterns such that the majority of residents are within one-half mile walking distance to a variety of neighborhood goods and services, such as supermarkets, restaurants, churches, cafes, dry cleaners, laundromats, farmers markets, banks, hair care, pharmacies and similar uses.	Ongoing. New development reviewed on a case by case basis.	Planning
Policy 3.15	Access to parks and open spaces. Require the design of new neighborhoods and, where feasible, retrofit existing neighborhoods, so that 60 percent of dwelling units are within a ¼ mile walking distance of a usable open space such as a tot-lot, neighborhood park, community park or plaza/green.	Ongoing. New development reviewed on a case by case basis.	Planning
Policy 3.16	Neighborhood transitions. Require that new neighborhoods provide appropriate transitions in scale, building type and density between different General Plan designations.	Ongoing. New development reviewed on a case by case basis. Residential objective design standards implements sensitive height transition standard where there is change in land use or zoning designation.	Planning



Policy 3.17	Gated communities. Strongly discourage the construction of new gated communities except in the Rural or Resort General Plan Designations.	Ongoing. Staff actively enforces this program where applicable on a case-by-case basis.	Planning
Policy 3.18	Soundwalls. Allow the use of soundwalls to buffer new Neighborhoods from existing sources of noise pollution such as railroads and limited access roadways. Prohibit the use of soundwalls to buffer residential areas from arterial or collector streets. Instead design approaches such as building setbacks, landscaping and other techniques shall be used. In the case where soundwalls might be acceptable, require pedestrian access points to improve access from the Neighborhoods.	Complete and ongoing. Development reviewed on a case-by-case basis for compliance with this standard.	Development Services
Policy 3.19	Subdivision gateways. Discourage the use of signs to distinguish one residential project from another. Strive for neighborhoods to blend seamlessly into one another.	No ordinance in place. City reviews on case by case basis.	Planning
Policy 3.20	Neighborhood preservation. Preserve and enhance the character of existing residential neighborhoods	Ongoing. New development reviewed and considers existing context. City is preparing Historic Context Statement to identify potential locations of historical resources and district.	Planning
Policy 3.21	Infill neighborhoods. In existing developed areas of the city, encourage development that repairs connectivity, adds destinations, and encourages complete neighborhoods. This can be achieved by increasing intersection density, reducing block size, providing new community amenities and destinations	Ongoing. Development is reviewed on a case by case basis to assess opportunities and needs to add connectivity.	Planning
Policy 3.22	University Neighborhood. Facilitate the development of a University oriented neighborhood west of Cook Street, north of Frank Sinatra Street, and west of Portola Avenue. Specify and require the neighborhood be walkable, highly connected to the surrounding areas, and exemplify the best ideals of Palm Desert and complete neighborhoods	Complete and ongoing. City has adopted University Neighborhood Specific Plan at the approximately 400 acres at Frank Sinatra and Portola. Contains design standards and guidelines for walkability and connected neighborhoods. Development is reviewed on a case-by-case basis for consistency with the requirements of the specific plan. City is amending specific plan to master plan for the remaining undeveloped 170-acres controlled by the Successor Agency of the Palm Desert Redevelopment Agency.	Public Works/Development Services/ Planning
Goal 4	Districts. A series of unique, destination-oriented districts that provide space for large-format retail, industrial and resort uses in order to increase access to jobs, provide amenities for residents, and enhance the fiscal stability of the city.		
Policy 4.1	Resorts. Encourage the development of unique resort complexes. Locate resorts in areas of the city where citywide connectivity will not be negatively affected by the design of the project.	Ongoing. City has long established the Desert Willow area north of Country Club Drive as an area to support the development of resorts. The City has approved unique resorts and specific plans such as the DSRT Surf Specific plan and continues to seek development opportunities for additional resorts.	Planning
Policy 4.2	Resort design and connectivity. Allow resorts to be designed as isolated and gated developments as long as through traffic and external connectivity occurs at distances of no greater than 1,300 feet. Exceptions to this may be made where external connection is not possible because of steep slopes, or natural or man-made barriers.	Ongoing. New development is reviewed on a case-by-case basis to assess this potential.	Planning
Policy 4.3	Regional retail districts. Facilitate major regional serving commercial centers that provide a mix of uses in a pedestrian oriented format and become vibrant destinations for people to live, work, shop and congregate. Allow a wide variety of uses to locate in Regional Retail Districts including destination retail centers, mixed-use town centers, and hotels, among other uses.	Ongoing. City working to actively encourage development of mixed-use and town center areas at existing regional centers such as the Palm Desert Mall (Shops of Palm Desert) located north of Highway 111 at Town Center Way.	Planning



Policy 4.4	Regional retail district design. Allow for significant flexibility in the design of Regional Retail Districts so long as city-wide and project-level connectivity standards are met, the uses do not adversely affect adjacent uses and accommodations are made for pedestrians, bicycle and transit users. Design internal streets and parking into blocks and require sidewalks along both sides of these streets.	Ongoing. Development and re-development reviewed on a case-by-case basis for compliance with this policy.	Public Works/Planning
Policy 4.5	Suburban retail design. Design new suburban retail to be pedestrian friendly with buildings that front internal streets and public sidewalks and with buildings facing major roadways. No more than 50 percent of the frontage on streets may be parking lots	Ongoing. Development and re-development reviewed on a case-by-case basis for compliance with this policy.	Planning
Policy 4.6	Industrial compatibility. Where industrial uses are near existing and planned residential development, require that industrial projects be designed to limit the impact of truck traffic on residential areas.	Ongoing. City is working to amend the circulation element to identify truck routes that balance needs for truck connectivity, and avoid sensitive receptors such as residential neighborhoods in accordance with Assembly Bill 98.	Planning
Policy 4.7	Impact of industrial development. Require new development within the city's industrial areas be designed for compatibility with surrounding uses to minimize impact and cultivate connectivity with each district.	Ongoing. City has existing standards for compatibility. City is working to prepare an updated Unified Development Code which will include specific standards for industrial compatibility as required by Assembly Bill 98 which will include standards such as locating truck access points on commercial oriented roadways, and orienting loading bays away from sensitive receptors.	Planning
Policy 4.8	Design of employment districts. Design Employment Districts to be urban in character with compact buildings sited at or near front lot lines, a high percentage of lot coverage, and building facades and entrances directly addressing the street and with a high degree of transparency. Parking lots and large setbacks shall not dominate the frontage of the Employment Districts.	Ongoing. Development is reviewed on a case by case basis to assess consistency with this standard.	Planning
Policy 4.9	School location and design. Encourage school districts to size, design and locate schools to better enable students to walk or bicycle to them.	Ongoing. Existing school sites within the City have been established. One site located at the north corner of Dolce Avenue and Gateway Drive is within the Palm Springs Unified School District (PSUSD) and planned for a future Kindergarten through Grade Eight school. The site is surrounded by residential developments which are interconnected by pedestrian connections, public sidewalks, and bicycle lanes. A safe routes to school program is underway to assess repairing connectivity in areas where existing schools are located.	Public Works/Planning
Policy 4.10	Civic identity. Encourage civic buildings and public gathering places to be designed to provide locations that reinforce community identity and support self-government.	Ongoing. City has not established formal design guidelines for civic buildings. Reviewed on	Public Works/CIP
Policy 4.11	Role of civic buildings. Require that civic buildings be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.	Ongoing. New civic buildings such as the Palm Desert Library and North Sphere Fire Station consider this in their design.	Public Works/CIP
Goal 5	Centers. A variety of mixed use, urban centers throughout the city that provide opportunities for shopping, recreation, commerce, employment and arts and culture.		
Policy 5.1	Downtown. Facilitate the development of the Downtown as a vibrant, active downtown that is the civic and cultural heart of the community.	Complete and ongoing. City has adopted the One Eleven Development Code to facilitate the development of a vibrant and pedestrian oriented downtown.	Public Works/Planning

Policy 5.2	San Pablo. Prioritize the development of San Pablo Street at 111 into a local-serving, vibrant Main Street environment.	Complete and ongoing. In 2021 and 2022 the City completed a traffic calming project which included the widening of public sidewalks, additional on-street parking, bike lanes, and shade trees to enhance the public realm. In 2022 the City also passed the San Pablo Overlay which limited the ability for formula based businesses to locate on San Pablo with the intent to encourage unique, local small businesses to locate along the street. New development and re-development will be reviewed on a case-by-case basis.	Public Works
Policy 5.3	Diverse centers. Encourage the development of local and city-wide centers that address different community needs and market sectors. The centers shall complement and be integrated with surrounding neighborhoods.	Ongoing. New development is reviewed on a case by case basis. Economic development actively seeks development opportunities. The University Neighborhood Specific Plan Amendment plans to address feedback from residents in area by planning for the development of neighborhood and university oriented shopping center which will include restaurants and small grocery store.	Public Works/Planning
Policy 5.4	Access to transit. Encourage the development of commercial and mixed use centers that are located on existing or planned transit stops in order to facilitate and take advantage of transit service, reduce vehicle trips and allow residents without private vehicles to access services.	Ongoing. City actively works with sunline transit agency, the local transit provider to assess potential locations for service lines. The General Plan allows the development of mixed-use centers throughout the City. The Unified Development Code will establish clearer development standards and processes for development of these centers.	Public Works
Policy 5.5	Changing retail format. Provide incentives to transform existing, auto-oriented suburban centers into neighborhood destinations by adding a diversity of uses, providing new pedestrian connections to adjacent residential areas, reducing the visual prominence of parking lots, making the centers more pedestrian-friendly and enhance the definition and character of street frontage and associated streetscapes.	Ongoing. City is working to prepare a unified development code which will implement these policies as development standards.	Public Works/Planning
Policy 5.6	Neighborhood center design. Design new neighborhood centers to be walkable and pedestrian-friendly with buildings that front internal streets and public sidewalks and with buildings facing major roadways. No more than 50 percent of the frontage on streets may be parking lots.	Ongoing. City is working to prepare a unified development code which will implement these policies as development standards.	Planning
Goal 6	Corridors and Connectivity. A network of transportation and open space corridors throughout the city that provides a high level of connectivity for vehicles, bicyclists, and pedestrians.		
Policy 6.1	Citywide connectivity. Establish and preserve a citywide street network throughout the city where through roads occur approximately every one quarter mile, except where connections cannot be made because of previous large development projects or physical constraints such as railroads, waterways, steep slopes, limited access roadways and similar natural and man-made barriers.	Ongoing. Existing street network in place. City reviews new development for compliance with these standards on a case-by-case basis. Unified development code will amend the subdivision standards to establish this as a flexible development standard.	Public Works
Policy 6.2	Subarea connectivity. Ensure a high-level of connectivity in all Neighborhoods, Centers and Districts throughout the city. The connectivity shall be measured as block perimeter and in external connectivity on the perimeter of a new development project.	Ongoing. Existing street network in place. City reviews new development for compliance with these standards on a case-by-case basis. Unified development code will amend the subdivision standards to establish this as a flexible development standard.	Public Works/Planning

Policy 6.3	Connections between development projects. Require the continuation of the street network between adjacent development projects and discourage the use of cul-de-sacs except where necessary because connections cannot be made due to existing development, topographic conditions or limited access to transportation systems.	Ongoing. City reviews new development for compliance with these standards on a case-by-case basis. Unified development code will amend the subdivision and site development standards to establish this as a development standard. City will work to secure easements or right-of-way to ensure connections for future infill developments.	Planning
Policy 6.4	Cook Street. Facilitate the development of Cook Street into a multimodal street that serves as community amenity, connecting both east and west sides of the street, as well as the north and south ends of the city.	Ongoing. City Public Works department assesses level of service for vehicles and other modes of transportation. In 2023 the City completed a maintenance project to repave Cook Street which included restriping and addition of Class II bike and golf cart lane.	Public Works
Policy 6.5	Unbundled Parking. Allow and encourage strategies that unbundle parking, reducing or eliminating requirements for on-site parking.	The city has not adopted a policy or ordinance for this. This will be considered as a component of the unified development code.	Planning
<b>Goal 7</b>	<b>The Arts. A high quality of life and strong community identity enhanced by rich arts and culture programs.</b>		
Policy 7.1	Performing arts. Encourage the development of facilities and venues for arts and entertainment.	Ongoing.	Planning
Policy 7.2	Higher education. Increase coordinated marketing of arts and cultural events at Palm Desert's higher education institutions.	Ongoing. Economic Development Department releases regular newsletters, and advertising for local cultural events through various mediums including social media, and print ad.	Economic Development
Policy 7.3	Artists' colony. Encourage the establishment of an artist's colony near the downtown, supporting live-work studios as a form of mixed-use.	No formal policy or ordinance in place.	Economic Development/Planning
Policy 7.4	Artists live/work studios. Consider incentives for the inclusion of live/work studio space in new developments.	No ordinance or policy in place.	Economic Development/Planning
Policy 7.5	Arts and culture district. Consider the establishment of an arts and culture district.	No district has been formed. Discussion has not occurred	Economic Development
Policy 7.6	Arts and culture funding. Consider innovative funding mechanisms to support funding for arts and culture.	Ongoing. City has a long established arts in public places ordinance which requires new development to provide public art or an in-lieu fee for public art. The City's Public Arts Division regularly works with supporting, with City Council sponsorship, of local programs. One example is the Palm Springs Art Museum which operates a gallery at a City owned facility at Entrada Del Paseo at 72567 Entrada Del Paseo	Economic Development
<b>Goal 8</b>	<b>Economic Development. A diverse, growing and resilient local economy.</b>		
Policy 8.1	Long-term economic development. Support the development and implementation of long-term economic development strategies that seek to establish and keep new businesses.	Completed and ongoing - staff continue to work on strategies for long-term.	Economic Development
Policy 8.2	Regional jobs center. Encourage economic development strategies, especially those that leverage the College of the Desert, California State University, and University of California, which will expand the number of living-wage paying jobs within the city.		Economic Development
Policy 8.3	Jobs-housing balance. Strive to improve the jobs-housing balance in the city by actively pursuing new employment generating uses for the city	Joint effort between Planning and ED.	Economic Development

Policy 8.4	University housing. Encourage the development of affordable housing to ensure an adequate supply of dedicated housing for students and university and college faculty.	Completed and Ongoing. City has adopted the University Neighborhood Specific Plan which encourages a mix of residential housing types and densities within a 400 acre area. City is working to amend the University Neighborhood Specific Plan to accomodate an additional 1,500 units including affordable housing sites within the remaining 170-acres of the UNSP. Development is reviewed on a case-by-case basis.	Planning
Policy 8.5	Development Incentives. Consider incentives for new development that provides a substantial economic benefit to the community such as retail sales taxes, transient occupancy taxes or higher-paying jobs. Prohibit the provision of incentives that outweigh the direct benefits from the use.	Development incentives have been provided and are considered when merited.	Economic Development
Policy 8.6	Joint-use. Promote joint use of public and private facilities for community use, tourism, conference, convention and cultural uses.	Ongoing. City will explore these opportunities on a case by case basis.	Planning/Economic Development
Policy 8.7	Natural environment. Maintain and enhance the natural environment as critical to the attraction of tourists and ensure that new development does not adversely affect the natural environment as a tourist draw.	Completed and ongoing. City has established open space land use designations in general plan and zoning ordinance.	Planning
Policy 8.8	Recreational amenities. Strategically utilize City recreational investments to create and enhance development opportunities.	Ongoing. City is working with the California State University San Bernardino Palm Desert Campus to explore the potential of developing a joint use regional sports park on a vacant property which is intended to support the needs of City residents and CSU collegiate sports activities.	Public Works
Policy 8.9	Convention/retreat center. Pursue the development of a regional scale conference center adjacent to the university campuses	No formal plan has been established to develop a conference center at this time. City has regular discussion with the California State University San Bernardino Palm Desert Campus to explore opportunities for this sort of development.	Planning/City Manager
Policy 8.10	Adaptive reuse of golf courses. Support the conversion of struggling golf courses into new, complementary uses. Changes of use will be considered based on their merits and benefits to the surrounding community and city at large and must demonstrate excellence in design and connectivity. The City will consider uses such as: <ul style="list-style-type: none"> <li>• Active recreational space,</li> <li>• Natural habitat restoration,</li> <li>• Passive open space and trails,</li> <li>• Community scale agriculture,</li> <li>• Neighborhood supportive commercial and service uses,</li> <li>• High quality neighborhoods.</li> </ul>	Complete and ongoing. City has established an ordinance for the conversions of golf courses to residential land uses which involve a change of zone and requires the preservation of open space.	Planning
Goal 9	Fiscal Stability. A Fiscally sound and sustainable city		
Policy 9.1	Fiscal impact assessment. For all major development projects, including but not limited to specific plans, annexations and changes in General Plan designations for areas over 5 acres in size, require a fiscal impact assessment to determine possible fiscal impact of the development project and use the information to formulate conditions of approval for the project.	Complete and ongoing. City requires this as projects are proposed.	Planning/Finance

Policy 9.2	Efficient growth. Manage growth in a manner that is fiscally sustainable and protects and/or enhances community value.	Ongoing.	Planning (lead)/Housing
Policy 9.3	Diverse tax base. Guide development and public investments to maintain a fiscally sound city with a sustainable tax base and user fees including property tax, sales tax, transient occupancy tax, utilities user tax and user fees that pay for cost of services.	Ongoing.	Finance

# MOBILITY

Goals/Policies	Description	Status	Responsibility
Goal 1 Livable Streets. A balanced transportation system that accommodates all modes of travel safely and efficiently.			
Policy 1.1	Complete Streets. Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists and public transit users of all ages and capabilities.	Complete and ongoing. Capital Improvement Program projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network. New development reviewed on case by case basis.	Public Works/Development Service
Policy 1.2	Transportation System Impacts. Evaluate transportation and development projects in a manner that addresses the impacts of all travel modes on all other travel modes through the best available practices.	Ongoing. Evaluation of transportation system during design and following construction of projects. Supplemental studies.	Public Works/Development Service
Policy 1.3	Facility Service Levels. Determine appropriate service levels for all modes of transportation and develop guidelines to evaluate impacts to these modes for all related public and private projects.	Guidelines are in place for vehicle level of service. Guidelines have not been developed for other modes of transportation. City will consider adopting level of service guidelines for other modes of transportation with the planned Circulation Element update.	Public Works/Development Services
Policy 1.4	Transportation Improvements. Consider improvements that add roadway or intersection capacity for vehicles only after considering improvements to other modes of travel.	Ongoing. Evaluation of transportation system during design and following construction of projects. Supplemental studies.	Public Works
Policy 1.5	Transportation Network Consistency. Perform a formal evaluation of any transportation projects to verify consistency with the goals and policies in the General Plan prior to approving funding for those projects.	Ongoing. Informal evaluations are completed prior to project construction and during budget process.	Public Works/Capital Projects
Policy 1.6	Emergency Vehicle Access. Evaluate the impacts of transportation network changes on emergency vehicle access and response time.	Ongoing. Traffic improvement plans submitted to police and fire as part of the approval process. Emergency services are a part of Development Services plan check.	Public Works
Policy 1.7	System Efficiency. Prioritize transportation systems management (TSM) strategies such as signal coordination, signal retiming, and other applicable techniques to limit unnecessary delay and congestion for vehicles.	Ongoing. Replacement of the City's Traffic Management System to be designed in 2026 and construct in 2027.	Public Works
Goal 2 Parking. An actively managed system of public and private parking facilities that supports future development.			
Policy 2.1	Public Parking Facilities. Provide new public parking facilities only after applying appropriate techniques to manage parking demand and ensure efficient use of all public and private parking facilities.	Ongoing. City continues to maintain and reevaluate existing parking facilities.	Public Works
Policy 2.2	Parking Management. Actively manage public parking facilities to ensure that all potential users are benefitting from this civic resource.	Ongoing. City continues to manage public parking facilities and property-based improvement district parking facilities free of charge and with adequate wayfinding signage to promote public use.	Public Works
Policy 2.3	Parking Cost Effectiveness. Continue to evaluate supply and demand and implement appropriate strategies to maximize use and cost effectiveness of public parking facilities.	City has not established an evaluation system for parking cost effectiveness.	Public Works
Policy 2.4	Public/Private Partnerships. Promote the use of joint public and private approaches to parking which might include leasing of private parking lots for short-term use, using public parking for temporary private functions, or the construction of joint-use facilities.	Ongoing. City participates in various partnerships (e.g., Farmer's Market at Entrada, Parking at Church for Greek festival, event-based parking).	Public Works

Policy 2.5	Innovative Parking Approaches. Allow the use of innovative parking supply and demand strategies such as shared parking, unbundling parking, and other related items within privately owned parking facilities to allow an appropriate level of flexibility for these private land owners.	Ongoing. Evaluating on-street parking on El Paseo, potentially placing painted spaces.	Public Works/Planning
Policy 2.6	Formal Parking Evaluations. Perform formal evaluations of parking capacity on a biannual basis to identify areas where parking is under-or over-utilized.	Ongoing. Public Works will plan to implement a year-over-year traffic study to understand utilization of parking.	Public Works/Development Services
Policy 2.7	Pick-up and Drop-off Zones. Encourage parking lots to be designed with pick-up and drop-off zones to accommodate the trend towards increased use of autonomous vehicles and shared vehicle services.	Ongoing. Evaluated on a case-by-case basis as development is proposed.	Development Services
<b>Goal 3 Pedestrian Facilities. Integrated pedestrian pathways that connect residences, business, and educational and community uses.</b>			
Policy 3.1	Pedestrian Network. Provide a safe and convenient circulation system for pedestrians that include sidewalks, crosswalks, places to sit and gather, appropriate street lighting, buffers from moving vehicles, shading, and amenities for people of all ages.	Complete and Ongoing. A Vision Zero Strategy, including Safe Routes to Schools and Safe Routes for Older Adults Plans, will be completed in Fiscal Year 2025-26. Projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network.	Public Works
Policy 3.2	Prioritized Improvements. Prioritize pedestrian improvements in areas of the city with community and/or education facilities, supportive land use patterns, expressed community interest in better pedestrian infrastructure, and non-automotive connections such as multi-use trails and transit stops.	Ongoing. Bike and walk trail connecting trails in south Palm Desert. Landscape and educational signage updates at Baja Parkway.	Public Works
Policy 3.3	Roadway Sidewalks. Where feasible, provide adequate sidewalks along all public roadways.	Ongoing. City budgets and constructs sidewalk improvements annually through an on-call maintenance agreement.	Public Works
Policy 3.4	Access to Development. Require that all new development projects of redevelopment projects provide connections from the site to the external pedestrian network.	Ongoing. Coordinating with Public Works and presenting items during community focus meetings.	Planning Division
Policy 3.5	Pedestrian Educations and Awareness. Support regional efforts to encourage walking and also to reduce vehicular/pedestrian collisions.	Complete and Ongoing. A Vision Zero Strategy, including an outreach and engagement campaign (Very Important Pedestrian), will be completed in Fiscal Year 2025-26. Projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network.	Public Works/CIP
Policy 3.6	Safe Pedestrian Routes to School. Consider school access as a priority over vehicular movements when any such conflicts occur.	Complete and Ongoing. A Vision Zero Strategy, including Safe Routes to Schools and Safe Routes for Older Adults Plans, will be completed in Fiscal Year 2025-26. Projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network.	Public Works/CIP
<b>Goal 4 Bicycle Networks. Well-connected bicycle network that facilitates bicycles for commuting, school, shopping, and recreational trips.</b>			
Policy 4.1	Bicycle Networks. Provide bicycle facilities where shown on Figure 4.2 along all roadways to implement the proposed network of facilities outlined in the General Plan.	Ongoing. The City continues to maintain its infrastructure and reevaluate its bicycle networks.	Public Works/Capital Projects
Policy 4.2	Prioritized Improvements. Prioritize and capitalize on opportunities to provide bicycle facilities that connect community facilities, supportive land use patterns, pedestrian routes, and transit stations.	Ongoing. The City is developing an Investment Strategy through its Vision Zero Strategy that prioritizes bicycle networks.	Public Works
Policy 4.3	Bicycle Parking. Require public and private development to provide sufficient bicycle parking.	Ongoing. Staff requires that bicycle racks be installed for new development projects and businesses.	Planning



Policy 4.4	Bicycle Education. Develop educational programs that educate bicyclists on lawful.	Ongoing. Meetings with Riverside County Sheriff Department, coordination on educational programs.	Public Works
Policy 4.5	Regional Bicycle Safety. Support regional efforts to educate all travelers on measures to improve safety for bicyclists.	Complete and ongoing. The City participates in the development of the regional Active Transportation Plan developed by CVAG. This plan outlines various non-infrastructure improvements, including efforts to educate travelers and improve safety.	Public Works/ Development Services/Economic Development
<b>Goal 5 Transit Facilities. An integrated transportation system that supports opportunities to use public and private transit systems.</b>			
Policy 5.1	Transit Service. Promote public transit service in areas of the City with appropriate levels of density, mix of residential and employment uses, and connections to bicycle and pedestrian networks.	Ongoing. The City supports public transit through SunLine, including maintenance efforts to provide a clean and safe transit areas.	Public Works/ Development Services/Economic Development
Policy 5.2	Bus Stop Location. Regularly review bus stop locations in conjunction with Sunline Transit to ensure that bus stop reflect current land use and transportation networks.	Ongoing. Council liaison meets regularly with Sunline Transit. Sunline communicates with staff on any new issues.	Public Works
Policy 5.3	Private Transit. Encourage the implementation of private transit services in a manner which minimizes negative impacts on public transportation facilities.	Ongoing. The City supports private transit services through ensuring adequate maintenance of the transportation network and public right of way.	Public Works
Policy 5.4	Senior Transit. Encourage existing para services in the City to provide transit access for seniors and persons with disabilities.	Ongoing. The City supports Sunline, which provides para services through different types of transit options.	Public Works
Policy 5.5	Private Development Access to Transit. Review development proposals to limit impacts on existing or proposed transit facilities.	Ongoing. The City reviews new development on a case-by-case basis as it is proposed.	Development Services
Policy 5.6	Safe Routes to Transit. Regularly review transit stop locations to maintain safe access for pedestrians and bicyclists.	Ongoing. The City supports SunLine, which is contracted to continually maintain clean and safe access for pedestrians and bicyclists at bus stops.	Public Works
<b>Goal 6 Sustainable Transportation. A transportation network that can be built, operated, and maintained within the City's resource limitations.</b>			
Policy 6.1	Fair Share Costs. Require that new development pay for its fair share of construction costs related to new and/or upgraded infrastructure needed to accommodate the development.	Completed and ongoing. City Council adopted Resolution No. 2022-74 which adopted Transportation analysis guidelines for level of service (LOS) and vehicle miles traveled (VMT). These guidelines included methodology for fair share construction costs related to new and /or upgraded infrastructure for new development.	Development Services
Policy 6.2	Multi-Modal Impacts. Develop and apply funding mechanisms that require fair share contributions for impacts to all modes of transportation associated with development or redevelopment.	Not completed. No program is currently in place. There can be future consideration for regional program or local program for contribution or mitigation fee.	Development Services
Policy 6.3	Operations and Maintenance Costs. Evaluate potential changes in Citywide operations and maintenance costs for transportation facilities prior to the construction of any new facilities.	Ongoing. The City evaluates operational and maintenance costs for each facility on a project-by-project basis.	Public Works
Policy 6.4	Development Contribution to Operations and Maintenance Costs. Consider funding strategies that require private development to contribute to the ongoing operations and maintenance of transportation infrastructure within the City.	Not completed. No program in place for local mitigation fees related to local projects. City participates in the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee Program (TUMF)	Development Services

Policy 6.5	Cap-and Trade Funds. Take advantage of funds from the State's cap-and trade program to apply to projects and programs in the City, when possible.	The City has not utilized Cap and Trade funds.	Public Works
Goal 7 Monitoring. A process to regularly monitor the performance of City transportation facilities.			
Policy 7.1	Ongoing Monitoring. Regularly monitor the performance of all major transportation facilities within the City including major roadways, pedestrian facilities, bicycle lane, and transit stops.	Ongoing. The City regularly monitors it's performance of major transportation facilities on a continual basis, but at minimum an annual basis for budgetary purposes.	Public Works
Policy 7.2	Safety Review. Continue to coordinate with law enforcement agencies to identify major accident locations including those affecting vehicles, bicyclists, and pedestrians. Regularly publish reports regarding traffic safety conditions in the city.	Ongoing. The City meets monthly with law enforcement agencies to identify major accident locations and other traffic-related matters.	Public Works
Goal 8 Transportation innovation. A transportation system that leverages emerging technologies to improve mobility for residents, employees, and visitors.			
Policy 8.1	Alternative Fueled City Owned Vehicles. Encourage the purchase of City vehicles which use fuel sources other than fossil fuels while considering factors such as cost effectiveness, environmental impacts, and the availability of local maintenance.	Ongoing. The City completed a Fleet Vehicle Study and has begun conversation toward an electric fleet to meet State guidelines. Six EV hybrid vehicles are pending delivery.	Finance/Public Works
Policy 8.2	Innovative Vehicle Technologies. Regularly monitor and evaluate new vehicle technologies such as autonomous and connected vehicles for use by City Staff.	Ongoing. The City is continually attending conferences and identifying best practices on new vehicle technologies.	Public Works
Policy 8.3	Emerging Mobility Strategies. Encourage the deployment of emerging transportation approaches such as transportation network companies, mobility hubs and comprehensive mobility providers by private vendors.	Ongoing. The City is continually encouraging the deployment of emerging transportation approaches, such as working with CVAG on deploying video detection at major intersections.	Public Works
Policy 8.4	Big Data. Regularly evaluate new data source including but not limited to real time traffic and parking information for use by City Staff and residents.	Ongoing. The City evaluates new data sources with law enforcement agencies, the City's contracted Traffic Engineer, and various on-call consultants.	Public Works
Policy 8.5	Analysis Tools. Regularly evaluate state of the practice transportation analysis tools and procedures to determine their utility in the analysis of existing and future transportation conditions.	Ongoing. The City regularly evaluates transportation analysis tools with law enforcement agencies, the City's contracted Traffic Engineer, and various on-call consultants.	Public Works
Policy 8.6	Electric Vehicles. Encourage the use of electric vehicles (EV), including golf carts and Neighborhood Electric Vehicles (NEV) by supporting the use of EVs and encouraging NEV charging stations to be powered with renewable resources.	Ongoing. The City encourages electric vehicles through its transportation network (e.g. bike lanes) and supports charging stations at various City facilities citywide.	Public Works
Goal 9 Regional Coordination. The City transportation system operates as an integral element of the larger regional system.			
Policy 9.1	Regional Vehicular Traffic. Be mindful of local impacts from regional "through" traffic. Consider but don't prioritize the movement of through vehicles through Palm Desert roadways.	Ongoing. The City is mindful of local impacts on a project-by-project basis and conducts extensive outreach accordingly. If local impacts are identified through change of regional patterns, the City works with the community to identify solutions.	Public Works
Policy 9.2	Regional Roadways. Coordinate with Caltrans, RCTC, CVAG, and other agencies on the planning, design, and construction of regional roadways to provide an appropriate level of regional connectivity.	Ongoing. The City Coordinate with Caltrans, RCTC, CVAG, and other agencies on the planning, design, and construction of regional roadways to provide an appropriate level of regional connectivity.	Public Works
Policy 9.3	Regional Bicycle and Pedestrian Facilities. Coordinate with CVAG and other agencies on the planning, design, and construction of regional non-motorized routes such as CV link.	Ongoing. The City coordinates with CVAG and other agencies (e.g., Indian Wells and La Quinta) on the planning, design, and construction of regional non-motorized routes such as CV link.	Public Works

Policy 9.4	Regional Transit. Collaborate with RCTC, CVAG, and Sunline Transit in the planning, design, and construction of regional transportation facilities, emphasizing the construction of a Metrolink station in Palm Desert.	Ongoing. City is participating in the San Geronimo Corridor regional study to consider the siting of a new metrolink stop in Palm Desert.	Economic Development
Policy 9.5	Regional Priorities. Identify and prioritize desired regional roadway, transit, and non-motorized improvements to focus the City's outreach with agencies such as Caltrans, CVAG, RCTC, and elected officials.	Ongoing. The City continually coordinates with these agencies to identify and prioritize improvements that are ideal to the transportation network. Many improvements are examined on a project-by-project basis with the respective agencies.	Public Works

# HEALTH & WELLNESS

Goals/Policies	Description	Status	Responsibility
Goal 1	Public Park facilities. A network of parks with safe and convenient access and resources for everyone.		
Policy 1.1	Park Amenities. In the design of parks or open spaces, provide paths, running tracks, playgorunds, sport courts, and drinking fountains.	Ongoing. Currently designing community park and regional park in north section of the City.	Public Works
Policy 1.2	Multiple users. Encourage active play structures and /or passive amenities to be designed to accommodate a range of ages and abilities, especially seniors.	Multi-generational opportunities for recreation are incorporated into park design.	Public Works
Policy 1.3	Partnerships. Create partnerships with organizations to sponsor and maintain green spaces and gardens on building sites.	Desert Recreation District partners with the City to provide recreational programming at parks.	Public Works
Policy 1.4	Joint-use. Promote joint use of public and private recreational facilities for community uses.	Palm Desert Community Center and Portola Community Center are operated by Desert Recreation District. Each provide opportunities for community use such as groups and events.	Public Works
Policy 1.5	Increase park space. Require 5 acres of park space for every 1,000 residents, striving to have a park or recreation amenity within 1/2 mile of most neighborhoods. Provide an increase focus on neighborhood parks, mini parks and neighborhood plaza to serve residensts.	Ongoing. Projects are reviewed for consistency with this requirement.	Planning Division
Policy 1.6	Design for heat. Consider extreme heat in the design of parks and playgrounds to facilitate activity in different weather conditions by including shade structures, shade trees, water fountains, splash pads, lighting for night play, and otherdesign features that mitigate heat.	Ongoing. Heat and design strategies to mitigate the heat island effect is considered in design of new parks, and renovation of existing parks.	Public Works
Policy 1.7	Design for safety. Utilize CPTED design techniques such as providing clear lines of sight, adequate lighting, and wayfinding signs, to ensure parks are safe.	Ongoing. Police and Fire are included as stakeholders during park design process to ensure CPTED principles and emergency accessibility is incorporated.	Public Works
Policy 1.8	New development. Ensure that new residential developments provide adequate on-site recreational and open space amenities consistent with the values and standards of the community and the needs of new development.	Ongoing. Staff recommends approval for recreational and open space amenities, and developers are advised to provide sufficient landcaping.	Planning Division
Policy 1.9	Open Space trails. Develop and enhance existing open space and trails that provide City residents and visitors access to undisturbed desert and mountain evironments, while preserving these resources, including sensitive plant and animal species, in their natural environments.	Ongoing. Active maintenance of current trails and trailheads. MOU with Friends of the Desert Mountains for trail maintenance.	Public Works
Policy 1.10	Accessibility to parks. Seek new park locations that will serve residential areas that are more than a quarter mile from an existing or planned park or seperated from an existing or planned park by a street that consists of four or more travel lanes. Where possible, parks shall be associated with and connected to the trail network.	Ongoing. Development Services and Public Works coordinate locations of future parks. Currently planning for the location of a 20 to 30 acre regionnal park in the northern area of the City within the Palm Desert University Neighborhood Specific Plan.	Public Works/Planning
Policy 1.11	Parks classification systems. Adopt and utilize the parks classification system identified in Table 5-1 to help guide maintenance and planning workin the city.	Ongoing. Parks and Recreation Committee KPIs. Need access to Table 5-1 for further detail.	Public Works/Planning
Policy 1.12	Economic Opportunities. Utilize parks to maximize new and existing economic development opportunities through recruitment of new enterainment uses and by coordinating park development to support commercial development.	Staff is open to programming parks with new entertainment uses as opportunities arise.	Economic Development

Goal 2 Economic opportunity. A city that attracts and supports new businesses, industries, and living wage jobs.			
Policy 2.1	Lifelong learning and professional development. Work with the school district, Cal State, and Riverside County Regional Occupational Center/Program to support mentorship, professional development, and continuing education programs, so working adults can expand their skills and embrace lifelong learning.	No program in place at this time.	Economic Development
Policy 2.2	Affordable housing. Encourage qualified employees to live in Palm Desert through homebuyer and rental assistance and other programs as recommended in the Housing Element.	Ongoing. No formal program has been established, however this requirement is negotiated on a case-by-case basis as new developments are proposed. The City Council adopted Resolution No. 2024-073 which required a set aside of five affordable units within the Bravo Garden Apartments (Project No. PP/CUP16-394) for persons who work within Palm Desert city limits.	Housing Division
Policy 2.3	Employee programs. Encourage employers to adopt healthy employee programs and practices such as healthy work environments, healthy food choices, or health challenges including weight loss, smoking cessation, or physical activity.	No program in place at this time.	Economic Development
Goal 3 Community Agriculture. Private and public community garden space and programs that supply healthy, local, affordable food.			
Policy 3.1	Community gardens. Encourage community gardens, especially in new affordable housing developments, multifamily development and schools.	Robust community garden program ongoing. Capital improvements over the past 3 years and continuing. Planning for community gardens in new parks.	Public Works
Policy 3.2	Public gardens. Allow the development of community gardens in park, public right-of-ways, alleys, parkways, vacant land and utility easements, and encourage edible landscaping.	Robust community garden program ongoing. Capital improvements over the past 3 years and continuing. Planning for community gardens in new parks.	Public Works
Policy 3.3	Private gardens. Allow for gardens on rooftops, residential front and back yards, and indoor spaces.	Ongoing. Staff recommends approval for private garden projects and advises developers to provide sufficient landscaping.	Planning Division
Policy 3.4	Livestock. Allow the raising of animals such as bees, chickens, goats, etc. in certain designated, low residential areas.	Ongoing. Staff will recommend approval provided that all zoning and other requirements are met.	Planning Division
Goal 4 Healthy Food. A city with a variety of accessible and affordable healthy food options.			
Policy 4.1	Healthy food outlets. Utilize available incentives, and /or programs to encourage small grocery or convenience stores to sell basic healthy fresh food items so as to expand the availability of healthy food within the City.	No program in place at this time.	Economic Development
Policy 4.2	Farmers' markets. Encourage farmers' markets in a wide variety of formats and venues.	Staff will continue to encourage Farmers Market operators to host markets throughout the city.	Economic Development
Policy 4.3	Healthy Food environments. Limit fast food retailers density throughout the city, either by restricting the number of fast food retailers or increasing the number of healthy food retailers.	Ongoing. Staff recommends approval for local, healthier restaurants.	Planning Division
Policy 4.4	Innovation. Support the development of food cooperatives as alternative means of increasing access to healthy and fresh foods.	No program in place at this time.	Economic Development
Goal 5 Healthcare and Social Services. Affordable accessible and high-quality health care and social services for all residents.			
Policy 5.1	Health care service levels. Work with local health care providers to ensure the availability of adequate levels of health care services and facilities and to attract more primary care physicians.	No program in place at this time.	Economic Development

Policy 5.2	Healthcare training and education. Commensurate with population growth, and responsive to the demographics of the city and the region, work with the UC Riverside School of Medicine to encourage the development of additional research, education and health care service to enhance access to health care training and educational opportunities, urgent care, in-home care and other medical treatment.	No program in place at this time.	Economic Development
Policy 5.3	Innovative health services. Continue to encourage innovative health services that cater to Palm Desert's unique community and needs.	No program in place at this time.	Economic Development
Policy 5.4	Accessible health and social services facilities. Ensure health and social services facilities are accessible to residents and well served by transit.	Ongoing. Case by case basis as new development is proposed they are reviewed for accessibility. City coordinates with Sunline transit agency as new development is proposed.	Economic Development
Policy 5.5	Homegrown medical professionals. Aspire to cultivate "homegrown" medical professionals by supporting programs that create education pipelines to health careers and providing lease assistance, tenant improvements and capital contributions to new practices.	No program in place at this time.	Economic Development/Development Services
Policy 5.6	Healthcare accessibility. Consider and plan for individuals with disabilities when locating health services and health-promoting uses, including hospitals and medical centers, schools, grocery stores and markets, and governmental services.	Ongoing, considered as new facilities are planned and developed	Economic Development/Development Services
Policy 5.7	Temporary health centers. Allow and encourage temporary healthcare spaces and events such as mobile clinics, health fairs, church and school clinics.	Complete and Ongoing. Staff has approved several temporary setups for healthcare spaces and events and will continue to do so.	Planning Division
Policy 5.8	Aging in Place. Encourage Aging in Place design and policies in new development to ensure safe and easy access for seniors.	No formal plan in place.	Development Services
Goal 6	Air Quality. A city with clean , healthy air.		
Policy 6.1	Near-source air quality impacts. Avoid locating new air quality-sensitive uses (schools, child care centers, senior centers, medical facilities, and residences) in proximity to sources of localized air pollution(e.g.,interstate 10, high traffic roads, certain industrial facilities), and vice versa. Where such uses are located within 500 feet of each other, require preparation of a health impact assessment (HIA) or similarly effective health analysis as part of the CEQA environmental review process, to analyze the significance of the health impact on sensitive land uses and incorporate project-specific mitigation measures to reduce potential impacts.	Complete and Ongoing. CEQA mitigation measures when necessary for new developments.	Planning Division
	For sensitive land uses that cannot be avoided within 500 feet of sources of localized air pollution, potential design mitigation options include:		Development Services
	Provide residential units with individual HVAC systems in order to allow adequate ventilation with windows closed;		Development Services
	Locating air intake systems for heating, ventilation, and air conditioning ( HVAC) systems as far away from existing air pollution sources as possible;		Development Services
	Using HEPA air filters in the HVAC system and developing a maintenance plan to ensure the filtering system is properly maintained; and		Development Services
	Utilizing only fixed windows next to any existing sources of pollution.		Development Services
	Using sound walls, berms, and vegetation as physical barriers.		Development Services
	Notifying new potential home buyers of risks from air pollution.		Development Services

Policy 6.2	Healthy buildings. Require new development to meet the State’s Green Building Code standards for indoor air quality performance, and promote green building practices that support “healthy buildings,” such as low VOC materials, environmental tobacco smoke control, and indoor air quality construction pollution prevention techniques.	Ongoing.	Development Services
Policy 6.3	Sensitive receptors. Avoid the siting of new projects and land uses that would produce localized air pollution in a way that would adversely impact existing air quality-sensitive receptors including schools, childcare centers, senior housing, and subsidized affordable housing. The recommended minimum distance separating these uses should be 500 feet. When a minimum distance of 500 feet cannot be avoided, a health impact assessment (HIA) shall be completed in compliance with Policy 6.1.	Ongoing. New development is reviewed for compliance with this policy. City may consider utilizing GIS to identify areas that are within proximity to sources of localized air pollution.	Development Services
Goal 7	Healthy Community Design . Development patterns and urban design comprised of complete, walkable, attractive, family-friendly neighborhoods, districts and corridors that support healthy and active lifestyles.		
Policy 7.1	Physical plan. Facilitate the construction of a built environment that supports a healthy physical and social environment for new and existing neighborhoods and strengthens community cohesion.	Ongoing. Staff recommends approval of projects that are pedestrian oriented and promote social interaction provided that all zoning and other requirements are met.	Public Works/Planning
Policy 7.2	Walkable streets. Regulate new development to ensure new blocks encourage walkability by maximizing connectivity and route choice, create reasonable block lengths to encourage more walking and physical activity and improve the walkability of existing neighborhood streets.	Ongoing. Staff recommends approval of projects that are pedestrian oriented projects provided that all zoning and other requirements are met.	Public Works/Planning
Policy 7.3	Pedestrian barriers. Discourage physical barriers to walking and bicycling between and within neighborhoods and neighborhood centers. If physical barriers are unavoidable, provide safe and comfortable crossings for pedestrians and cyclists. Physical barriers may include arterial streets with speed limits above 35 mph, transit or utility rights-of-way, very long blocks without through-streets, and sound walls, amongst others	Ongoing. Projects reviewed on a case-by-case basis.	Public Works/Planning
Policy 7.4	Health in new development. Evaluate the health impact and benefits of new development projects in the early planning phases to maximize its contribution to a healthier Palm Desert.	Ongoing. Projects reviewed on a case-by-case basis.	Planning Division



NOISE			
Goals/Policies	Description	Status	Responsibility
Goal 1	Land Use Planning and Design. A city where noise compatibility between differing types of land uses is ensured through the land use planning process and design strategies.		
Policy 1.1	Noise Compatibility. Apply the Noise Compatibility Matrix, shown in Figure 7.1, as a guide for planning and development decisions. The City will require projects involving new development or modifications to existing development to implement mitigation measures, where necessary, to reduce noise levels to at least the normally compatible range shown in the City's Noise Compatibility Matrix shown in Figure 7.1. Mitigation measures should focus on architectural features and building design and construction, rather than site design features such as excessive setbacks, berms and sound walls, to maintain compatibility with adjacent and surrounding uses.	Complete and ongoing. New development is reviewed on a case-by-case basis. The new unified development code will assess the potential of incorporating these policies as development and design standards.	Planning
Policy 1.2	Noise Buffers. Require an open space or other noise buffer between new projects that are a source of excessive noise and nearby noise-sensitive receptors	Complete and on-going. New development reviewed on a case-by-case basis.	Planning
Policy 1.3	Mixed Use. Require that mixed-use structures and areas be designed to prevent transfer of noise from commercial uses to residential uses, and ensure a 45 dBA CNEL level or lower for all interior living spaces.	Development reviewed. The new unified development code will assess the potential of incorporating these policies as performance standards for new development.	Planning
Policy 1.4	County and Regional Plans. Periodically review County and regional plans for transportation facilities and airport operation, to identify and mitigate potential noise impacts on future development	Ongoing. City will coordinate with CVAG on regional transportation plans and City of Palm Springs Aviation Department for noise related to airport operation.	Planning
Policy 1.5	Airport Land Use Planning. Ensure that new development in the city complies with all applicable policies contained in the Riverside County General Plan Noise Element relating to airport noise, including those policies requiring compliance with the airport land use noise compatibility criteria contained in the airport land use compatibility plan for Bermuda Dunes Airport, which is located within the City's Sphere of Influence.	Complete and ongoing. City reviews development within Airport Influence Area adjacent to Bermuda Dunes Airport to comply with airport land use noise compatibility criteria contained in the land use compatibility plan.	Planning
Policy 1.6	Land Use and Community Design. Prioritize the building design and character policies in the Land Use and Community Character Element over those in the Noise Element to ensure that new development meets the design vision of the city. This policy will not apply when noise levels are clearly in the incompatible range as shown in the City's Noise Compatibility Matrix shown in Figure 7.1.	Ongoing. Projects are reviewed on a case-by-case basis for consistency with this policy.	Planning
Goal 2	Stationary Sources of Noise. A city with minimal noise from stationary sources.		
Policy 2.1	Noise Ordinance. Minimize noise conflicts between neighboring properties through enforcement of applicable regulations such as the City's Noise Control Ordinance	Completed and ongoing. City Code Compliance division works to enforce the standards of the noise control ordinance.	Planning

Policy 2.2	Noise Control. Ensure that noise impacts from stationary sources on noise-sensitive receptors and noise emanating from construction activities, private developments/residences, landscaping activities, night clubs and bars, and special events are minimized.	Completed and ongoing. City reviews noise emanating activities for potential impacts on noise-sensitive receptors and imposes conditions for mitigation such as limiting outdoor music, hours of operation, requiring minimum separation, or ensuring construction activities comply with Mitigation Measure (MM) NOI-1 of the General Plan EIR.	Planning
Policy 2.3	Entertainment Uses. Ensure that entertainment uses, restaurants, and bars engage in responsible management and operation to control the activities of their patrons on-site and within reasonable and legally justifiable proximity to minimize noise impacts on adjacent residences and other noise-sensitive receptors, and require mitigation as needed for development of entertainment uses near noise-sensitive receptors.	Complete and ongoing. City requires any land use proposing regular entertainment as a part of their operation to file an Entertainment Site Plan pursuant to Chapter 5.100 of the PDMC in order to review said entertainment for consistency with noise ordinance and general plan. Temporary events are reviewed through the Temporary Use Permit process pursuant to PDMC 25.34.080.	Planning
Policy 2.4	Industrial Uses. Ensure that industrial uses engage in responsible operational practices that minimize noise impacts on adjacent residences and other noise-sensitive receptors, and require mitigation as needed for development of industrial uses near noise-sensitive receptors	Complete and ongoing. City zoning map designates areas allowed for industrial land use. New development is considered on a case-by-case basis for site specific impacts. The unified development code will establish additional objective development design standards for industrial development as required by Assembly Bill 98 (2024).	Planning
Policy 2.5	Noise Barriers for Industrial/Commercial Sources. If necessary, and after implementation of measures utilizing architectural features and building design and construction consistent with Policy 1.2, require certain industrial and certain heavy commercial uses to use absorptive types of noise barriers or walls to reduce noise levels generated by these uses. To be considered effective, the noise barrier should provide at least a 5-dBA-CNEL noise reduction.	Ongoing reviewed with new development.	Planning
<b>Goal 3 Mobile Sources of Noise. A city with minimal noise from mobile sources.</b>			
Policy 3.1	Roadway Noise. Implement the policies listed under Goal 1 to reduce the impacts of roadway noise on noise-sensitive receptors where roadway noise exceeds the normally compatible range shown in the City's Noise Compatibility Matrix shown in Figure 7.1.	Ongoing. Reviewed as new development is proposed.	Planning
Policy 3.2	Traffic Calming. Implement traffic calming measures, such as reduced speed limits or roadway design features, to reduce noise levels through reduced vehicle speeds and/or diversion of vehicle traffic where roadway noise exceeds the normally compatible range shown in the City's Noise Compatibility Matrix shown in Figure 7.1.	Ongoing. Public Works and Capital Projects implement road calming projects as needed.	Planning
Policy 3.3	Synchronization of Traffic Lights. Ensure that all new traffic signals are appropriately timed and synchronized with adjacent lights, even if in neighboring cities, to the extent feasible in order to help promote a smooth flow of traffic and minimize excessive noise from acceleration and braking. Also periodically assess the timing of existing traffic signals and make any appropriate adjustments	Ongoing. City Public Works department regularly coordinates signal timing throughout year and with CVAG through the CV Sync project.	Planning
Policy 3.4	Railway Noise. Ensure that noise from rail lines is taken into account during the land use planning and site development processes.	Ongoing. New development is reviewed to implement site mitigation when proposed adjacent to the Union Pacific Railway corridor.	Planning

# ENVIRONMENTAL RESOURCES

Goals/Policies	Description	Status	Responsibility
Goal 1	Water Resources. Protected and readily available water resources for community and environmetnal use		
Policy 1.1	Water conservation technologies. Promote indoor and outdoor water conservation and reuse practices including water recycling, grey water re-use and rainwater harvesting	Ongoing. City coordinates with Coachella Valley Water District as new developmetns are proposed.	Planning
Policy 1.2	Landscape design. Encourage the reduction of landscaping water consumption through plant selection and irrigation technology.	Complete and ongoing. Chapter 24.04 of the Palm Desert Municipal Code . City adopted Landscaping Palette which promotes the use of desert native landscaping in all new development and updates to existing landscaping.	Planning
Policy 1.3	Conservation performance targeted to new construction. Incentivize new construction to exceed the state’s Green Building Code for water conservation by an additional 10 percent	City does not have program providing incentives to exceed the state's Green Building Code at this time. In September 2015, the City Council adopted Resolution No. 2015-83 adopting a voluntary green building program as a part of the 2015 Sustainability Plan. The Green Building Program is a voluntary program to increase building efficiency 15% over current state requirements. It targets both newand existing construction. It offers ideas for residential and commercial property owners to cut their energy use and improve the comfort of their homes and businesses, and save money.	Planning
Policy 1.4	Greywater. Allow the use of greywater and establish criteria and standards to permit its safe and effective use (also known as on-site water recycling).	Complete.	Planning
Policy 1.5	Waterways as amenities. When considering development applications and infrastructure improvements, treat waterways as amenities, not hazards, and encourage designs that embrace the waterways.	Ongoing. There are limited opportunities for application of this policy, through new proposals for development of infrastucture updates are evaluated on a case-by-case basis. The City participates in CVAG's regional alternative transportation route which includes segments which run along the Whitewater River in Palm Desert.	Planning
Goal 2	Visual Resources. A city with stunning views of the hillsides and mountains surrounding the Coachella Valley.		

Policy 2.1	View corridor preservation. Protect and preserve existing, signature views of the hills and mountains from the city.	Ongoing. Development is reviewed on a case-by-case basis. City will implement objective zoning, development and design standards along identified local scenic corridors as a part of the Unified Development Code Update: Highway 111, Cook Street, Portola Avenue, Fred Waring Drive, Washington Street, Frank Sinatra Drive, Gerald Ford Drive, Country Club Drive. These roadways were identified in the 2004 General Plan and the 2016 General Plan Technical Background Report. The intent of the designation is to require "special setbacks and landscape requirements where applicable" Page 2-6 of the 2016 General Plan Technical Background Report.	Planning
Policy 2.2	Scenic roadways. Continue to minimize the impact on views by restricting new billboards along the City's roads and highways. Electronic and animated billboards should be prohibited except in rare and special circumstances.	Complete and ongoing. Billboards are prohibited in the City. One existing non-conforming billboard exists along Highway 111 which is not permitted to expand or modify in anyway, except for the change of signage copy.	Planning
Policy 2.3	Hillside grading. Continue to require the preparation of a grading analysis on hillside development to pre-determine where development should occur so as to minimize the impact of new development on views of the city's hillsides.	Complete and ongoing. The City has designated hillside areas of the City as Hillside Planned Residential (HPR) zoning district. The City requires the preparation of the Hillside Development Plan requiring discretionary review of new grading to ensure development blends into the existing hillside and avoid excessive cuts and fills. City plans to adopt further standards as a part of a future Hillside Objective Design Standards plan which will be adopted in 2025-2026.	Planning
Policy 2.4	Public facilities. Plan public facilities, roads, and private development to take advantage of the city's mountain and hillside views, especially as the City Center develops.	Ongoing: Roadway alignments and public spaces are strategically planned to preserve/enhance sightlines to ensuring that residents/visitors can enjoy the scenic surroundings. Work closely with developers and committees to integrate the priorities into new projects.	Planning/Public Works
Policy 2.5	Dark sky. Limit light pollution from outdoor sources, especially in rural, hillside and mountain areas, and open spaces, to maintain darkness for night sky viewing.	Complete and ongoing. New and existing development is subject to the City's outdoor lighting ordinance (Chapter 24.16 of the PDMC)	Planning
Goal 3	Passive Open Space. Preserved open space areas that represent significant aesthetic, cultural, environmental, economic and recreational resources for the community.		
Policy 3.1	Open space network. Require new development to comply with requirements of the CVMSHCP	Complete and ongoing. New development required to pay Coachella Valley Multiple Species Habitat Conservation Plan ("CVMSHCP" or "Plan") mitigation fees at time of permit issuance. The City, as a participant of the Plan fulfills the obligations of participates as required by Section 6.6 of the CVMSHCP.	Planning
Policy 3.2	Grading and vegetation removal. Limit grading and vegetation removal of new development activities to the minimum extent necessary to reduce erosion and sedimentation.	Ongoing.	Planning

Policy 3.3	Preservation of natural land features. Preserve significant natural features and incorporate into all developments. Such features may include ridges, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, important or landmark trees and views.	Ongoing. New development is required to identify significant natural features and incorporate them into all developments through the development review process.	Planning
Goal 4 Plant and Wildlife Habitat Areas. Plant and wildlife habitat areas that are protected, productive, viable natural resources and existing harmoniously with adjacent development.			
Policy 4.1	Buffers from new development. Require new developments adjacent to identified plant and wildlife habitat areas to maintain a protective buffer.	Ongoing. Determined at the time of development project review based on recommendations of project specific biological studies prepared by qualified biologists.	Planning
Policy 4.2	Wildlife corridors. Support the creation of local and regional conservation and preservation easements that protect habitat areas, serve as wildlife corridors and help protect sensitive biological resources		Planning
Policy 4.3	Landscape design. Continue to encourage new developments to incorporate native vegetation materials into landscape plans and prohibit the use of species known to be invasive according to the California Invasive Plant Inventory.	Ongoing. City participates in the CVMSHCP. As a part of the plan implementation, the participates in the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) in conjunction with the Join Project Review Process in portions of the Santa Rosa Conservation area located in the southwestern hillside areas of the City.	Planning
Goal 5 Climate Change.A rsilient community that reduce its contributions to a changing climate and is prepared for the health and safety risks of climate change.			
Policy 5.1	Municipal operations. Conduct city operations so as to continually reduce municipal greenhouse gas (GHG) emissions and lead the community in reducing GHG emissions.	Complete and ongoing: Evaluate energy-efficient initiatives, responsible resource management, and the integration of renewable energy, the City has been installing solar at several facilities to minimize its environmental impact. Overhaul of EC charging stations to replace with current technology.	Public Works
Policy 5.2	GHG reductions. Promote land use and development patterns that reduce the community's dependence on, and length of, automobile trips.	Ongoing. City adopted land use designations in order to promote more compact and infill development such as mixed-use development and higher density residential.	Planning
Policy 5.3	Existing GHG emissions. Work with community members and businesses to support their efforts to reduce greenhouse gas emissions.	City of Palm Desert adopted Voluntary Green Building Program in 2015 which aims to increase bulding efficiency 15% over current state requirements. No funding provided. City may consider raising awareness of the program and prvide checklists of green building measures in the future.	Economic Development
Policy 5.4	Monitoring progress. Monitor and update periodically the city's target to reduce greenhouse gas emissions.	City's Special Programs Division is coordinating with CVAG on a regional greenhouse gas inventory program and climate action plan. Planned to complete in late 2025.	Development Services
Policy 5.5	GHG Inventory. Periodically update the City's greenhouse gas inventory.	GHG Inventory with projections through 2030 and 2045 will be completed in Q3 2025.	Economic Development



Policy 5.6	Climate-appropriate building types. Seek out and promote alternative building types that are more sensitive to the arid environment found in the Coachella Valley. Consider the use of courtyard housing and commercial buildings to provide micro-climates that are usable year round, reducing the need for mechanically cooled spaces and reducing energy consumption .	Ongoing. No formal design guidelines in place. City's code and objective design standards include some standards for inclusion of passive shading in building design such as overhangs and shade structures. City may consider	Development Services
Policy 5.7	GHG reduction incentives. Support and incentivize projects that innovatively and aggressively reduce greenhouse gas emissions		Development Services
Policy 5.8	Climate change and health. Acknowledge the on-going and future impacts of climate change and extreme events on Palm Desert's residents, taking action to minimize the effects among vulnerable populations and help implement California's executive order (EO) S-13-08 and the 2009 California Climate Adaptation Strategy		Development Services
Policy 5.9	Adaptation strategy. Proactively develop strategies to reduce the community's vulnerability to climate change impacts.	Economic Development - Collaboration and coverage through CVAG Climate Action Plan. Participation in iREN energy reduction program.	Economic Development
Policy 5.10	Urban forest. Protect the city's healthy trees and plant new ones to provide shade, increase carbon sequestration and purify the air.		Planning
Policy 5.11	Reduced water supplies. When reviewing development proposals, consider the possibility of constrained future water supplies and require enhanced water conservation measures.		Development Services
Policy 5.12	Designing for warming temperatures. When reviewing development proposals, encourage applicants and designers to consider warming temperatures in the design of cooling systems.		Development Services
Policy 5.13	Designing for changing precipitation patterns. When reviewing development proposals, encourage applicants to consider stormwater control strategies and systems for sensitivity to changes in precipitation regimes and consider adjusting those strategies to accommodate future precipitation regimes.		Development Services
Policy 5.14	Heat island reductions. Require heat island reduction strategies in new developments such as light-colored paving, permeable paving, right-sized parking requirements, vegetative cover and planting, substantial tree canopy coverage, and south and west side tree planting.	parking requirements, and enhanced vegetative cover. Strategic tree planting to maximize cooling benefits. Parks that incorporate recreational turf areas. Limitation on use of artificial turf. Actively applies for grants to secure additional funding for tree planting	Planning/Public Works
Policy 5.15	Public realm shading. Strive to improve shading in public spaces, such as bus stops, sidewalks and public parks and plazas, through the use of trees, shelters, awnings, gazebos, fabric shading and other creative cooling strategies.	Ongoing: Maintenance of urban forest. Continuously assesses shade structures and proactively replaces fabric coverings as needed. Complete: Installation of new shade coverings at City parks and the Palm Desert Aquatic Center to further improve shaded areas. Purchased gazebos for rent at the Aquatic Center, providing more shaded gathering spaces. Misting systems have also been incorporated as an additional cooling strategy.	Planning/Public Works
Policy 5.16	Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions	Ongoing: Actively applies for grants to secure additional funding for tree planting initiatives, with a particular focus on enhancing greenery in City parks.	Development Services/Public Works
Policy 5.17	Efficiency incentives. Provide incentives for households to improve resource efficiency, such as rebate programs, and giveaways for items such as low-flow showerheads and electrical outlet insulation.	No program in place at this time.	Development Services
Goal 6 Energy. An energy efficient community that relies primarily on renewable and non-polluting energy sources.			

Policy 6.1	Passive solar design. Require new buildings to incorporate energy efficient building and site design strategies for the desert environment that include appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.	Ongoing. Design standards may be incorporated into municipal code as a part of the Unified Development Code.	Development Services
Policy 6.2	Alternative energy. Continue to promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.	Ongoing.	Development Services
Policy 6.3	Energy Efficient Buildings. Encourage new buildings and buildings undergoing major retrofits to exceed Title 24 energy efficiency standards.	Ongoing. City has volunteer green building program in place.	Economic Development
Policy 6.4	Community development–subdivisions. When reviewing applications for new subdivisions, require all residences be oriented along an east-west access, minimizing western sun exposure, to maximize energy efficiency.	Ongoing. Subdivision standards may be adopted as a part of the Unified Development Code.	Planning
Policy 6.5	Renewable energy–open space areas. Allow the installation of renewable energy systems in areas designated for open space.	Not completed. The City's zoning ordinance does not specifically allow the use of renewable energy system land uses in areas designated for open space.	Planning
Policy 6.6	Publicly funded buildings. Require energy conservation as the primary strategy to reduce energy demand in new and renovation projects using public funds	Ongoing. IREN program for City facilities.	Public Works/CIP
Policy 6.7	Solar access. Prohibit new development and renovations that impair adjacent buildings' solar access, unless it can be demonstrated that the shading benefits substantially offset the impacts of solar energy generation potential	Ongoing.	Development Services
Policy 6.8	Use of passive open space. Allow renewable energy projects in areas zoned for open space, where consistent with other uses and values.	Not completed. The City's zoning ordinance does not specifically allow the use of renewable energy system land uses in areas designated for open space.	Planning
Policy 6.9	Public buildings. Require that any new building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.	Ongoing. New building designs reviewed for solar features.	Public Works/CIP
Policy 6.10	Municipal building energy efficiency. Strive for high levels of energy efficiency in municipal facilities.	Ongoing. Upgrade infrastructure to reduce energy consumption. Installation of LED lighting retrofits, high-efficiency HVAC systems, solar panels.	Public Works
Policy 6.11	Energy-efficient infrastructure. Whenever possible, use energy-efficient models and technology when replacing or providing new city infrastructure such as streetlights, traffic signals, water conveyance pumps, or other public infrastructure.	Ongoing: Upgrade infrastructure. Installation of new advanced traffic management system (ATMS) to improve the efficiency and sustainability of our transportation network. Reduces traffic congestion, operational costs, energy consumption of equipment.	Public Works
<b>Goal 7 Green Building. Community building stock that demonstrates high environmental performance through green design.</b>			
Policy 7.1	Affordable housing – green design. Require affordable housing developments to prioritize green building design features that reduce monthly utility costs, enhance occupant health and lower the overall cost of housing.	No program in place at this time.	Planning
Policy 7.2	Education. Continue to provide technical support and information to educate the development community about green building	No program in place at this time.	Development Services/Economic Development
Policy 7.3	Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions	Ongoing.	Development Services

Policy 7.4	Heat island reductions. Require heat island reduction strategies in new developments such as light-colored cool roofs, light-colored paving, permeable paving, right-sized parking requirements, water efficient vegetative cover and planting, substantial tree canopy coverage, south and west side water-efficient tree planting, and shaded asphalt paving.	Complete and ongoing. New developments reviews case-by-case.	Planning
Policy 7.5	Public realm shading. Strive to improve shading in public spaces, such as bus stops, sidewalks and public parks and plazas, through the use of trees, shelters, awnings, gazebos, fabric shading and other creative cooling strategies.	Tropical Storm Hillary, completed tree replacement in areas that were impacted. Installation of solar panels over parking structures at PDAC and City Hall. Upgrading shade structures and fabric shading at City parks.	Public Works
Goal 8 Air Quality. A city with limited sources of air pollution.			
Policy 8.1	Sources of Pollutants. Minimize the creation of new sources of air pollutants within the city.	Ongoing. Development is subject to mitigation measures to decrease local sources of air pollution such as PM-10 by requiring fugitive dust control plans.	Development Services/Engineering
Policy 8.2	Land use patterns. Promote compact, mixed-use, energy efficient and transit-oriented development to reduce air pollutants associated with energy and vehicular use.	Ongoing. Reviewed as new development occurs.	Planning
Policy 8.3	Single-occupant vehicle trip reductions. Provide disincentives for single-occupant vehicle trips through parking supply and pricing controls in areas where parking supply is limited and alternative transportation modes are available.	Ongoing. No programs in place which restrict parking through pricing. Land use designations promotes compact development to reduce VMT.	Planning
Policy 8.4	Electric vehicles. Encourage the use of electric vehicles (EV), including golf carts and Neighborhood Electric Vehicles (NEV), by encouraging developments to provide EV and NEV charging stations, street systems, and other infrastructure that support the use of EVs. Similarly, encourage the use of renewable energy sources to power EV plug-in stations.	Ongoing. City adopted streamlined review for EV Charging States as required by state law. Additional design standards will be considered as part of the Unified Development Code.	Planning
Policy 8.5	Construction-related emissions. Require construction activities, including on-site building and the transport of materials, to limit emissions and dust.	Ongoing. City requires haul route plan, and fugitive dust control plans for new grading and construction.	Development Services
Policy 8.6	Traffic congestion. In the instance where a significant health hazard may be created, consider designs for new intersections to function in a manner that reduces air pollutant emissions from stop and start and idling traffic conditions	Ongoing. New ATMS will optimize traffic flow by using real-time data to adjust traffic signals and reduce unnecessary stops and starts. Alleviate congestion, minimize idling, and improve the overall efficiency of traffic movement, particularly during peak hours.	Public Works
Policy 8.7	Transportation demand management. Encourage employers to provide transit subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting, work-at-home programs, employee education and preferential parking for carpools/vanpools.	Ongoing. City adopted transportation demand management plan under Chapter 24.08 of the Palm Desert Municipal Code.	Planning
Policy 8.8	Transportation management associations. Encourage commercial, retail and residential developments to create and participate in transportation management associations.	Ongoing.	Planning
Policy 8.9	Deliveries. Encourage business owners to schedule deliveries at off-peak traffic periods.	No program in place at this time.	Economic Development
Goal 9 Cultural Resources and Sites. A city with preserved and protected cultural resources that provide the community with significant cultural, scientific, and educational value.			

Policy 9.1	Disturbance of human remains. In areas where there is a high chance that human remains may be present, the City will require proposed projects to conduct a survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.	Ongoing. Projects that involve excavation activity (e.g., clearing/grubbing, grading, trenching, or boring) into native soil and that have the potential to exhibit native ground surface within or in the immediate vicinity of the excavation footprint, are required to prepare an archaeological study (Phase I Assessment). Archaeological construction monitoring and construction personnel awareness training shall be conducted for development proposals that have a high potential to encounter construction previously unknown buried resources during construction. If resources are encountered during construction, appropriate treatment measures shall be developed to preserve the resource.	Planning
Policy 9.2	Discovery of human remains. Require that any human remains discovered during implementation of public and private projects within the City be treated with respect and dignity and fully comply with the California Native American Graves Protection and Repatriation Act and other appropriate laws.	Ongoing. Requirement of new development.	Planning
Policy 9.3	Tribal coordination. Require notification of California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources.	Ongoing. City coordinates with local tribes as a part of the AB 52 and SB 18 tribal consultation processes.	Planning
Policy 9.4	Protected sites. Require sites with significant cultural resources to be protected	Ongoing. City working with consultant Architectural Resources Group (ARG) to prepare first Local Context Statement and Citywide Resources Inventory for adoption in 2025/2026. This will serve as the foundation for future preservation efforts by identifying potentially significant resources that are eligible for historical designations as landmarks and/or districts. Designations are voluntary and require property owner consent.	Planning
Policy 9.5	Preservation of historic resources. Encourage the preservation of historic resources, when practical. When it is not practical to preserve a historic resource in its entirety, the City will require the architectural details and design elements of historic structures to be preserved during renovations and remodels as much as feasible.	Ongoing. City conducting city-wide survey to identify potentially significant resources that may require future evaluation.	Planning
Policy 9.6	Paleontological resources. Require any paleontological artifacts found within the City or its Sphere of Influence to be reported to the City and temporarily loaned to local museums like the Western Science Center for Archaeology and Paleontology in Hemet, CA.	No program in place at this time.	Planning
Policy 10	Mitigation and preservation of cultural resources. Require development to avoid archaeological and paleontological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate the impacts to the resource	Complete and ongoing. Requirement of new development per MM 4.6-2(a) through (c) of the 2016 General Plan EIR.	Planning

# S A F E T Y

Goals/Policies	Description	Status	Responsibility
Goal 1	Leadership. City leadership that promotes collaboration within the region that sustains maximum resilience to emergencies and disasters.		
Policy 1.1	Hazards information. Establish and maintain a database containing maps and other information that identifies and describes the community's hazards.	Complete and ongoing. City has created database of local community hazards maps. City will need to prepare an open platform for sharing the information.	Emergency Services/Development Services
Policy 1.2	Local Hazard Mitigation Plan. Maintain and regularly update the City's Local Hazard Mitigation Plan (LHMP) as an integrated component of the General Plan, in coordination with Riverside County and other participating jurisdictions, to maintain eligibility for maximum grant funding.	Complete and ongoing. On June 27, 2024, the City Council adopted Resolution No. 2024-37 adopting the City of Palm Desert Local Hazard Mitigation Plan for the 2023-2027 period.	Planning
Policy 1.3	Hazards Education. Consult with agencies and partners to provide public education materials provide public education materials on safe locations and evacuation routes in case of emergency of hazardous event.	Ongoing.	Emergency Services
Policy 1.4	Critical Facilities. Prepare existing critical facilities for resilience to hazards and develop new facilities outside of hazard-prone areas.	Ongoing.	Emergency Services/Public Works
Policy 1.5	Emergency Plans and Processes. Consult with the Coachella Valley Emergency Managers Association and CVAG to maintain and update the City's Emergency Operations Plan, and maintain SEMS compliant disaster preparedness plans for evacuation and supply routes,communications networks, and critical facilities' capabilities.	Ongoing coordination with regional partners.	Emergency Services
Policy 1.6	Utility Reliability. Coordinate with providers and agencies including the CVWD and Southern California Edison for access to reliable utilities and water supply to minimize potential impacts of hazards and emergencies to pipelines and infrastructure.	Ongoing. City continues to coordinate with utility providers and agencies.	Public Works
Policy 1.7	Citizen Preparedness. Continue to promote citizen-based disaster preparedness and emergency response through Riverside County's Community Emergency Response Team (CERT) training and certifications.	Ongoing. City hosts regular CERT training for local citizens to obtain a CERT certification card upon successful completion of a federally certified course.	Emergency Services
Goal 2	Geologic hazards. A built environment that minimizes risks from seismic and geologic hazards, including hazards due to wind erosion.		
Policy 2.1	Seismic Standards. Consider exceeding minimum seismic safety standards for critical facilities that ensure building function and support continuity of critical services and emergency response after a seismic event.	No plan in place for exceeding minimum safety standards for critical facilities at this time.	Development Services
Policy 2.2	Structural Stability. Maintain development code standards to prohibit siting of new septic tanks, seepage pits, drainage facilities, and heavily irrigated areas away from structure foundations to reduce potential soil collapse.	Complete and ongoing.	Development Services
Policy 2.3	Seismic Retrofits to the Existing Building Stock. Create a phased program for seismic retrofits to existing public and private unreinforced buildings to meet current requirements.	Ongoing.	Development Services
Policy 2.4	Wind Hazards. Support integrated land management for site design and improvements that protect the natural and built environment, including both public and private structures, from hazardous wind events.	Ongoing.	Development Services



Goal 3 Flood hazards. A community where flooding and inundation hazards are contained within areas reserved for open space.			
Policy 3.1	Flood Risks in New Development. Require all new development to minimize flood risk with siting and design measures, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and minimization of structures located in floodplains.	Complete and ongoing. City has adopted Title 28 of the Palm Desert Municipal Code establishing a Flood Damage Prevention Ordinance. New development reviewed to ensure grading that prevents adverse impacts to adjacent properties, onsite retention of stormwater from a one-hundred year storm for a 24-hour period, and prohibition of structures within flood plains.	Development Services/Engineering
Policy 3.2	Flood Infrastructure. Require new development to contribute to funding regional flood control infrastucture improvements.	Complete and ongoing. City has established a local drainage fee for all new development at the time of grading permit issuance.	Development Services/Engineering
Policy 3.3	Stormwater Management. Monitor,update, and enforce stormwater management plans in coordination with regional agencies, utilities, and other jurisdictions.	Complete and ongoing. City of Palm Desert Public Works department audits and inspects existing stormwater management plans.	Public Works/Engineering
Policy 3.4	Open Space for Flood Control. Prioritize open space or uses that serve recreational purposes as a preferred land use within areas of high flood risk.	Complete and ongoing. Exisiting areas with flood risk are subject to Title 28 of the Palm Desert Municipal Code.	Planning/Engineering Services
Policy 3.5	Dam failure. Disseminate information on dam inundation areas subject to potential risks of flooding in the event of dam failure or seismic hazard, including preparation for seiche events, which can be caused by seismic events and consist of the occurrence of a standing wave that oscillates in a body of water, such as a dam.	Ongoing.	Development Services/Engineering
Policy 3.6	Special Flood Hazard Areas. Locate new essential public facilities out of the Special Flood Hazard Areas (SFHAs) as identified in Municipal Code Title 28. Assess the conditions of existing utilities, roads, and other structures within the SFHAs, and implement risk reduction measures, where necessary.	Ongoing. Public Works designing retention basins to mitigate flood risk in north Palm Desert.	Public Works/Engineering
Goal 4 Fire hazards. Existing and future development is protected from wildfire hazards, with decreased frequency and intensity of wildfire incidents despite increased density and urbanization within the community.			
Policy 4.1	Fire Preparation. Maintain optimal fire readiness and response service in coordination with Riverside County and other agencies. Review interjurisdictional fire response agreements and ensure that the agreements and firefighting resources, including water supply, can meet current and future needs, including increased demand from new development and changing fire regimes.	Ongoing. City is in process of developing a new fire station (Fire Station 102) in north palm desert to meet increasing anticipated . City will continue to monitor development as areas of north palm desert continue to develop, and infill development in southern areas of the city continues.	Fire Department
Policy 4.2	Fire Hazard Severity Zones. Adopt and implement fire mitigation standards for areas designated as High and Very High Fire Hazard Severity Zones per CalFire, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression	Completed and ongoing. City adopted amendment of Safety element in 2022 for housing element. City will adopt FHSZ as CalFire makes recommendations for updates. City should consider adopting requirements for structures in FHZA as required by state law.	Development Services
Policy 4.3	Brush Clearance. Require new development and homeowners associations to maintain brush clearance criteria that meets 120% of the current state requirement for fire hazard severity zones in the city.	Not completed. No Very High Fire Hazard Severity Zones currently exist within the City boundaries.	Development Services/Public Works
Policy 4.4	Inventory of Structures for Fire Risk. Prepare an inventory of all structures and ownership information for structures in each fire hazard severity zone in the city and the SOI.	Not completed. City must consider implementing this action.	Development Services

Policy 4.5	Fire Education. Disseminate information on fire risks and minimum standards, including guidance for new development in the wildland-urban interface and fire hazard severity zones.	Ongoing. City will continue coordinating with Riverside County Fire Department and Cal Fire to disseminate educational information.	Emergency Services
Policy 4.6	Future Emergency Service Needs. Require new developments and homeowners associations along the wildland urban interface to house the proper equipment and infrastructure to respond to wildland fire incidents.	Ongoing. City will review new developments on a case-by-case basis.	Development Services
Policy 4.7	Open Space Preservation. Consult with neighboring jurisdictions, private property owners, and other agencies to identify resource management activities that can both enhance open space areas and reduce wildland fire.	Ongoing. City will continue to coordinate with neighboring jurisdictions and property owners.	Planning
Policy 4.8	New Essential Public Facilities. When planning new essential public facilities for the SOI, avoid locations within any state responsibility area or very high fire hazard severity zone. If not possible, mandate construction methods of other measures to ensure minimal damage to the facilities.	Completed and ongoing.	Public Works
Policy 4.9	Existing development in Fire Hazard Zones. Direct the Planning Department Code Compliance Division to identify and track properties that are not in conformance with contemporary fire safe standards adopted by the City, especially of road standards and vegetative hazard. Reach out to these property owners during redevelopment or other permitting processes to work out a mitigation plan to achieve conformance.	Ongoing. City to coordinate with property owners which are not in conformance with current fire safety standards.	Development Services
Policy 4.10	Redevelopment in Fire Hazard Zones. Require all redevelopment in Very High Fire Hazard Severity Zones (VHFHSZ) to comply with the latest California Building Standards Code (Title 24), including the California Fire Code (Part 9). Coordinate with the Fire Department on evaluation of rebuilding after a large fire and require implementation of fire safe design and additional measures where necessary.	Ongoing, City will evaluate when appropriate.	Development Services
Policy 4.11	Long Term Fire Hazard Reduction. Coordinate with the Fire Department and consult with private property owners, homeowner associations and other organizations to identify roadside fuel reduction plan, otherwise provide for the long-term maintenance of defensible space clearances around structures, and include fire breaks in the VHFHSZ where appropriate.	Ongoing. City will continue to coordinate with Riverside County Fire Department.	Development Services
Goal 5	Extreme weather. Improved quality of life for residents, workers, and visitors during extreme heat events.		
Policy 5.1	Extreme Heat Vulnerabilities. Analyze and address groups with vulnerabilities to extreme heat, including youth, the elderly, nursing homes, or communities with older structures that lack adequate air conditioning.	Ongoing. City to consider implementation plan to address extreme heat in future amendment of the safety element.	Emergency Services
Policy 5.2	Education on Extreme Heat. Educate visitors and residents on the risks of extreme heat using brochures, public service announcements, and other methods.	Ongoing.	Emergency Services
Policy 5.3	Backup energy sources. Obtain and install backup power equipment for critical public facilities to ensure they are functional during a power failure that might result from extreme weather.	Ongoing.	Emergency Services/Public Works
Policy 5.4	Below ground utilities. Provide information and education to encourage private stakeholders with formation of assessment districts that would finance and replace overhead electric lines with subsurface lines that will not be affected by fallen trees and branches during windstorms.	Completed and Ongoing. In 2018, the City Council adopted a Utility Undergrounding Master plan which inventories the locations of existing overhead utility facilities and general costs and processes associated with undergrounding said facilities. The master plan includes a step-by-step guide for communities interested in forming assessment districts to finance undergrounding existing facilities.	Public Works Department
Policy 5.5	Tree trimming. Support utility companies in their enforcement of the national guidelines on tree trimming and vegetation management around electric transmission and communication lines to prevent or reduce the potential for felled branches or trees to cause power outages and disrupted communications.	Ongoing. City will continue to coordinate with utilities.	Development Services/Public Works
Policy 5.6	Wind barriers. Encourage the preservation and establishment of additional wind barriers in the form of hedges and tree lines to reduce the effects of dust and sand.	Ongoing.	Development Services/Public Works

Goal 6	Human-caused hazards and hazardous materials. A safe community with minimal risk from hazardous materials and human-caused hazards.		
Policy 6.1	Site Remediation. Encourage and facilitate the adequate and timely cleanup of existing and future contaminated sites and the compatibility of future land uses.	Ongoing.	Development Services/Public Works
Policy 6.2	Airport Hazards. Upon annexation of areas within the Bermuda Dunes Airport Land Use Compatibility Plan Area, adopt and implement airport compatibility zones for protection of people and property.	Completed and ongoing. City has adopted the Bermuda Dunes Airport Land Use Compatibility Plan by reference per PDMC 25.28.120.	Planning
Policy 6.3	Airport compatibility. Require new development in the vicinity of Bermuda Dunes Airport to conform to the County's airport land use and safety plans. Notwithstanding the allowable land use intensities and densities set forth by the Land Use and Community Character Element, there may be more restrictive density and intensity limitations on land use and development parameters, as set forth by the Airport Land Use and Compatibility Plan. Additionally, per the Airport Land Use Plan, there may be additional limits, restrictions, and requirements, such as aviation easements, height limits, occupancy limits, and deed restrictions, required of new developments within the vicinity of the airport.	Completed and ongoing. Development within the Bermuda Dunes Airport Land Use Compatibility plan areas are subject to restricted imposed by the document.	Planning
Policy 6.4	Wildlife Hazards Study. New developments proposing golf course or significant open space and/or water features shall prepare a wildlife hazard study if the site is within the Airport Influence Area.	Ongoing. New development within these areas is subject to review of the requirement.	Planning
Policy 6.5	Airport Land Use Commission Review. Before the adoption or amendment of this General Plan, any specific plan, the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of the airport land use compatibility plan, refer proposed actions for review, determination and processing by the Riverside County Airport land Use commission as provided by the Airport Land Use Law. Notify the Airport Land Use Commission office and send a Request for Agency Comments for all new projects, and projects proposing added floor area or change in building occupancy type located within the Bermuda Dunes Airport Influence Area.	Ongoing. Proposals for new development within the area will be transmitted to Riverside County Airport Land Use Commission for comment and review prior to City approval.	Planning
Policy 6.6	Federal Aviation Administration Review. Projects that require an FAA notice and review will be conditioned accordingly by the City to obtain an FAA Determination of No Hazard to Air Navigation prior to issuance of any building permits.	Ongoing. City will condition projects to obtain FAA clearance where necessary.	Planning
Policy 6.7	Residential Development near airport. New residential development within Airport Compatibility Zone D shall have a net density of at least five dwelling units per acre. New dwelling units should not be permitted as secondary uses of the Urban Employment Center General Plan Designation within Airport Compatibility Zone C.	Ongoing.	Planning
Policy 6.8	Nonresidential Development near airport. The land use intensity of nonresidential structures within Airport Compatibility Zones B1, C, and D shall be limited as set forth by Table 2A of the Airport Land Use Compatibility Plan.	Ongoing. City will ensure these standards are consistent with the Unified Development Code implementation.	Planning
Policy 6.9	Hospitals near airport. Prohibit hospitals within Airport Compatibility Zones B1 and C and discouraged in Airport Compatibility Zone D.	Ongoing. City will ensure these standards are consistent with the Unified Development Code implementation.	Planning
Policy 6.10	Stadiums and gathering spaces. Major spectator-oriented sports stadiums, amphitheaters, concert halls shall be discouraged beneath principal flight tracks.	Ongoing. City will ensure these standards are consistent with the Unified Development Code implementation.	Planning
Policy 6.11	Regional coordination. Promote coordinated long-range planning between the City, airport authorities, businesses and the public to meet the region's aviation needs.	Ongoing. City will continue to coordinate with CVAG and local airport authorities.	Planning
Policy 6.12	Railroad Safety. When considering development adjacent to the railroad right-of-way, work to minimize potential safety issues and land use conflicts associated with railroad adjacency	Ongoing. City will continue to coordinate with railroad when reviewing new development.	Planning

# PUBLIC UTILITIES & SERVICES

Goals/Policies	Description	Status	Responsibility
Goal 1	Stormwater. Stormwater management system that leads to clean water, basin recharge and increased water retention.		
Policy 1.1	Stormwater infrastructure for new development. Require development projects pay for their share of new stormwater infrastructure or improvements necessitated by that development (regional shallow groundwater).	Ongoing. New development is subject to payment of local drainage mitigation fees.	Development/Engineering Services
Policy 1.2	On-site stormwater retention and infiltration. Whenever possible, stormwater shall be infiltrated, evapotranspired, reused or treated on-site in other ways that improve stormwater quality and reduce flows into the storm drain system.	Ongoing. New development and redevelopment of sites greater than one acre are required to retain stormwater associated with a 100-year storm event for 24-hours.	Engineering Services
Policy 1.3	Groundwater infiltration. Encourage the use of above-ground and natural stormwater facilities in new development and redevelopment, such as vegetated swales and permeable paving.	Ongoing.	Engineering Services
Policy 1.4	Stormwater re-use and recycling. Encourage innovative ways of capturing and reusing stormwater for non-drinking purposes to reduce the use of potable drinking water.	Ongoing. City will coordinate with Coachella Valley Water District.	Engineering Services
Policy 1.5	Recycled water. Work with the CVWD to encourage existing golf courses to connect to its recycled water system.	Ongoing. City will coordinate with Coachella Valley Water District.	Engineering Services
Policy 1.6	Collaborative stormwater management. Encourage collaborative, integrated stormwater management between multiple property owners and sites.	Ongoing.	Engineering Services
Policy 1.7	Low impact development. Require the use of low-impact development strategies to minimize urban run-off, increase site infiltration, manage stormwater and recharge groundwater supplies.	Ongoing.	Planning/Engineering Services
Policy 1.8	Green infrastructure in public rights-of-way. Encourage green streets with in-street bio-retention and other forms of stormwater retention and infiltration in streets and public rights-of-way.	City standard details for street sections and parkways do not incorporate this standard.	Public Works/Engineering Services
Policy 1.9	Regional and local collaboration. Collaborate with Thousand Palms, Rancho Mirage, Cahuilla Hills, Bermuda Dunes, and agencies in the watershed to reduce and remove contaminants from stormwater runoff.	Ongoing. City will continue to coordinate with neighboring jurisdictions.	Public Works
Policy 1.10	Stormwater in urban context. Development projects shall incorporate stormwater management into landscaping, except in downtown designations where catch basins shall be prohibited.	Ongoing. City will continue to review projects on a case-by-case basis. Catch basins will be permitted in downtown areas subject to design compatibility with downtown character, however the retention areas will be required to fit into the urban context and surface retention basins will be prohibited.	Planning/Engineering Services
Policy 1.11	Water quality detention basins. Require water detention basins to be aesthetically pleasing and to serve recreational purposes, such as in the form of a mini park. Detention basins designed for active uses are intended to supplement park and open space and should not be counted towards a developer's minimum park requirements, unless otherwise determined by the Planning Commission or City Council.	Ongoing. City will continue to review projects on a case-by-case basis and consider implementing objective site development standards into Unified Development Code.	Public Works/Engineering Services
Policy 1.12	Retention Basins. Encourage storm water retention basins, especially in the City Center Area, to be underground in future development so as to achieve the most efficient use of land and compact development and promote the urban character goals of the General Plan.	Ongoing. City will review projects on case by case basis.	Public Works/Engineering Services
Policy 1.13	Soil erosion. Require the prevention of water-born soil erosion from sites, especially those undergoing grading and mining activities.	Ongoing. City requires erosion control plans for grading activities.	Public Works/Engineering Services

Goal 2 Sewer. Sewer management and facility operations that allow for adequate disposal within the community.			
Policy 2.1	Sewer system maintenance. Work with the Coachella Valley Water District to ensure sewers are operational and in good working order.	Ongoing. City will continue to coordinate with CVWD.	Public Works
Policy 2.2	Sewer infrastructure for new development. Require development projects to pay for their share of new sewer infrastructure or improvements necessitated by that development	Ongoing. City will continue to coordinate with CVWD who will require improvements where necessary with new development.	Development/Engineering Services
Policy 2.3	Sewer connections. In the event that a sewer line exists in the right-of-way where a lateral line connection is required to serve a lot, require a sewer connection at the time the lot is developed.	Ongoing.	Development/Engineering Services
Goal 3 Water Supply. Ensure a sustainable, clean, long-term water supply.			
Policy 3.1	Agency coordination. Coordinate on an ongoing basis with the Coachella Valley Water District, and other agencies responsible for supplying water to the region.	Ongoing. City will continue to coordinate with CVWD.	Development Services/Public Works
Policy 3.2	Water Supply. Provide a clean, reliable citywide water supply sufficient to serve existing and planned development	Ongoing. City will continue to coordinate with CVWD.	Development Services/Public Works
Policy 3.3	Water infrastructure. Maintain existing water infrastructure to protect the supply, quality, and delivery of potable water.	Ongoing. City will continue to coordinate with CVWD.	Public Works
Policy 3.4	Water infrastructure for new development. Require development projects to pay for their share of new water infrastructure or improvements necessitated by that project.	Ongoing. City will continue to coordinate with CVWD.	Development/Engineering Services
Policy 3.5	Recycled Water. Expanded use of recycled water in existing and new development.	Ongoing. City will continue to coordinate with CVWD.	Development Services/Public Works
Policy 3.6	Citywide water conservation and efficiency. Encourage and promote community water conservation and efficiency efforts, including indoor and outdoor efforts that exceed CalGreen requirements	Ongoing. City has adopted voluntary green building program.	Development Services/Public Works
Policy 3.7	Priority infrastructure improvements. Prioritize water infrastructure improvements in areas with failing, insufficient or end of useful life infrastructure.	Ongoing. City will evaluate infrastructure on recurring basis. City currently working to repair damage to existing Haystack Channel located north of Haystack Road.	Public Works
Goal 4 Near zero waste. A highly efficient community that produces very little solid waste.			
Policy 4.1	Provide waste and recycling services. Provide solid waste, recycling, and green waste services to the community at a reasonable rate.	Ongoing - Palm Desert has the lowest refuse rates in the Coachella Valley.	Economic Development
Policy 4.2	Zero waste government operations. Strive for zero waste government operations, modeling best practices in solid waste management and Zero waste government operations. Strive for zero waste government operations, modeling best practices in solid waste management and	Ongoing.	City Manager
Policy 4.3	Waste reduction. Seek to continually reduce Palm Desert's rate of waste disposal per capita, and to increase the diversion rate of recycling and green waste.	Ongoing - Staff works with Burrtec on recycling and organics education and outreach campaigns.	Economic Development
Policy 4.4	Recycled building material. Encourage the use of recycled building and infrastructure materials in new public and private development.	Ongoing. City requires construction and demolition waste recycling plan with new development, additions, and alterations.	
Policy 4.5	Paper waste reduction. Reduce paper waste and encourage the use of recycled paper in City operations.	Ongoing - SB 1383 requires the City to use recycled paper products and report usage annually.	Economic Development
Policy 4.6	Community coordination. Confer and coordinate with utility and civic services providers in planning, designing and siting of distribution and supporting facilities to assure the timely expansion of facilities in a manner that minimizes environmental impacts and disturbance of existing improvements.	Ongoing. City will continue to coordinate with utility service providers.	Public Works
Goal 5 Telecommunications and Utilities. A city with high quality telecommunications service and utilities.			

Policy 5.1	Plan for Fiber. During construction of streets, pathways, etc., and when feasible, conduit for future fiber optic cable shall be installed.	Ongoing.	Public Works/Development Services
Policy 5.2	Quality telecommunication services. Support the creation of a broadband service throughout Palm Desert	Broadband Study has been completed and feasibility is being determined.	Economic Development
Policy 5.3	Telecommunication services. Power and other transmission towers, cellular communication towers, and other viewshed intrusions shall be designed and sited to minimize environmental and visual impacts and environmental hazards.	Ongoing. City has adopted a wireless communication facility ordinance requiring screening and citing of towers to minimize visual impacts. Projects are reviewed on a case-by-case basis.	Planning
Policy 5.4	Unobtrusive utility lines. Utility lines on streets and roadways shall be designed, sited, and retrofitted to assure minimal environmental and visual impacts and environmental hazards.	Ongoing. New development is required to underground existing overhead utility lines, or agree to annex into undergrounding district at future time. Master plan in place for undergrounding existing lines in developed areas.	Planning
Policy 5.5	Community Utility Undergrounding. Continue assistance in formation of assessment districts to facilitate complete community undergrounding of all utility distribution lines.	Ongoing. City has adopted undergrounding master plan for the City.	Planning
<b>Goal 6 Education. A city with world-class educational opportunities.</b>			
Policy 6.1	Future demand. Cooperate and coordinate with the Desert Sands and Palm Springs Unified School Districts and state agencies in identifying potential school sites needed to meet future demand, as well as the planning, site acquisition and development of educational facilities in the city.	Ongoing. City continues to coordinate with school district by transmitting new projects for review and comment. School districts have seldom commented on transmittals.	Planning
Policy 6.2	Higher education. Support and encourage well planned, higher educational facilities in Palm Desert including satellite university campuses and vocational training schools in medical research and technology, particularly in the Cook Street "education corridor."	Ongoing. City will continue to coordinate with the Universities as they plan for development of the campus sites.	Planning
Policy 6.3	Library space. Ensure adequate library space, services, books and other resources are available to residents and students.	Completed and Ongoing. A City-owned library was opened for residents in 2024.	City Manager/Library Services
Policy 6.4	Health services. Plan and encourage health care facilities and clinics located in close proximity to schools and public facilities	Ongoing.	Planning
Policy 6.5	Quality early education. Collaborate with the Desert Sands and Palm Springs Unified School Districts and local private schools to maximize educational quality.	No program at this time.	Economic Development
Policy 6.6	Prioritize higher education. Support new University endeavors within Palm Desert including the University of-California Riverside and San Bernardino, College of the Desert, and Brandman University.	Ongoing. City will continue to coordinate with higher education organizations.	City Manager
<b>Goal 7 Emergency Services. Continue to provide excellent emergency services to the community.</b>			
Policy 7.1	Quality of service. Provide courteous, responsive, and efficient police and fire services.	Ongoing. City continues to coordinate with Riverside County Sheriff and Riverside County Fire Department regarding service within the City.	Police/Fire Departments
Policy 7.2	Review of new development. Work with the Riverside County Sheriff's Department and the Riverside County Fire Department to review and modify development proposals to incorporate defensible space, Crime Prevention Through Environmental Design (CPTED), and other public safety design concepts into new development.	Ongoing. City transmits projects to the Sheriff and Fire department.	Planning
Policy 7.3	Serving new growth. Expand police and fire service coverage in conjunction with new growth to ensure quality of service does not diminish.	Ongoing. City continues to coordinate with Riverside County Sheriff and Riverside County Fire Department regarding service within the City.	City Manager



Policy 7.4	Water pressure. Ensure that sufficient water service and pressure is available throughout the city for use in firefighting.	Ongoing.	Public Works
Policy 7.5	Recycled water for fire Suppression. Consult with the CVWD to support efforts to expand reclaimed water supply from municipal wastewater for fire suppression needs.	No program in place at this time.	Public Works
Policy 7.6	Increasing fire hazards. Encourage Cal Fire and Riverside County Fire Department to explore the trends of increasing fire hazards associated with the drought and increasing temperatures and to develop new fire hazard mitigation strategies.	Ongoing.	Development Services
Policy 7.7	Emergency Preparedness. Work with Riverside County Fire Department, the Riverside County Sherriff's Department and the Palm Desert Police Department, along with residents to ensure that sufficient emergency plans and resources are established and known by all stakeholders.	Ongoing. City coordinates with these agencies on a regular basis.	Emergency Services
Policy 7.8	Fire and emergency services. Continue to coordinate with Riverside County Fire Department to ensure continued excellent fire and emergency services.	Ongoing.	City Manager/Emergency Services
Policy 7.9	Police services. Work with all available resources to ensure continued excellent and cost effective police services in Palm Desert.	Ongoing.	City Manager/Emergency Services

# CITY CENTER AREA PLAN

Goals/Policies	Description	Status	Responsibility
Goal 1 A vibrant, regionally significant down town centered on the 111 corridor.			
Policy 1.1	Downtown. Facilitate the development of the City Center as a vibrant, active downtown that is the civic and cultural heart of the community.	Ongoing. City adopted One Eleven Development Code in 2016. City will consider zoning amendments to implement this plan in 2025/2026.	Planning
Policy 1.2	San Pablo. Prioritize the development of a local serving, Main Street environment at San Pablo Street and 111.	Completed and ongoing. City completed street improvements in 2021/2022. In 2022 City adopted a formula based business restriction in order to facilitate unique, local serving businesses.	Planning
Policy 1.3	El Paseo. Preserve El Paseo as a premier visitor and shopping destination.	Ongoing - Emphasis is placed on El Paseo as an economic driver for the city.	Planning/Economic Development
Policy 1.4	Phasing. Prioritize public investment and private development at key nodes, as shown in the City Center Area Plan, giving preference to investments at the intersection of San Pablo and 111.	Ongoing. Improvements made at San Pablo. No further improvements planned at other nodes along Highway 111 at this time.	Public Works
Policy 1.5	Mix of uses. Encourage a diverse mix of uses in the City Center to create a vibrant, downtown environment and strengthen the downtown presence for El Paseo.	Ongoing. City adopted El Paseo Overlay. Will consider future zoning updates to ensure land uses are consistent with market trends and downtown environment envisioned for El Paseo.	Planning
Policy 1.6	Compact, infill development. Require new infill development in the City Center to be compact in scale and flexible in design so as to maximize the pedestrian orientation of the area and to facilitate market responsive economic development.	Ongoing. City adopted One Elevent Development Code.	Planning
Policy 1.7	Mixed-use buildings. Allow buildings to contain a wide range of uses, giving preference to buildings with ground floor retail and upper floor residential.	Ongoing. Development reviewed on a case-by-case basis.	Planning
Policy 1.8	Moderate scale buildings. Moderate building heights in the City Center, allowing taller buildings at key intersections and gateways.	Ongoing.	Planning
Policy 1.9	Wide range of housing. Encourage a wide range of housing types in the City Center.	Ongoing. City allows various housing types in Downtown/City Center Land Use Designation.	Planning
Policy 1.10	Unique public realm. Encourage and facilitate streetscape and building designs that are unique to Palm Desert so as to create a distinctive City Center.	Ongoing.	Planning
Goal 2 A safe, multi-modal City Center boulevard that ties the north and south sides of the downtown together into one cohesive center.			
Policy 2.1	Streetscape. Facilitate a comprehensive streetscape improvement effort that helps define the street and the enhances the pedestrian experience in a manner consistent with the concepts presented here in the City Center Area Plan. Streetscape improvements should include tall, vertical elements along the boulevard, shade trees over sidewalks and parking areas, wide sidewalks, street furnishings, and pedestrian scale lighting.	Ongoing. Public Works maintains the City's urban forest. Median master plan in development.	Public Works
Policy 2.2	Landscaping. Require new development to incorporate landscaping consistent with the concepts presented here in the City Center Area Plan.	Ongoing. Reviewed on case-by-case basis as development is proposed.	Planning

Policy 2.3	Lighting. Require all new street lights to be pedestrian-oriented and scaled, attractively designed, compatible in design with other street furniture, and provide adequate visibility and security.	Ongoing. Pedestrian pathway lighting bollards are included and maintained as part of the parkway furnishings provided.	Public Works
Policy 2.4	Frontage roads. Redesign and facilitate the realignment of the frontage roads to take access off of 111, facilitate improved flow of traffic, and improved access to businesses on the frontage roads.	Not completed. No project in place to re-design the frontage roads.	Public Works
Policy 2.5	Pedestrian focus. Design 111, San Pablo, and other significant City Center roads to balance regional traffic flow with pedestrian movement and safety and the unique physical environment of the area.	Ongoing. San Pablo and El Paseo are designed to balance pedestrian movement and safety with the addition of wider sidewalks, mid-block cross walks, speed tables and other traffic calming measures.	Public Works
Policy 2.6	Pedestrian access. Prioritize pedestrian access in the design of public and private facilities within the City Center Area.	Ongoing. Capital projects in the last year have expanded mid-block crossings along El Paseo.	Public Works/Planning
Policy 2.7	Infill. Encourage investment and infill development through the provision of incentives, such as parking programs and density bonuses.	Ongoing. City utilizes state density bonus law for additional density. Parking program includes improvements for Presidents Plaza lots. No parking program to reduce parking requirements.	Development Services
Policy 2.8	Gateway elements. Direct new public investment into significant landscaping art, signage and streetscape improvements to key intersections, as identified by the City Center Area Plan, as a way of defining key intersections within the City Center.	Not completed.	Public Works/Economic Development
Policy 2.9	Shared roadways. Consider shared roadway design strategies such as woonerfs for low volume streets such as Alessandro.	Not completed.	Public Works
<b>Goal 3</b> A vibrant district that fosters an active and interesting pedestrian environment.			
Policy 3.1	Pedestrian network. Ensure that new public and private projects in the City Center consider pedestrian connectivity and contribute to improving the pedestrian network through the application of strategies such as sidewalk improvements and pedestrian crossings.	Ongoing. Reviewed as development is proposed. City should consider implementing zoning standards with the future adoption of the UDC.	Planning/Public Works
Policy 3.2	Development requirements. Require development projects to be urban in character and to provide for enhanced pedestrian activity through the use of compact buildings sited at or near front lot lines, a high percentage of lot coverage, and building facades and entrances directly addressing the street and with a high degree of transparency.	Ongoing.	Planning
Policy 3.3	Ground floor retail. Require the first level of building where retail uses are allowed have a minimum 15 feet floor to floor height for non-residential uses.	Ongoing.	Planning
Policy 3.4	Auto-oriented uses. Prohibit uses that serve occupants of vehicles (such as drive-through windows) and discourage uses that serve the vehicle (such as car washes and service stations) within the City Center.	Complete and ongoing.	Planning
Policy 3.5	Parking frontages. Require both public and private parking lots and structures be designed so as to ensure parking areas do not dominate street frontages and are screened from public views whenever possible.	Ongoing. Reviewed on project by project basis.	Planning
Policy 3.6	Parking strategy. Encourage district-scale and shared parking strategies while discouraging new surface parking lots.	Ongoing. No plan or program in place for shared parking for new development.	Planning
Policy 3.7	Unbundled parking. Allow and encourage developers of residential, mixed-use and multi-tenant commercial projects to unbundle parking costs from unit sale and rental costs in denser, mixed-use areas to give tenants and owners the opportunity to save money by using fewer parking spaces.	Ongoing.	Planning
Policy 3.8	Street parking. Encourage and maintain street parking as a strategy to provide adequate parking and create buffers for sidewalks.	Ongoing.	Public Works/Planning
Policy 3.9	Tree planting. Encourage the planting of trees that shade the sidewalk and improve the pedestrian experience throughout the City Center.	No program in place.	Public Works/Planning

Policy 3.10	Public gathering spaces. Direct public investment in the City Center so as to improve existing and create new gathering spaces throughout the City to provide beautiful, comfortable, and inviting public and pedestrian spaces, encouraging walking and public gathering spaces.	Not completed. No project in place.	Public Works/City Manager
Policy 3.11	Public plazas. Incentivize private investment to incorporate public plazas seating, and gathering places, especially in prominent locations and areas of pedestrian activity.	Not completed. No program in place.	Development Services
Policy 3.12	Outdoor cafes. Allow for the development of outdoor plazas and dining areas; including the use of sidewalk areas for outdoor cafes.	Ongoing. Projects reviewed and approved on a case-by-case basis.	Planning
Policy 3.13	Artists live/work studios. Consider incentives for the inclusion of live/work studio space in the City Center.	Not completed.	Planning
Goal 4 An interconnected City Center that is easily accessible by the surrounding neighbors and the City at large.			
Policy 4.1	Bicycle network. Facilitate the development of bicycle facilities that connect the City Center with surrounding neighborhoods, districts, and centers.	In addition to CV Link, consistently working to complete projects that entail expanding sidewalks, implementing crosswalk enhancements, improving lighting, and integrating pedestrian-friendly design elements into new and existing developments.	Public Works
Policy 4.2	Pedestrian network. Facilitate the development of pedestrian facilities that connect the City Center with surrounding neighborhoods, districts and centers.	In addition to CV Link, consistently working to complete projects that entail expanding sidewalks, implementing crosswalk enhancements, improving lighting, and integrating pedestrian-friendly design elements into new and existing developments.	Public Works
Policy 4.3	Transit. Work with Sunline to improve transit access to and within the City Center.	The City of maintains ongoing communication with SunLine Transit to enhance transit access. Review cycles help us to identify opportunities for service improvements, address transit-related concerns, and ensure that public transportation remains a viable and convenient option for residents and visitors.	Public Works
Policy 4.4	City-wide connections. Develop transit, alternative transportation, and wayfinding strategies that facilitate easy navigation to and from the City Center, the University Area, and other important centers within Palm Desert.	City working to update wayfinding signage to provide direction between areas. City will continue to coordinate with transit providers such as Sunline Transit Agency.	Public Works
Policy 4.5	Traffic flow. Manage traffic flow and speeds through the use of signal synchronization to ensure safe speeds and minimal traffic congestion at intersections.	Ongoing.	Public Works

# WORK PLAN

Action	Responsibility	Priority	Funding Source	Status
San Pablo Avenue: Introduce angled parking.	Public Works	Critical	City General Fund CIP, Assessment District	Completed in 2021-2022
San Pablo Avenue: Introduce bike lane improvements	Public Works	Critical	CDBG, Bicycle Transportation Account, Measure A, Special Fund	Completed in 2021-2022
San Pablo Avenue: South of San Gorgonio Way, introduce wide median with possible additional programming (small buildings, farmers market, etc.).	Public Works	Critical	Development Impact Fees, State Fund	Completed in 2021-2022
San Pablo Avenue: Introduce roundabout at intersection of San Pablo Avenue and San Gorgonio Way	Public Works	Critical	MAP-21, TUMF, City General Fund CIP, Development Impact Fee, Special Fun	Completed in 2021-2022
Alessandro Alley West of San Pablo: Introduce parking and landscaping per City Center Area plan	Public Works	Supportive	Development Impact Fees, Assessment Districts	Partially completed. Eastern portion of Alessandro Alley Project has been completed late 2020, and early 2021. Western portion has not been completed.
City Center Area: Implement pedestrian improvements including sidewalks, crosswalks, street furniture, and other amenities during the construction of new roadways or the reconstruction of existing roadways	Public Works	Critical	City General Fund CIP, State Fund, Special Fund, Grants	Ongoing. Amenities were added to San Pablo Ave. during street construction. Existing amenities on El Paseo. No other additions.
City Center Area: Implement the proposed bicycle network by building the proposed facilities concurrent with the construction of new roadways or the reconstruction of existing roadways.	Public Works	Critical	City General Fund CIP, State Fund, Special Fund, Grants	Ongoing. Bicycle network updated as maintenance of existing roadways occurs.
El Paseo/111 Parking Improvements: Parking Structure 1 - Block between Sage Lane and Lupine Lane	Public Works	Supportive	State Fund, Development Impact Fees, Special Funds, Assessment Districts	Not completed. City made improvements for surface parking lot in in Presidents Plaza which were completed in 2022.
El Paseo/111 Parking Improvements: Build Parking Structure 2 - Block between Lupine Lane and San Pablo Avenue	Public Works	Supportive	Development Impact Fees, Assessment Districts, State Fund, Special Fund	Not completed. City made improvements for surface parking lot in in Presidents Plaza which were completed in 2022.
El Paseo/111 Parking Improvements: Build Parking Structure 3 - Block between San Pablo Avenue and Larkspur Lane.	Public Works	Supportive	Development Impact Fees, Assessment Districts, State Fund, Special Fund	Not completed. City made improvements for surface parking lot in in Presidents Plaza which were completed in 2022.
El Paseo/111 Parking Improvements: Build Parking Lot between Larkspur Lane and San Luis Rey Avenue	Public Works	Supportive	Development Impact Fees, Assessment Districts, State Fund, Special Fund	Completed. Surface parking lot improvements made in 2022.
Highway 111: Reconfigure frontage roads so they are entered and exited directly from Highway 111 (instead of from cross streets). Introduce new landscaping in median between Highway 111 and frontage roads.	Public Works	Critical	MAP-21, Federal Fund, Measure A, TUMF, Development Impact Fees, Assessment Districts, Special Fund.	Not completed. No discussion has occurred regarding this project.
Highway 111: Reconfigure frontage road parking with street tree planters between parking spaces on the 111 side (on-street parking counts towards required parking of adjacent development).	Public Works	Critical	Measure A, TUMF, Development Impact Fees, Assessment Districts State Fund	Not completed. No discussion has occurred regarding this project.
Highway 111: Introduce new streetscape along building side of frontage roads	Public Works	Critical	Assessment District, State Fund	Not completed. No discussion has occurred regarding this project.
Highway 111: Introduce new gateway landscaping at key intersections	Public Works	Supportive	Assessment District,Special Fund	Not completed. No discussion has occurred regarding this project.
a. Monterey Avenue				Not completed. No discussion has occurred regarding this project.
b. San Pablo Avenue				Not completed. No discussion has occurred regarding this project.
c. San Luis Rey Avenue				Not completed. No discussion has occurred regarding this project.
d. Eastern end of El Paseo				Not completed. No discussion has occurred regarding this project.

Action	Responsibility	Priority	Funding Source	
Highway 111: Introduce gateway monuments/signage	Public Works	Supportive	CDBG, Assessment District	Not completed. No discussion has occurred regarding this project.
• Phase 1: Obtain funding				Not completed. No discussion has occurred regarding this project.
• Phase 2: Set-up competition for design of gateway monuments/signage				Not completed. No discussion has occurred regarding this project.
• Phase 3: install gateway monuments/signage				Not completed. No discussion has occurred regarding this project.
Highway 111: Introduce mid-block crosswalk at Sage Lane.	Public Works	Supportive	City General Fund CIP	Not completed. No discussion has occurred regarding this project.
Highway 111: Synchronize all traffic signals between eastern and western city boundaries	Public Works	Supportive	City General Fund, MAP-21, State Fund, Measure A, TUMF	Ongoing.
Highway 111: Introduce new landscaping in center median and restripe narrower traffic lanes to between 10 and 11 feet (keeping 3 travel lanes in each direction) and add buffered bike lane in surplus pavement area adjacent to curbs.				Not completed. No discussion has occurred regarding this project.
• Option 1: Phase 1: Repave roadway (optional), introduce median landscape, restripe traffic lanes and provide stiped bike lane and buffer. Phase 2: inctoduce cylce track and associated landscape.				Not completed. No discussion has occurred regarding this project.
• Option 2: Repave roadway (optional), introduce median landscape, restripe traffic lanes, and install cycle track and associated landscape.	Public Works	Critical	City General Fund CIP, State Fund	Not completed. No discussion has occurred regarding this project.
Action	Responsibility	Priority	Funding Source	
Periodically review fee structures for potential opportunities to provide financial and administrative incentives to support installation of renewable energy generators, energy efficiency measures, land use patterns, and other measures that reduce greenhouse gas emissions.	Economic Development	Supportive	City General Fund CIP	Not completed. No discussion has occurred regarding this project.
Proactively develop strategies to reduce the community's vulnerability to climate change impacts.	Special Programs	Supportive	City General Fund CIP, Grants	Not completed. No discussion has occurred regarding this project.
Work with nearby local and regional agencies to develop a community choice aggregation system in order to secure alternative energy supply contracts for the community.	Special Programs	Supportive	City General Fund CIP, Grants	Not completed. No discussion has occurred regarding this project.
Implement a program to install the latest energy-efficient technologies for street and parking lot lights to meet City and state standards.	Public Works	Supportive	City General Fund CIP, Special Funds, Grants	Not completed. No discussion has occurred regarding this project.
Replace City fleet vehicles with low emission vehicles, such as EVs and Plug-in EVs wherever possible	Public Works	Supportive	City General Fund CIP, Special Funds, Grants	Not completed. City exploring options.
Track and publically support legislation and regional, state, and federal efforts that improve air quality.	Planning	Supportive	City General Fund CIP	Ongoing.
Coordinate air quality planning efforts with other local, regional and state agencies, and encourage community participation in air quality planning.	Planning	Supportive	City General Fund CIP	Ongoing. City is engaged with CVAG in regional climate action plan.
Work with the South Coast Air Quality Management District (SCAQMD) to ensure the earliest practicable attainment of federal and State ambient air quality standards.	Planning	Supportive	City General Fund CIP	Ongoing.
Form partnerships with school districts and other educational institutions, non-profit organizations, and regional governmental agencies to foster and participate in efforts promoting prevention, healthy lifestyles and positive health outcomes.	Special Programs	Supportive	City General Fund CIP, Grants	Ongoing.



Develop a standardized citywide process to permit community gardens on vacant lots, rooftops, parkways and residential property.	Planning	Supportive	City General Fund CIP, Grants	Not completed. No program in place.
Work with Sunline to identify opportunities to improve access to medical centers, especially for communities in need such as those with physical or mental disability or seniors.	Planning	Supportive	City General Fund CIP, Grants	Ongoing. City continues to coordinte with Sunline.
Create a healthy development review checklist for use in review new development proposals	Planning	Supportive	City General Fund CIP, Grants	Not completed.
Commission a community economic impact study to assess the current cultural landscape of Palm Desert and its economic benefit to the community.	Economic Development	Supportive	City General Fund CIP, Grants	Not completed.
Study the benefit of an arts and culture district in Palm Desert	Economic Development	Supportive	City General Fund CIP, Grants	Ongoing.
Investigate funding methods for the arts and culture sector.	Economic Development	Supportive	City General Fund CIP, Grants	Ongoing.
Play an active role in the Coachella Valley Association of Governments, the Southern California Association of Governments and other regional agencies to protect and promote the interests of the City	Planning, Public Works, City Manager, City Council	Supportive	City General Fund CIP	Ongoing.
Regularly review and, as needed, update the impact fees to keep pace with changing economic conditions and community needs. Adopt and update the City 's authority for collection of development fees within the full extent allowed under state law.	Finance	Critical	City General Fund CIP	Ongoing. City Development Services department is examining fees.
Develop and provide incentives to assist developers in revitalization and rehabilitation of existing structures, uses and properties through improvement programs, innovative development programs, innovative development standards, specfic plans and assessment districts.	Planning Division, Economic Dept, Finance Dept	Critical	City Gernal Fund CIP	Ongoing. City explores options as new development is proposed.
<b>Action</b>	<b>Responsibility</b>	<b>Priority</b>	<b>Funding Source</b>	
Every five years, review and adjust, as needed, the General Plan's population and employment capacities to meet changes in economic and demographic conditions	Planning	Supportive	City General Fund CIP	Ongoing. Not completed.
Develop a plan to encourage businesses to relocate to Palm Desert to bridge the gap between June and September with year-round residents and jobs.	Economic Development	Supportive	City General Fund CIP	Ongoing.
Regularly review the City's permit processing for comparisons with other California cities	Bld & Safety Dpt, Public Works Dpt, Planning Division	Supportive	City General Fund CIP	Ongoing. Development Services established one-stop permit center and is working to implement new permitting software to increase efficiency of the development review process.
Promote campus development and campus life through participation in the University Planning Committee.	City Council, City Manager, Planning Division	Critical	City General Fund CIP	Ongoing.
Follow best practices for traffic study guidelines for development and transportation projects that address all modes of transportation.	Public Works	Critical	City Gernal Fund CIP	Ongoing. City adopted Riverside County traffic study guidelines. Planning Division is considering presenting local guidelines as a part of the Circulation Element amendment.

Identify and update transportation service levels for all modes of transportation including autos, transit, bicycles, and pedestrians which will be included in the traffic study guidelines	Public Works	Critical	City General Fund CIP	Ongoing.
Regularly meet with Sunline Transit to discuss new development proposals and any updates to transit routes to support projects with an appropriate levels of density, mix of uses, and connections to the bicycle/pedestrian networks	Public Works, Special Programs (lead), Planning	Critical	City General Fund CIP	Ongoing. City will continue coordinating with Sunline Transit Agency on projects.
Regularly review bicycle and pedestrian connections to existing bus stops to maintain safe access for all users	Public Works	Critical	City General Fund CIP	Ongoing. Public Works examines this.
Regularly update transportation impact fees to include both capital costs related to all modes of travel including automobiles, transit, bicycles, and pedestrians	Finance (Lead) Public Works	Critical	City General Fund CIP	Ongoing.
Regularly collect data on the performance of all transportation modes	Public Works	Critical	City General Fund CIP	Ongoing.
Regularly evaluate traffic signal operations along coordinated corridors to ensure that signal coordination and operations reflect changes in transportation conditions	Public Works	Supportive	City General Fund CIP	Ongoing.
Develop and regularly update parking management plans for all applicable areas along the 111 Corridor.	Planning	Supportive	City General Fund CIP, Assessment District	Not completed. No parking management plans in place.
Regularly meet with Sunline Transit to review bus stop locations and amenities	Public Works/Planning	Supportive	City General Fund CIP	Ongoing.
Regularly evaluate new data collection, analysis techniques, and tools including real time Big Data sources for use by City Staff and residents.	Public Works	Supportive	City General Fund CIP	Ongoing.
Regularly coordinate with Caltrans, RCTC, and CVAG for the planning, design, and construction of new transportation facilities including both roadways and non-motorized routes.	Public Works (Lead)/Planning	Supportive	City General Fund CIP	Ongoing.
Regularly coordinate with CVAG for the siting of a Metrolink stop in Palm Desert.	Planning	Supportive	City General Fund CIP	Ongoing. City coordinating and participating in the Gorgonio Corridor study.
Facilitate community policing and neighborhood watch organizations aimed at increasing awareness and decreasing opportunities for crime activity.	Police Department	Supportive	City General Fund CIP	Ongoing.
Continue to confer and coordinate with the solid waste franchisee to fully meet and if possible exceed the provisions from AB 939 by expanding recycling programs that divert valuable resources from the waste stream and returning these materials to productive use.	Public Works	Supportive	City General Fund CIP	Ongoing.
Investigate the feasibility of broadband service throughout Palm Desert as an economic development strategy.	Economic Development	Supportive	City General Fund CIP	Ongoing.
Update the City's public GIS database with information on the extent and potential impact of seismic, geotechnical, fire, and flood hazards occurring in the city and the SOI. All future developments will be required to submit their data for incorporation into this database	Planning Division	Supportive	City General Fund CIP	Ongoing. City working to expand GIS implementation.
Consult Riverside County and other jurisdictions to monitor and update the City's LHMP.	Special Programs	Supportive	City General Fund CIP	Ongoing and complete. City adopted new LHMP in 2024.
<b>Action</b>	<b>Responsibility</b>	<b>Priority</b>	<b>Funding Source</b>	

Update the City's Critical Infrastructure/Facilities inventory included in Emergency Operations Plan and Local Hazard Mitigation Plan.	Public Safety	Supportive	City General Fund CIP	Ongoing and complete. Included in the adopted LHMP in 2024.
Evaluate critical City facilities for seismic safety.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Identify and analyze vulnerabilities of key privately owned critical facilities, such as hospitals and businesses, in the city that should remain in operation after an emergency event.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Encourage participation of representatives from local schools, universities, hospital facilities, and other local organizations in regional emergency planning efforts	Public Safety	Supportive	City General Fund CIP	Ongoing.
Conduct an inventory of all unreinforced structures with higher potential susceptibility to seismic hazards, and develop a prioritized list of recommended phasing for retrofits, based on severity of vulnerability.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Partner with Riverside County, regional entities, and local financial institutions to explore and promote financing options for seismic retrofits.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Coordinate with FEMA, state agencies, Riverside County, and other jurisdictions to understand potential changes to the extent or severity of flood hazards based on the impacts of a changing climate.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Prohibit development in the 100-year floodplain, unless adequate flood mitigation is provided on-site as well as downstream of the project area.	Public Works	Supportive	City General Fund CIP	Ongoing. City enforces Title 28 of the Palm Desert Municipal Code which prohibits development within flood plans unless appropriate mitigation is taken.
Monitor and update the floodplain management ordinance and continue participation in the National Flood Insurance Program.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Continue to maintain and enforce regulations and guidelines for the development and maintenance of project-specific on-site retention/detention basins to control stormwater and implement the NPDES program, including measures to enhance groundwater recharge, complement regional flood control facilities, and address applicable community design policies.	Public Works	Supportive	City General Fund CIP	Ongoing. Public Works monitors approved infrastructure for project specific on-site retention/detention basins and enforces the NPDES program.
Identify opportunities for creative public projects that provide “proof of concept” for innovative dual-use and stormwater management while also addressing risks to floods.	Public Works	Supportive	City General Fund CIP	Ongoing as new projects are proposed.
Identify barriers to access to safe cooling centers for vulnerable populations.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Coordinate with local partners to supplement gaps in services and needs for safe cooling centers during extreme heat events.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Identify populations that, due to economic or other circumstances, do not have the resources to cool or heat their living environment during hot summers, or cold winters, and thus may be at risk for temperature-related illnesses or death. During high heat or extreme cold events, check on these individuals, and if necessary, transport them to cooling centers or heated shelters.	Public Safety	Supportive	City General Fund CIP	Ongoing.

Enforce Cal-OSHA's Heat Illness Prevention Program, especially in the sectors where employees are exposed to extreme heat conditions at outdoor worksites.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Consult with the Riverside County Department of Public Health to identify and reduce risks from existing and new hazardous waste sites in the city and the SOL.	Public Safety	Supportive	City General Fund CIP	Ongoing
Designate appropriate access routes to facilitate the transport of hazardous and toxic material in consultation with emergency service providers through CVAG and the Coachella Valley Emergency Managers Association.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Investigate exceeding minimum seismic safety standards for critical facilities that ensure building function.	Public Safety	Supportive	City General Fund CIP	Ongoing.
<b>Action</b>	<b>Responsibility</b>	<b>Priority</b>	<b>Funding Source</b>	
Support and expand programs to educate and incentivize the community on water conservation practices for landscaping.	Planning Division, Economic Dept, Finance Dept	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing. City coordinates with Coachella Valley Water District and enforces water conservation ordinance. City has provided grant programs for turf conversions to water-efficient landscapes when monies are available in partnership with CVWD.
Work with the Riverside County Public Health Department to establish social networks and website updates to distribute information on climate change impacts to vulnerable populations including actions they can take to reduce exposure to unhealthy conditions	Special Programs	Supportive	City General Fund CIP, Grants	Ongoing.
Actively promote the City as a place for renewable energy generation, and a place for energy conservation businesses to locate.	Economic Development	Supportive	City General Fund CIP	Ongoing.
Create incentives to convert vacant lots into small parks or open spaces throughout the City.	Planning/Parks	Supportive	City General Fund CIP, Grants	Not completed.
Create incentives for new development to include small parks, tot lots, passive gardens, outdoor eating areas, plazas, paseos and other outdoor open spaces.	Planning/Parks	Supportive	City General Fund CIP, Grants	Not completed. No parking management plans in place.
Continue work with the school districts and other community organizations to provide and support after-school fitness and education programs for school age children.	Parks/Special Programs	Supportive	City General Fund CIP, Grants	Ongoing. City partners with Desert Recreation District and YMCA.
Partner with local academic, medical and technology organizations to explore the potential for developing a satellite campus or research & technology campus for high education training.	Economic Development Dept	Supportive	City General Func CIP, Grants	Ongoing.
Develop a comprehensive community agriculture program that includes schools and parks.	Parks	Supportive	City General Fund CIP, Grants	Not completed.
Sponsor and support a variety of community events focused on health and wellness such as walk/run events, weightloss programs, fitness programs, and similar activities. Consider a health theme at summer and holiday activities	Special Events/ Parks & Rec	Supportive	City General Fund CIP, Grants	Ongoing. City hosts, and parterns with organizations to provide regular event programming at City facilities.
Work to expand the number and occurrence of farmer's markets in Palm Desert.	Economic Development Dept	Supportive	City General Fund CIP, Grants	Ongoing. City assists with farmer's markets in City.

Work to establish Community Supported Agriculture programs to serve Palm Desert residents	Special Districts	Supportive	City General Fund CIP, Grants	Ongoing. City provides community gardens for use by the public.
Allocate municipal resources to help promote the strong and diverse arts facilities and programs offered by the college and universities.	Economic Development	Supportive	City General Fund CIP, Grants	Ongoing.
Develop incubators for medical and agriculture industries.	Economic Development	Supportive	City General Fund CIP	Not completed. Incubator established to assist in general entrepreneurial endeavors.
Update policy and procedures for the purchase of City owned vehicles to prioritizes the acquisition of alternative fueled vehicles.	Public Works	Supportive	City General Fund	Ongoing.
Continue to provide the At-Home Household Hazardous Waste (HHW) Collection program on a semi-annual basis	Public Works	Supportive	City General Fund CIP	Ongoing. City provides information for local waste collection purveyor, Burrtec, which provides household hazardous waste collection program up to four times per year.
Support the creation of a community-based education coalition	Special Programs	Supportive	City General Fund CIP	Ongoing.
Regularly support or host educational summits and symposiums.	Special Programs	Supportive	City General Fund CIP	Ongoing
Continue to fund School Resources Officer (SRO) positions for the Palm Desert public schools by coordinating with school officials, and the DSUSD to provide a safe learning environment for Palm Desert students.	Police Department	Supportive	City General Fund CIP	Ongoing.
Consult with the RCFD Office of Emergency Services, the CVWD, Southern California Edison, the Southern California Gas Company, the Imperial Irrigation District, and other utilities and agencies, as appropriate, to develop and disseminate public education materials advising visitors, residents, and local businesses of appropriate responses in preparation for and during an emergency	Public Safety	Supportive	City General Fund CIP	Ongoing.
<b>Action</b>	<b>Responsibility</b>	<b>Priority</b>	<b>Funding Source</b>	
Disseminate materials on the hazards of extreme heat, as well as cooling center locations, in consultation with local hospitals, nursing homes, community centers, and public and private school districts.	Public Safety	Supportive	City General Fund CIP	Ongoing. Information provided on website.
Continue to operate cooling centers in coordination with Riverside County	Special Programs	Supportive	City General Fund CIP	Ongoing.
Create a database to track incidents of windstorms, dust storms and other sever weather events to develop a better understanding of the frequency, magnitude, and costs associated with severe weather. Use this knowledge to determine the value of establishing a 'bad weather' fund to pay for repairs, cleaning and other direct costs of severe weather. Periodically review the effectiveness of existing plans, programs, codes and ordinances in protecting health and safety.	Public Safety	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing.
Work with the emergency response team and community action partnership of Riverside County to expand access to the drop-in cooling centers for people vulnerable to high heat days. This should also include organizing a transportation-assistance program for individuals without access to vehicles, develop a robust heat warning system and provide up-to-date information to residents about cooling center locations and the health risks of extreme heat.	Public Safety	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing.
Create a phased program for seismic retrofits to existing public and private buildings to meet current requirements	Public Safety	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing.

Action	Responsibility	Priority	Funding Source	
Continue to consider and evaluate new construction practices and standards that increase building energy efficiency	Planning	Supportive	City General Fund CIP	Ongoing.
Update the City's Zoning Code, Subdivision Ordinance, and other related development standards to fully implement the General Plan, emphasizing the realization of the community character envisioned in the General Plan.	Planning	Critical	City General Fund CIP, Special Funds, Grants	In process. City is working with Clarion Associates to adopt a Unified Development Code to implement the policies of the general plan.
Develop opportunities for live/work "artist loft" housing through zoning, regulatory incentives and funding. An example would be to encourage or provide incentives for the inclusion of live/work space in planned developments	Planning & Economic	Supportive	City General Fund	Not completed. City will incorporate these standards in the Unified Development Code.
Develop creative and innovative zoning and incentives to promote a variety of high-quality residential units that will also encourage a balance between housing and jobs.	Planning	Critical	City General Fund CIP, Special Funds, Grants	In process.
Revise zoning to encourage inclusive residential housing products.	Planning Division	Supportive	City General Fund CIP, Special Funds, Grants	In process. This will be incorporated in the Unified Development Code adoption.
Update development standards to allow flexible development standards in the university area to encourage a highly connected, highly walkable campus community	Building & Safety Dpt, Public Works Dpt, & Planning Division	Critical	City General Fund CIP	In process. City is working to amend the University Neighborhood Specific Plan to address this standard.
Update development standards to allow flexible development standards in the City Center Area to encourage the development of a vibrant, walkable downtown.	Building & Safety Dpt, Public Works Dpt, & Planning Division	Critical	City General Fund CIP	In process. City is work on amendments to the Downtown Zoning Ordinance for future adoption in 2026.
Update the City Municipal code to allow the use of shared parking, unbundled parking, and other similar techniques for private land owners.	Planning	Supportive	City General Fund CIP	Not completed. To become part of the UDC adoption.
Develop and update guidelines for development projects that require connections from the site to the external pedestrian network (both for residential developing and on commercial sites).	Public Works/Planning	Supportive	City General Fund CIP	Ongoing. Reviewed on case by case basis. Future
Develop and update guidelines for development projects that promote connections to existing transit facilities	Public Works/Planning	Supportive	City General Fund CIP	Ongoing. No updated guidelines have been established.
Revisit and upgrade Noise Ordinance to reflect the commercial core, surrounding neighborhoods, and mixed-use areas to better equip the City for regulating a downtown type environment.	Planning	Critical	City General Fund CIP	Not completed.
Require homeowners associations and gated communities to identify gaps in services, potential vulnerabilities, and strategies to reduce risks to hazards in residential communities.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Establish a local ordinance with a deadline for existing structures to meet current seismic safety standards	Public Safety	Supportive	City General Fund CIP	Ongoing.
Prepare an ordinance that require future developments to use construction techniques and methods that minimize wind-borne sediments and impacts to existing developments throughout the city.	Planning	Supportive	City General Fund CIP	Not completed. Existing ordinance in place for fugitive dust control plans.
Update the City's landscape ordinance to require new public facilities or park improvements to be designed using drought-tolerant tree plantings, landscaping, fences, berms, or other methods to serve as windbreaks.	Planning	Supportive	City General Fund CIP	Ongoing.



Update and enforce Title 28 of the Palm Desert Municipal Code to integrate and account for FEMA flood maps, as necessary.	Planning	Supportive	City General Fund CIP	Ongoing.
Incorporate new fire hazard severity zones and related state standards from CalFire	Public Safety	Supportive	City General Fund CIP	Ongoing.

# HOUSING ELEMENT ANNUAL PROGRESS REPORT



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General Plan Housing Element Updates

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Annual Housing Report

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HOUSING		
Goals/Policies/ Programs	Description	Status
Goal 1	A variety of housing types that meet all of the housing needs for all income groups within the City.	Ongoing.
Goal 2	The preservation and maintenance of the high quality of the City's affordable housing supply.	Ongoing. The City's Housing Division works to maintain the existing stock of City-owned affordable housing and privately owned deed restricted affordable housing.
Goal 3	The City shall affirmatively further fair housing through new affordable housing developments, information dissemination and education for stakeholders, and collaboration with local and regional organizations and agencies.	Ongoing
Policy 1	New affordable housing projects shall be encouraged in all areas of the City. Special attention will be made to distributing the units so that large concentrations of affordable housing in any one area are avoided	Ongoing as new development is proposed within the City.
Program 1.A	The City shall work with affordable housing developers, non-profit agencies and other stakeholders to implement the following affordable housing projects for extremely low, very low, low and moderate income households during the planning period.	Ongoing.
	21 units at Palm Desert 103 (Site E): annually contact the landowner and provide them with current City programs and incentives for the construction of the remaining units within the project. Meet with the land owner annually, and provide the requirements of the Development Agreement for the site to encourage its development.	Complete. PP22-0004 (Gerald Ford Apartments) entitlement approved in 2022 for 150 unit apartments. 149 units income restricted, 128 units above the minimum required for the site. Construction underway in 2023-2024. Scheduled completion and occupancy in 2025.
	36 units at Arc Village (Site KK): For this Housing Authority-owned site, the Housing Authority and City will continue to work with Desert ARC and affordable housing developers to secure funding for these units with priority to developmentally disabled persons. The Housing Authority and City will participate in the preparation of applications for State funding and reinstate funding assistance when an application is prepared. The Housing Authority and City will promote the site to developers through its website, and annually meet with Desert ARC to encourage development.	Ongoing. PP24-0001/CUP24-0003 entitlement approved in 2024. City entered into agreement with Chelsea Investment Corporation (Developer) to transfer land for the development of a 40 unit apartment development. 39 units deed restricted for low-income households. Developer obtained tax credit financing and is working with City on obtaining building permits. Anticipated permits will be issued in April 2025.
	66 units at Millennium (Site H): the City will continue to work with the developer to process the pending entitlements and finalize the affordable housing covenants consistent with the existing Development Agreement. The project was approved in March of 2022 and the developer is working on construction drawings.	Completed. PP21-0009 (Millennium Apartments) entitlement approved in March 2022. 330 total units with 66 units deed restricted for low-income households. Developer construction ongoing in 2024. Scheduled completion and occupancy in 2025.
	Responsible Agency: Community Development Department and Housing Authority	
	Schedule: Continuous as these projects move forward	
	The City shall pursue the planning and implementation of the following projects for extremely low, very low, low and moderate income households during the planning period. The City will utilize public-private partnerships, grants and third party funding for these projects, and density bonus incentives.	Ongoing.
	240 units at Millennium City Site (Site C): the City shall enforce the terms of its existing agreement with the developer of this project, including maintaining project schedules and expediting processing of applications. A minimum of 15% of the units will be reserved for extremely low income residents. Entitlement applications are expected in 2022, financing will be secured in 2023. and construction is expected in 2024.	Ongoing. PP22-0003 approved in 2022 for 241-unit apartment development with 239 deed restricted units reserved for low-income households. Applicant will apply for building permits. Schedule permit issuance in May 2025.

Program 1.B	28 units at Sagecrest Apartments (Site LL): the City will complete the RFP process in 2022, and establish an agreement with the successful developer for construction of the units by 2025. A minimum of 15% of the units shall be reserved for extremely low income residents. The DDA for the project includes a requirement that the units be built by 2024.	Ongoing. City has not issued RFP. Scheduled for Quarter 3, 2025.
	269 units at Gerald Ford, west of Portola (Site B): the City will maintain the schedule established in the existing agreement with the developer, participate in funding applications, and participate in the funding through the existing land sale agreement, to reach completion of construction by 2024. The project was approved by the Planning Commission in July of 2021. The developer is actively involved in securing CDLAC/TCAC and other funding, and expects to begin construction in 2023.	Ongoing. PP21-0004 approved in August 2021 for 269 unit apartment development with 266 deed restricted units for lower income qualifying households. Project under construction. Occupancy for first units expected in 2025.
	220 units on two 5 acre sites at the 170 acre SARDA property west of Cook Street, and north of Frank Sinatra Drive (Sites I and J): SARDA will implement the Surplus Lands Act and market the sites for affordable housing through RFPs to be issued in 2023, and DDA requirements for construction by 2026. A minimum of 15% of the units shall be reserved for extremely low income residents.	Ongoing. City is preparing an amendment of the Palm Desert University Neighborhood Specific Plan where the parcels are located. Planned for adoption in Late 2025 to Early 2026
	Responsible Agency: Community Development Department and SARDA	
	Schedule: As described above, 2022-2026	
Program 1.C	The City shall encourage and facilitate the development by private parties of the following projects for extremely low, very low, low and moderate income units:	
	200 units at Key Largo (Site A): the City will continue to work with the land owner in the completion of entitlement applications for the site, including the provision of Density Bonus incentives, fee waivers and other incentives as appropriate. The City will meet with the developer annually, and encourage the completion of the Specific Plan by December of 2024, and construction beginning in January of 2026.	Ongoing. Land owner has not completed entitlement applications. City staff is meeting with land owner.
	78 units at the Sands (Site DD): the City will maintain contact with the land owner and participate in funding efforts as the developer applies for TCAC and other funds for the project. The City will process the pending application amendments by June of 2022, and assist in the preparation of funding applications by March of 2023, and construction beginning by June of 2024.	Ongoing. Approved entitlement (The Sands/Bravo Gardens PP 16-394) for 388 units including 20% affordable. Under review for building permits. Extension of time granted. Land owner is applying for building permits.
	The City will offer incentives, including Density Bonus, fee waivers and reduced building permit fees for those projects including a minimum of 15% of units affordable to extremely low income households.	Ongoing.
	Responsible Agency: Planning Department	
Program 1.D	Schedule: As provided above.	
	As a key long-term strategy to meaningfully assist fair housing protected classes, the City shall continue to implement the Self Help Housing program when funds are available. The City will work with agencies such as Habitat for Humanity and Coachella Valley Housing Coalition to identify funding and the location of these units. This includes the construction of the 14 homes on Merle, secured with CVHC. The City will implement the provisions of its agreement with CVHC to assure the completion of the 14 self-help units by 2024.	Completed. Coachella Valley Housing Coalition has completed the 14 homes located on Merle Drive.
	Responsible Agency: Housing Authority	
Program 1.D	Schedule: 2022-2024 for Merle lots, annually throughout planning period	
	The City shall maintain its inventory of sites zoned for PR-20 or more, and R-3, and shall encourage the incorporation of extremely low, very low, low and moderate income housing units into these projects as they are brought forward. These sites are included in the Vacant Land Inventory (Table III-47), have been assigned the Housing Overlay District, and will be required, consistent with AB 330, to meet the densities cited in the Inventory. The City will post Table III-47 on its website immediately upon adoption of the Element. The City shall, as part of its Annual Progress Report to HCD, analyze whether any Inventory site has been developed at a density less than that shown in Table III-47, and how any reduction was offset to assure that the City's RHNA allocation can be met (no net loss).	Ongoing. City has maintained zoning of sites and housing requirements as projects are proposed. Table posted on website. Sites which are developed at a density less than that shown in Table III-47 are required to demonstrate compliance with no net loss requirements of table. Table posted on City website at: <a href="https://www.palmdesert.gov/our-city/strategic-plan/-fsiteid-1">https://www.palmdesert.gov/our-city/strategic-plan/-fsiteid-1</a>

Program 1.E	Responsible Agency: Planning Department.	
	Schedule: 2022 for posting of Table III-47, April of each year for Annual Progress Report.	
	Although the affordable housing projects currently approved or being entitled in the City occur on parcels of 10 acres or more, the City will encourage further land divisions resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (50-100 units) as development proposals are brought forward for sites A and F. The City will discuss incentives available for land divisions (2-5 acres) encouraging the development of housing affordable to lower income households with housing developers as proposals are brought forward. The City will offer incentives for land division encouraging the development of affordable housing including, but not limited to:	Ongoing effort - Site A has an active application for a Specific Plan - Specific Plan shall be required to show areas for affordable development. Site F has submitted an application for a preliminary entitlement review in December 2024.
	· Priority to processing subdivision maps that include affordable housing units,	Ongoing. City has not established priority processing for any development applications.
	· Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan,	Ongoing. City has not established priority processing for any development applications.
	· Financial assistance (based on availability of federal, state, local foundations, and private housing funds).	
	Responsible Agency: Planning Department	
Program 1.F	Schedule: As projects are proposed	
	affordable units and made available for rent to low-income households for at least 30 years. The City program could include an incentive such as floor area bonus for the property owner; reductions in building plan check fees, and/or inspection fees.	Ongoing. The City has not established a program.
	Responsible Party: Planning Department	
Program 1.G	Schedule: Develop and publish program on City website: 2021-2022, with regular Zoning Ordinance update	
Program 1.H	The City shall establish an SB 35 planning application and process that contains the requirements of the law, the required objective development standards, and the processing requirements for these projects.	Completed. City has established SB 35 application which is available on the City's website. Additionally, the City adopted Residential and Mixed-Use Objective Design Standards in April 2024.
	Responsible Agency: Planning Department.	
	Schedule: December 2022	
Program 1.I	The City shall encourage community participation throughout the planning period, by holding annual workshops which focus on outreach to a broad range of the population and economic segments of the City. Workshops will be advertised in English and Spanish, and will be posted on all the City's social media channels and website, and distributed to housing advocacy groups in the City and region. Workshops should be held at varying times during the week, including evenings, to allow working residents to attend.	As a requirement of entitlement applications for sites greater than 5 acres, the City requires community engagement meetings in which the City is in attendance. City will make the housing element and progress updates available and hold annual workshops with the Planning Commission for annual updates.
	Responsible Agency: Housing Authority, Planning Department.	
	Schedule: Annually throughout the planning period.	
Policy 2	The City shall encourage the rehabilitation of existing housing units through a variety of programs.	
Program 2.A	The City shall consider CDBG funds for the Home Improvement Program for single family homes by providing grants and low interest loans to program participants, with a focus on the 67 units identified as having substandard kitchen and bath facilities, and continuing to refer residents to the existing HVAC replacement program offered by SCE. The HIP program will be provided to the extent that funding is available, to up to eight households each year, and referrals made for the SCE replacement program as they are received, on average to 7 residents annually.	Funding under CDBG and SCE is no longer available. City Housing Authority funding is being used for this effort.
	Responsible Agency: Housing Authority	
	Schedule: Annually with adoption of CDBG program funding	



	The City shall develop a program for homeowner assistance for the rehabilitation of older and substandard housing units, with a target of assisting 8 units annually throughout the planning period Funding sources to be considered include CDBG, HIP, and other programs as identified.	No program yet been implemented.
<b>Program 2.B</b>	Responsible Agency: Community Development Department	
	Schedule: Annually as funds are available	
<b>Policy 3</b>	<b>The City shall preserve existing affordable housing units.</b>	
	The Housing Authority shall continue to subsidize affordable housing units it owns now and in the future using operating revenues.	Completed. Continuous ongoing effort.
<b>Program 3.A</b>	Responsible Agency: Housing Authority	
	Schedule: Annually in the Housing Authority Budget	
	The Housing Authority shall maintain the existing resale restrictions and other subsidies on 301 ownership units.	Completed. Continuous ongoing effort.
<b>Program 3.B</b>	Responsible Agency: Housing Authority	
	Schedule: Throughout the planning period	
	or immediately following this planning period, and work with owners to extend these covenants. Incentives could include:	Not yet implemented. Ongoing effort to identify the potential incentives to extend covenants.
	· Financial assistance for the extension of covenants.	
	· Offer HIP major rehabilitation loans to homeowners to secure extended restrictions.	
<b>Program 3.C</b>	Responsible Agency: Housing Authority	
	Schedule: Throughout planning period, one year prior to covenant expiration	
	The Housing Authority owns approximately 1,114 existing rental housing units and will strive to maintain its ownership and/or long term affordability of these units by a third party. Should the Housing Authority sell any of its properties, the sale will include a deed restriction assuring that the same affordability levels as occur prior to sale are maintained for a period of at least 55 years.	Ongoing. Being maintained, no sale of any property. City Housing Authority will preserve and maintain existing units.
<b>Program 3.D</b>	Responsible Agency: Housing Authority	
	Schedule: Annually in the Housing Authority Budget	
	To ensure adequate access to opportunities for fair housing protected classes, such as families with children and lower income households, the City will host meetings between affordable housing developers and social service agencies when new projects are developed throughout the community to encourage the integration of services such as child care, job training, vocational education, and similar programs into new affordable housing projects through direct contact with both parties. The City will target a minimum of one integrated service in each project developed during the planning period. For on-site child care, the City shall consider allocation of the City's Childcare Mitigation Fee to new projects which provide the service.	Completed. Ongoing, continuous effort. City works with developers to ensure new housing developments integrate services. Vitalia Apartments (PP/CUP21-0004) was approved and will provide services such as childcare, job training, etc. in it's onsite community building).
<b>Program 3.E</b>	Responsible Agency: Housing Authority, Community Development Department	
	Schedule: As projects are proposed	
<b>Policy 4</b>	<b>The City shall continue to strive to meet the State-mandated special shelter needs of large families, female headed households, single parent families, senior citizens, and disabled individuals and families, and shall consider including units for such households in its projects.</b>	
	program to the Fair Housing Council of Riverside County, and shall maintain information at City Hall and affordable housing complexes. Brochures and flyers shall be available at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members.	Ongoing. Information available through website and webpage for the housing division.



Program 4.A	Responsible Agency: City and Housing Authority	
	Schedule: Brochures updated and refilled as needed to assure they are always available.	
	Riverside County and nonprofit groups (e.g. Habitat for Humanity) in the housing of disabled residents. Advertise workshops and webinars held by these organizations on anti-discrimination on the City's email newsletter and Resources on the Affordable Housing webpage and encourage them to be held throughout the community to facilitate access. The City will annually train staff at the Senior Center and Housing Authority properties in the needs of disabled residents, the requirements of the Americans with Disabilities Act, and the City's Reasonable Accommodation policy.	Resources have been provided ongoing. Ongoing - Training being provided to property management staff, need to implement training at Senior Center.
Program 4.B	Responsible Agency: Housing Authority, Senior Center	
	Schedule: At each update of affordable housing webpage and annually through staff training program	
	to continue to provide housing affordable to extremely low-income households. The City shall also consider applying for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program and Proposition 1-C funds to the extent possible. The City shall continue to consider incentives, such as increased densities, modifications to development standards, priority processing and fee deferrals as part of the financing package for projects which include extremely low income units.	Rolled into programs 1A through 1C. Need to consider the framework for logistics to provide incentives for affordable housing by creating informational handouts, and approval process.
Program 4.C	Responsible Agency: City	
	Schedule: In conjunction with development of projects described in Programs 1.A through 1.C.	
Policy 5	The City shall strive to provide shelter for the homeless and persons with disabilities.	
	through a collaborative approach of the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART).	The City is pursuing this program by implementing an assistance program: <a href="https://www.palmdesert.gov/our-city/departments/city-manager/homelessness-assistance">https://www.palmdesert.gov/our-city/departments/city-manager/homelessness-assistance</a>
Program 5.A	Responsible Agency: City Manager's Office	
	Schedule: Annually in the General Fund Budget	
	To increase housing supply for disabled persons, the City will continue to coordinate with the Inland Regional Center, Desert Arc and other appropriate agencies and organizations that serve the developmentally and physically disabled population. The City will continue to encourage developers to reserve a portion of affordable housing projects for the disabled, including those with developmental disabilities and emphasize their needs and what the City can provide during developer outreach and meetings, with a target of assisting 5 disabled households annually during the planning period. The City will support funding applications for such projects, and will consider fee waivers and reductions on a case-by-case basis. Housing Authority properties are one of the vehicles available to encourage rental to developmentally disabled individuals and demonstrate compliance with the City's Reasonable Accommodation policy.	Complete and ongoing. Site KK in the Vacant Site Inventory *Table III-47 was previously identified, and approved for 32 units for Desert Arc to provide housing for persons with disabilities. The site is now identified for 36 units and the City has approved entitlement and is in process of finalizing the housing agreement for a 40-unit developmetn on the site.
Program 5.B	Responsible Agency: Planning Department	
	Schedule: As projects are proposed and during pre-application meetings with the City	
	The City will continue to make direct appeals to encourage local organizations, such as the Coachella Valley Rescue Mission, Martha's Village and Catholic Charities, to apply to the City for the award of CDBG funds for homeless services, including announcements on its website and social media of the availability of funds, the schedule for applications, and the award schedule, as it has for many years. The City Council will continue to allocate available funds to these and other organizations that apply from its annual County allocation, with a target of assisting at least two of these organizations annually during the planning period.	Continuous ongoing effort.
Program 5.C	Responsible Agency: Finance Department	
	Schedule: Annually with CDBG funding cycle	

	Review and revise, as necessary, the Zoning Ordinance to ensure compliance with Assembly Bill (AB) 101 as it pertains to Low Barrier Navigation Centers, and AB 139 as it relates to parking for emergency shelters being required for employees only. Modify the definition of “homeless shelter” to include Low Barrier Navigation Centers.	Not yet implemented. Will implement ordinance with Unified Development Code.
<b>Program 5.D</b>	Responsible Agency: Planning Department Schedule: 2022-2023 at regular Zoning Ordinance update	
<b>Policy 6</b>	<b>The City shall continue to utilize restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval, restrictive agreements or other means in order to preserve affordable for sale housing units for the long term.</b>	
	The City shall keep in regular contact with the Riverside County Housing Authority to ensure that Section 8 housing assistance within the City is actively pursued. At least 30 households should be assisted every year.	Completed. The City Housing Division maintains contact with the Riverside County Housing Authority.
<b>Program 6.A</b>	Responsible Agency: City and Housing Authority Schedule: Annually with annual compliance plan review	
<b>Policy 7</b>	<b>The City Council shall consider, as an additional incentive, the reduction, subsidizing or deferring of development fees to facilitate the development of affordable housing.</b>	<b>Not yet implemented. Staff must engage in study sessions with Council to discuss policy options for fee deferral and other financial incentives for affordable housing.</b>
<b>Policy 8</b>	<b>The City shall continue to address the needs of the senior population in development of housing.</b>	
	The City shall maintain the Housing Overlay District to include flexible development standards, density bonuses, design criteria, and parking reductions for the development of a wide variety of housing products which provide a minimum of 20% of all units at income-restricted rents, or at least one unit for smaller residential projects, and to eliminate the public hearing requirements and waive City plan check/inspection fees and potentially other fees. The Accessory Dwelling Unit standards shall be maintained consistent with State law in the Zoning Ordinance.	In effect. City has adopted Housing Overlay and applied it to all Housing Element Inventory Sites. Will be updated in response to state legislative updates.
<b>Program 8.A</b>	Responsible Agency: Community Development Department Schedule: Annually review with state General Plan report	
	The City shall continue to encourage the development of assisted living facilities for seniors.	Continuous in effect. Assisted living facilities are an allowed use in the R-1, R-2, R-3 and PR zone through CUP. City also provides areas with designated senior housing overlay which provides development incentives in exchange for age restricted housing - See chapter 25.28.020 of the Palm Desert Municipal Code.
<b>Program 8.B</b>	Responsible Agency: Community Development Department Schedule: As projects are proposed	
<b>Policy 9</b>	<b>The City shall implement the State’s density bonus law.</b>	
	Revise the Zoning Ordinance to ensure compliance with State law as it pertains to density bonus by October of 2022 to address the changes contained in AB 2345, and as State law changes throughout the planning period.	Not yet implemented. Staff is in process to update the zoning ordinances based on new housing legislation. Action will be completed in 2025.
<b>Program 9.A</b>	Responsible Agency: Community Development Department Schedule: at regular Zoning Ordinance update	
<b>Policy 10</b>	<b>Promote the jobs/housing balance through the development of housing with convenient access to commercial land uses, schools, available public transport and employment centers.</b>	<b>Continuous ongoing effort as development projects are submitted for review and to ensure consistency with the Palm Desert General Plan.</b>

<b>Policy 11</b>	<b>The City shall promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other applicable state and federal fair housing and planning law.</b>	
	Continue to provide multilingual brochures and informational resources to inform at least 10 residents, landlords, housing professionals, public officials, and others relevant parties annually about fair housing rights, responsibilities, and services, with an emphasis on needs of disabled persons. Brochures and flyers shall be available on the City website (Resources on the Affordable Housing webpage), at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members. (Also see Program 4.A)	Continuous ongoing effort. Housing Division provides updates and informational materials on the website and at public counter.
<b>Program 11.A</b>	Responsible Agency: Housing Authority Schedule: Ongoing, at each update of affordable housing webpage and preparation of public outreach materials	
	Continue to coordinate with SunLine Transit Agency by continuing to provide it with all development applications, to encourage it to expand services that provide reliable transportation options to low income, disabled, senior, and other residents with limited access, particularly in the northern City area.	Continuous ongoing effort. Sunline Transit Agency (STA) is the public transit agency providing service within the City. All entitlement applications for housing and new commercial developments are circulated to the STA for comment, and ensure regular updates for information for STA projected demand needs. Staff meets with STA on a regular basis to discuss plans in the northern areas for the City.
<b>Program 11.B</b>	Responsible Agency: Community Development Department Schedule: 2022-2029	
<b>Policy 12</b>	<b>Encourage energy conservation through the implementation of new technologies, passive solar site planning and enforcement of building codes. Please also see the Energy and Mineral Resources Element.</b>	
	The City shall maintain an Energy Conservation Ordinance which mandates conservation in new construction beyond the requirements of the California Building Code.	Not yet implemented. City has adopted 2022 Green Code.
<b>Program 12.A</b>	Responsible Agency: Planning Department Schedule: Annual review with state General Plan report	
	The City shall encourage Green Building techniques, recycling in demolition, and the use of recycled, repurposed and reused materials in all new housing projects to the greatest extent possible.	City implements 2022 Green Code requirements to recycle/repurpose 65% of nonhazardous construction debris. No requirements yet established for use of recycled materials in new housing projects.
<b>Program 12.B</b>	Responsible Agency: Planning Department, Building Department, Public Works Department Schedule: As projects are proposed	

<b>Jurisdiction</b>	Palm Desert	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		117
<b>Total Units</b>		<b>117</b>

Note: Units serving extremely low-income households are included in the very low-income

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	93	109	55
2 to 4 units per structure	0	0	0
5+ units per structure	424	0	194
Accessory Dwelling Unit	0	7	19
Mobile/Manufactured Home	0	1	0
<b>Total</b>	<b>517</b>	<b>117</b>	<b>268</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	1	1
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	585
Total Housing Units Approved:	40
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>
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Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	3	585

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	580
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	33
Sites Rezoned to Accommodate the RHNA	0

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	
Summary Row: Start Data Entry Below					24		0		15	0	0	0	0	478		517
	625021008	74096 GOLETA AVE		RESI22-0125	SFD	O										0
	625021008	74096 GOLETA AVE		RESI22-0125	ADU	R										0
	771550009	49981 CANYON VIEW DR		RESI22-0395	SFD	O										0
	637320030	77645 ROBIN RD		RESI22-0397	SFD	O										0
	625312004	74655 OLD PROSPECTOR TRL		RESI22-0398	ADU	R										0
	625312004	74655 OLD PROSPECTOR TRL		RESI22-0398	SFD	O										0
	652250007	920 ANDREAS CANYON DR		RESI22-0399	SFD	O										0
	771260054	136 TEKIS PL		RESI23-0081	SFD	O										0
	624441016	74550 MERLE DR		RESI21-0162	SFD	O										0
	624441015	74536 MERLE DR		RESI21-0163	SFD	O										0
	624441014	74522 MERLE DR		RESI21-0184	SFD	O										0
	624441017	74564 MERLE DR		RESI21-0185	SFD	O										0
	624441018	74578 MERLE DR		RESI21-0186	SFD	O										0
	624441019	74592 MERLE DR		RESI21-0187	SFD	O										0
	624441021	74620 MERLE DR		RESI21-0188	SFD	O										0
	624440032	74696 MERLE DR		RESI21-0190	SFD	O										0
	624440033	74710 MERLE DR		RESI21-0191	SFD	O										0
	624440035	74738 MERLE DR		RESI21-0192	SFD	O										0
	624440036	74752 MERLE DR		RESI21-0193	SFD	O										0
	624441020	74606 MERLE DR		RESI21-0194	SFD	O										0
	624440034	74724 MERLE DR		RESI21-0195	SFD	O										0
	622370038	3894 VIA AMALFI		RESI22-0363	SFA	O										0
	622370038	3882 VIA AMALFI		RESI22-0364	SFA	O										0
	622370038	3500 VIA LEONARDO		RESI22-0365	SFA	O										0
	69461002	41108 EMORY LN		RESI22-0380	SFD	O										0
	69461002	41111 EMORY LN		RESI22-0381	SFD	O										0
	69461002	41135 EMORY LN		RESI22-0382	SFD	O										0
	69461002	41123 EMORY LN		RESI22-0383	SFD	O										0
	694610028	41180 EMORY LN		RESI22-0384	SFD	O										0
	694610028	41168 EMORY LN		RESI22-0385	SFD	O										0
	694610028	41195 EMORY LN		RESI22-0386	SFD	O										0
	694610028	41192 EMORY LN		RESI22-0387	SFD	O										0
	69461002	41120 EMORY LN		RESI22-0388	SFD	O										0
	69461002	41132 EMORY LN		RESI22-0389	SFD	O										0



	694610028	41171 EMORY LN		RESI22-0390	SFD	O									0
	694610028	41183 EMORY LN		RESI22-0391	SFD	O									0
	694500014	73640 HENRI DR		RESI22-0401	SFD	O									0
	694500015	73654 HENRI DR		RESI22-0402	SFD	O									0
	694500016	73668 HENRI DR		RESI22-0403	SFD	O									0
	694500059	73801 HENRI DR		RESI22-0404	SFD	O									0
	694500060	73787 HENRI DR		RESI22-0405	SFD	O									0
	694500061	73773 HENRI DR		RESI22-0406	SFD	O									0
	694500062	73745 HENRI DR		RESI22-0407	SFD	O									0
	694590009	49901 CRESCENT PASSAGE		RESI22-0409	SFD	O									0
	694591008	49898 CRESCENT PASSAGE		RESI22-0410	SFD	O									0
	694590001	75649 MONTAGE PKWY		RESI22-0411	SFD	O									0
	694590002	75637 MONTAGE PKWY		RESI22-0412	SFD	O									0
	694590003	75625 MONTAGE PKWY		RESI22-0413	SFD	O									0
	694590004	75613 MONTAGE PKWY		RESI22-0414	SFD	O									0
	694600004	75712 MONTAGE PKWY		RESI22-0415	SFD	O									0
	694600025	75685 MONTAGE PKWY		RESI22-0416	SFD	O									0
	694600026	75673 MONTAGE PKWY		RESI22-0417	SFD	O									0
	694620044	76345 OXFORD LN		RESI23-0003	SFD	O									0
	694620045	76333 OXFORD LN		RESI23-0004	SFA	O									0
	694620056	76324 OXFORD LN		RESI23-0005	SFA	O									0
	694620057	76336 OXFORD LN		RESI23-0006	SFA	O									0
	694620058	76348 OXFORD LN		RESI23-0007	SFA	O									0
	694620059	76360 OXFORD LN		RESI23-0008	SFA	O									0
	694610025	41177 NORTHWESTERN ST		RESI23-0009	SFD	O									0
	694610025	41189 NORTHWESTERN ST		RESI23-0010	SFD	O									0
	694610025	41201 NORTHWESTERN ST		RESI23-0011	SFD	O									0
	694610025	41198 NORTHWESTERN ST		RESI23-0012	SFD	O									0
	694610025	41186 NORTHWESTERN ST		RESI23-0013	SFD	O									0
	694610026	41141 NORTHWESTERN ST		RESI23-0014	SFD	O									0
	694610025	41174 NORTHWESTERN ST		RESI23-0015	SFD	O									0
	694610026	41129 NORTHWESTERN ST		RESI23-0016	SFD	O									0

	694610026	41117 NORTHWESTERN ST		RESI23-0017	SFD	O										0
	694610026	41114 NORTHWESTERN ST		RESI23-0018	SFD	O										0
	694610026	41126 NORTHWESTERN ST		RESI23-0019	SFD	O										0
	694610026	41138 NORTHWESTERN ST		RESI23-0020	SFD	O										0
	694620073	76276 CAMBRIDGE DR		RESI23-0021	SFA	O										0
	694620074	76288 CAMBRIDGE DR		RESI23-0022	SFA	O										0
	694620075	76300 CAMBRIDGE DR		RESI23-0023	SFA	O										0
	694620076	76312 CAMBRIDGE DR		RESI23-0024	SFA	O										0
	694140029	35397 DOMANI DR		RESI23-0025	SFD	O										0
	694140030	35411 DOMANI DR		RESI23-0026	SFD	O										0
	694140031	35425 DOMANI DR		RESI23-0027	SFD	O										0
	694140059	35431 BAINS AVE		RESI23-0028	SFD	O										0
	694140060	35417 BAINS AVE		RESI23-0029	SFD	O										0
	694140061	35403 BAINS AVE		RESI23-0030	SFD	O										0
	694140062	35389 BAINS AVE		RESI23-0031	SFD	O										0
	694140063	35396 BAINS AVE		RESI23-0032	SFD	O										0
	694140066	35438 BAINS AVE		RESI23-0033	SFD	O										0
	694140065	35424 BAINS AVE		RESI23-0034	SFD	O										0
	694140064	35410 BAINS AVE		RESI23-0035	SFD	O										0
	694620046	76321 OXFORD LN		RESI23-0037	SFA	O										0
	694620047	76297 OXFORD LN		RESI23-0038	SFA	O										0
	694620048	76285 OXFORD LN		RESI23-0039	SFA	O										0
	694620049	76273 OXFORD LN		RESI23-0040	SFA	O										0
	694620050	76261 OXFORD LN		RESI23-0041	SFA	O										0
	694620054	76300 OXFORD LN		RESI23-0042	SFA	O										0
	694620055	76312 OXFORD LN		RESI23-0043	SFA	O										0
	694140043	35421 SERENO LN		RESI23-0045	SFD	O										0
	694140044	35407 SERENO LN		RESI23-0046	SFD	O										0
	694140045	35393 SERENO LN		RESI23-0047	SFD	O										0
	694140046	35379 SERENO LN		RESI23-0048	SFD	O										0
	694140047	35386 SERENO LN		RESI23-0049	SFD	O										0

	694140048	35400 SERENO LN		RESI23-0050	SFD	O									0
	694610022	41398 PENN DR		RESI23-0052	SFD	O									0
	694610022	41410 PENN DR		RESI23-0053	SFD	O									0
	694610022	41425 PENN DR		RESI23-0054	SFD	O									0
	694610022	41413 PENN DR		RESI23-0055	SFD	O									0
	694610022	41401 PENN DR		RESI23-0056	SFD	O									0
	694610022	41377 PENN DR		RESI23-0057	SFD	O									0
	694610022	41389 PENN DR		RESI23-0058	SFD	O									0
	694610022	41374 PENN DR		RESI23-0059	SFD	O									0
	694610022	41386 PENN DR		RESI23-0060	SFD	O									0
	637190024	77148 VERMONT CIR		RESI23-0062	SFD	O									0
	637190024	77152 VERMONT CIR		RESI23-0063	SFD	O									0
	637190024	77160 VERMONT CIR		RESI23-0064	SFD	O									0
	637190024	77164 VERMONT CIR		RESI23-0065	SFD	O									0
	637190024	77172 VERMONT CIR		RESI23-0066	SFD	O									0
	637190024	77176 VERMONT CIR		RESI23-0067	SFD	O									0
	637190024	77184 VERMONT CIR		RESI23-0068	SFD	O									0
	637190024	77188 VERMONT CIR		RESI23-0069	SFD	O									0
	694571001	35906 BERTAIN DR		RESI23-0071	SFD	O									0
	694571002	35918 BERTAIN DR		RESI23-0072	SFD	O									0
	694571003	35930 BERTAIN DR		RESI23-0073	SFD	O									0
	694571004	35942 BERTAIN DR		RESI23-0074	SFD	O									0
	694571005	35954 BERTAIN DR		RESI23-0075	SFD	O									0
	694571006	35957 WALLACE ST		RESI23-0076	SFD	O									0
	694571007	35945 WALLACE ST		RESI23-0077	SFD	O									0
	694571008	35933 WALLACE ST		RESI23-0078	SFD	O									0
	694571009	35921 WALLACE ST		RESI23-0079	SFD	O									0
	694571010	35909 WALLACE ST		RESI23-0080	SFD	O									0
	694620051	76264 OXFORD LN		RESI23-0082	SFD	O									0
	694620068	76315 CAMBRIDGE DR		RESI23-0083	SFA	O									0
	694620071	76279 CAMBRIDGE DR		RESI23-0084	SFA	O									0
	694620070	76291 CAMBRIDGE DR		RESI23-0085	SFA	O									0
	694620069	76303 CAMBRIDGE DR		RESI23-0086	SFA	O									0
	694620072	76267 CAMBRIDGE DR		RESI23-0087	SFA	O									0
	694140034	35390 DOMANI DR		RESI23-0088	SFD	O									0
	694140035	35404 DOMANI DR		RESI23-0089	SFD	O									0
	694140039	35460 DOMANI DR		RESI23-0090	SFD	O									0
	694140040	35463 SERENO LN		RESI23-0091	SFD	O									0

	694140041	35449 SERENO LN		RESI23-0092	SFD	O									0
	694140042	35435 SERENO LN		RESI23-0093	SFD	O									0
	694140036	35418 DOMANI DR		RESI23-0094	SFD	O									0
	694610021	41551 STANFORD RD		RESI23-0095	SFD	O									0
	694610021	41527 STANFORD RD		RESI23-0096	SFD	O									0
	694610021	41515 STANFORD RD		RESI23-0097	SFD	O									0
	694610021	41503 STANFORD RD		RESI23-0098	SFD	O									0
	694610021	41500 STANFORD RD		RESI23-0099	SFD	O									0
	694610021	41512 STANFORD RD		RESI23-0100	SFD	O									0
	694610021	41539 STANFORD RD		RESI23-0101	SFD	O									0
	694570005	74395 NICHOLS DR		RESI23-0113	SFD	O									0
	694570006	74383 NICHOLS DR		RESI23-0114	SFD	O									0
	694570007	74371 NICHOLS DR		RESI23-0115	SFD	O									0
	694570008	74359 NICHOLS DR		RESI23-0116	SFD	O									0
	694570009	74347 NICHOLS DR		RESI23-0117	SFD	O									0
	694570010	74386 COLLEGE DR		RESI23-0118	SFD	O									0
	694570011	74374 COLLEGE DR		RESI23-0119	SFD	O									0
	694570012	74362 COLLEGE DR		RESI23-0120	SFD	O									0
	694570013	74350 COLLEGE DR		RESI23-0121	SFD	O									0
	694570014	36350 LASUEN ST		RESI23-0122	SFD	O									0
	694573001	35981 WALLACE ST		RESI23-0124	SFD	O									0
	694573002	35993 WALLACE ST		RESI23-0125	SFD	O									0
	694573003	36005 WALLACE ST		RESI23-0126	SFD	O									0
	694573004	36017 WALLACE ST		RESI23-0127	SFD	O									0
	694573005	36029 WALLACE ST		RESI23-0128	SFD	O									0
	694573006	74404 NICHOLS DR		RESI23-0129	SFD	O									0
	694573007	74392 NICHOLS DR		RESI23-0130	SFD	O									0
	694573008	74380 NICHOLS DR		RESI23-0131	SFD	O									0
	694573009	74368 NICHOLS DR		RESI23-0132	SFD	O									0
	694573010	74356 NICHOLS DR		RESI23-0133	SFD	O									0
	694573012	74332 NICHOLS DR		RESI23-0134	SFD	O									0
	694573011	74344 NICHOLS DR		RESI23-0135	SFD	O									0
	694573013	74320 NICHOLS DR		RESI23-0136	SFD	O									0

	625071012	44525 SANTA MARGARITA AVE		APTS22-0005	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0016	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0017	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0018	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0019	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0020	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0022	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0023	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0024	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0025	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0026	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0027	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0028	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0029	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0007	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0008	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0009	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0010	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0011	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0012	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0013	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0014	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0015	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0016	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0017	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0023	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0025	5+	R									0

	694190087	74699 TECHNOLOGY DR		APTS23-0026	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0027	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0032	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0033	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0034	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0035	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0036	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0037	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0038	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0039	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0042	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0043	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0044	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0045	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0046	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0047	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0048	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0049	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0050	5+	R									0
	637133010	42565 WARNER TRL		RRAD22-0075	ADU	R									0
	625072015	44675 RAMONA AVE		RRAD22-0133	ADU	R									0
	625212018	74380 PEPPERGRASS ST		RRAD22-0155	ADU	R									0
	640132001	72759 SIERRA VISTA DR		RRAD22-0170	ADU	R									0
	628291004	72970 DEER GRASS DR		RRAD22-0174	ADU	R									0
	622192005	43665 CARMEL CIR		RRAD22-0203	ADU	R									0
	628102009	72937 WILLOW ST		RRAD22-0210	ADU	R									0
	655071005	73552 FEATHER TRL		RRAD22-0215	ADU	R									0
	637095012	42405 IOWA ST		RRAD22-0226	ADU	R									0
	627061018	44650 SAN ANTONIO CIR		RRAD22-0236	ADU	R									0
	628293001	72870 AMBER ST		RRAD22-0246	ADU	R									0
	627131031	44392 LINGO LN		RRAD23-0004	ADU	R									0
	694590016	49817 CRESCENT PASSAGE		RRAD23-0033	ADU	R									0
	637122016	42695 IOWA ST		RRAD23-0038	ADU	R									0

	637364004	76701 NEW YORK AVE		RRAD23-0052	ADU	R									0
	627022020	73225 SANTA ROSA WAY		RRAD23-0055	ADU	R									0
	630043018	72725 JOSHUA TREE ST		RRAD23-0064	ADU	R									0
	627042010	73381 SANTA ROSA WAY		RRAD23-0070	ADU	R									0
	625263004	74321 OLD PROSPECTOR TRL		RRAD23-0135	ADU	R									0
	69461002	41111 EMORY LN		RESI22-0380	SFD	O									0
	69461002	41135 EMORY LN		RESI22-0381	SFD	O									0
	69461002	41123 EMORY LN		RESI22-0382	SFD	O									0
	694610028	41180 EMORY LN		RESI22-0383	SFD	O									0
	694610028	41168 EMORY LN		RESI22-0384	SFD	O									0
	694610028	41195 EMORY LN		RESI22-0385	SFD	O									0
	694610028	41192 EMORY LN		RESI22-0386	SFD	O									0
	69461002	41120 EMORY LN		RESI22-0387	SFD	O									0
	69461002	41132 EMORY LN		RESI22-0388	SFD	O									0
	694610028	41171 EMORY LN		RESI22-0389	SFD	O									0
	694610028	41183 EMORY LN		RESI22-0390	SFD	O									0
	694500060	73787 HENRI DR		RESI22-0391	SFD	O									0
	694500061	73773 HENRI DR		RESI22-0405	SFD	O									0
	694500062	73745 HENRI DR		RESI22-0406	SFD	O									0
	694590009	49901 CRESCENT PASSAGE		RESI22-0407	SFD	O									0
	694591008	49898 CRESCENT PASSAGE		RESI22-0409	SFD	O									0
	694600004	75712 MONTAGE PKWY		RESI22-0410	SFD	O									0
	694600026	75673 MONTAGE PKWY		RESI22-0415	SFD	O									0
	694571001	35906 BERTAIN DR		RESI22-0417	SFD	O									0
	694571002	35918 BERTAIN DR		RESI23-0071	SFD	O									0
	694571003	35930 BERTAIN DR		RESI23-0072	SFD	O									0
	694571004	35942 BERTAIN DR		RESI23-0073	SFD	O									0
	694571005	35954 BERTAIN DR		RESI23-0074	SFD	O									0
	694571006	35957 WALLACE ST		RESI23-0075	SFD	O									0
	694571007	35945 WALLACE ST		RESI23-0076	SFD	O									0
	694571008	35933 WALLACE ST		RESI23-0077	SFD	O									0
	694571010	35909 WALLACE ST		RESI23-0078	SFD	O									0
	622360003	NULL		APTS18-0017	5+	R									0
	622370034	NULL		APTS22-0002	2 to 4	R									0
	622370034	NULL		APTS22-0003	2 to 4	R									0
	652070023	NULL		RESI19-0059	SFD	O									0
	625253007	NULL		RESI21-0021	SFD	O									0
	652300037	NULL		RESI21-0029	SFD	O									0
	652350024	NULL		RESI21-0030	SFD	O									0
	771490016	NULL		RESI21-0031	SFD	O									0
	630081004	NULL		RESI21-0036	SFD	O									0
	771211002	NULL		RESI21-0074	SFD	O									0
	640031006	NULL		RESI21-0078	SFD	O									0



	771550018	NULL		RESI21-0091	SFD	O									0
	626242022	NULL		RESI22-0166	SFD	O									0
	625253023	NULL		RESI18-0016	SFD	O									0
	637190024	NULL		RESI21-0012	SFD	O									0
	622370034	NULL		RESI21-0037	SFD	O									0
	694490006	NULL		RESI21-0077	SFD	O									0
	694300015	NULL		RESI21-0174	SFD	O									0
	694300015	NULL		RESI21-0179	SFD	O									0
	694300015	NULL		RESI21-0180	SFD	O									0
	694300015	NULL		RESI21-0181	SFD	O									0
	694500007	NULL		RESI22-0001	SFD	O									0
	694500008	NULL		RESI22-0002	SFD	O									0
	694500009	NULL		RESI22-0003	SFD	O									0
	694500010	NULL		RESI22-0004	SFD	O									0
	694500011	NULL		RESI22-0005	SFD	O									0
	694500012	NULL		RESI22-0006	SFD	O									0
	694500013	NULL		RESI22-0007	SFD	O									0
	694500006	NULL		RESI22-0008	SFD	O									0
	694500005	NULL		RESI22-0009	SFD	O									0
	694500004	NULL		RESI22-0010	SFD	O									0
	694500003	NULL		RESI22-0011	SFD	O									0
	694500002	NULL		RESI22-0012	SFD	O									0
	694500001	NULL		RESI22-0013	SFD	O									0
	694300001	NULL		RESI22-0014	SFD	O									0
	694300005	NULL		RESI22-0015	SFD	O									0
	694300005	NULL		RESI22-0016	SFD	O									0
	694300005	NULL		RESI22-0017	SFD	O									0
	694300005	NULL		RESI22-0018	SFD	O									0
	694300005	NULL		RESI22-0019	SFD	O									0
	694300005	NULL		RESI22-0020	SFD	O									0
	694300001	NULL		RESI22-0021	SFD	O									0
	694300015	NULL		RESI22-0022	SFD	O									0
	694300015	NULL		RESI22-0023	SFD	O									0
	694300002	NULL		RESI22-0024	SFD	O									0
	694300002	NULL		RESI22-0025	SFD	O									0
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	694631022	75129 ALDRICH DR		RESI24-0023	SFD	O									0
	694631019	75165 ALDRICH DR		RESI24-0020	SFD	O									0
	694500018	73707 RAPHAEL DR		RESI24-0026	SFD	O									0
	694500057	73746 RAPHAEL DR		RESI24-0029	SFD	O									0
	694500019	73693 RAPHAEL DR		RESI24-0027	SFD	O									0
	694500056	73732 RAPHAEL DR		RESI24-0028	SFD	O									0
	694500058	73760 RAPHAEL DR		RESI24-0030	SFD	O									0
	694500017	73721 RAPHAEL DR		RESI24-0025	SFD	O									0
	694550002	Null		RESI24-0032	SFD	O									0
	694561010	Null		RESI24-0042	SFD	O									0
	694561011	74162 STORKE DR		RESI24-0043	SFD	O									0
	694550001	NULL		RESI24-0031	SFD	O									0
	694573031	74329 ANDREWS DR		RESI24-0039	SFD	O									0
	694573033	74353 ANDREWS DR		RESI24-0041	SFD	O									0
	694573014	74317 ANDREWS DR		RESI24-0038	SFD	O									0
	694573032	74341 ANDREWS DR		RESI24-0040	SFD	O									0
	694550006	Null		RESI24-0036	SFD	O									0
	694550005	NULL		RESI24-0035	SFD	O									0
	694561012	74174 STORKE DR		RESI24-0044	SFD	O									0
	694550003	NULL		RESI24-0033	SFD	O									0
	694550011	NULL		RESI24-0037	SFD	O									0
	694550004	NULL		RESI24-0034	SFD	O									0
	694561013	74186 STORKE DR		RESI24-0045	SFD	O									0
	694561015	74210 STORKE DR		RESI24-0047	SFD	O									0
	694561017	74234 STORKE DR		RESI24-0049	SFD	O									0
	694561016	74222 STORKE DR		RESI24-0048	SFD	O									0
	694562009	74201 STORKE DR		RESI24-0055	SFD	O									0
	694631016	75201 ALDRICH DR		RESI24-0017	SFD	O									0
	694631017	75189 ALDRICH DR		RESI24-0018	SFD	O									0
	694631014	75225 ALDRICH DR		RESI24-0015	SFD	O									0
	694631015	75213 ALDRICH DR		RESI24-0016	SFD	O									0



	694561014	74198 STORKE DR		RESI24-0046	SFD	O											0
	694561018	74246 STORKE DR		RESI24-0050	SFD	O											0
	652350001	72329 STONE EAGLE DR		RESI23-0070	SFD	O											0
	694562006	74237 STORKE DR		RESI24-0052	SFD	O											0
	694562007	74225 STORKE DR		RESI24-0053	SFD	O											0
	694562008	74213 STORKE DR		RESI24-0054	SFD	O											0
	694562011	74177 STORKE DR		RESI24-0056	SFD	O											0
	694562010	74189 STORKE DR		RESI24-0057	SFD	O											0
	694631007	75138 ALDRICH DR		RESI24-0008	SFD	O											0
	694631008	75150 ALDRICH DR		RESI24-0009	SFD	O											0
	694631009	75162 ALDRICH DR		RESI24-0010	SFD	O											0
	694631020	75153 ALDRICH DR		RESI24-0021	SFD	O											0
	694631021	75141 ALDRICH DR		RESI24-0022	SFD	O											0
	694631018	75177 ALDRICH DR		RESI24-0019	SFD	O											0
	694562005	74249 STORKE DR		RESI24-0051	SFD	O											0
	694631002	36197 HEWITT DR		RESI24-0003	SFD	O											0
	694631003	36185 HEWITT DR		RESI24-0004	SFD	O											0
	694631005	36161 HEWITT DR		RESI24-0006	SFD	O											0
	694631010	75174 ALDRICH DR		RESI24-0011	SFD	O											0
	694631011	75186 ALDRICH DR		RESI24-0012	SFD	O											0
	694631012	75198 ALDRICH DR		RESI24-0013	SFD	O											0
	694631013	75210 ALDRICH DR		RESI24-0014	SFD	O											0
	694640001	75234 BUCKLEY DR		RESI24-0058	SFD	O											0
	694640002	75246 BUCKLEY DR		RESI24-0059	SFD	O											0
	694640003	75258 BUCKLEY DR		RESI24-0060	SFD	O											0
	694640004	75270 BUCKLEY DR		RESI24-0061	SFD	O											0
	694640023	75285 BUCKLEY DR		RESI24-0062	SFD	O											0
	694640024	75273 BUCKLEY DR		RESI24-0063	SFD	O											0
	694640025	75261 BUCKLEY DR		RESI24-0064	SFD	O											0
	694640026	75249 BUCKLEY DR		RESI24-0065	SFD	O											0
	694640027	75237 BUCKLEY DR		RESI24-0066	SFD	O											0
	652350016	72300 BAJADA TRL		RESI24-0067	SFD	O											0
	771260030	178 TEKIS PL		RESI23-0111	SFD	O											0
	771240055	149 WANISH PL		RESI22-0393	SFD	O											0





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Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name <sup>+</sup>	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date</u> <u>Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	0	117		117
625021008	74096 GOLETA AVE								1	10/31/2023	1
625021008	74096 GOLETA AVE							1		10/31/2023	1
771550009	49981 CANYON VIEW DR								1	1/3/2023	1
637320030	77645 ROBIN RD								1	11/30/2023	1
625312004	74655 OLD PROSPECTOR TRL							1		11/13/2023	1
625312004	74655 OLD PROSPECTOR TRL								1	11/13/2023	1
652250007	920 ANDREAS CANYON DR								1	3/2/2023	1
771260054	136 TEKIS PL								1	11/1/2023	1
624441016	74550 MERLE DR		1							1/9/2023	1
624441015	74536 MERLE DR		1							1/9/2023	1
624441014	74522 MERLE DR		1							1/9/2023	1
624441017	74564 MERLE DR				1					1/9/2023	1
624441018	74578 MERLE DR				1					1/9/2023	1
624441019	74592 MERLE DR				1					1/9/2023	1
624441021	74620 MERLE DR				1					1/9/2023	1
624440032	74696 MERLE DR				1					1/9/2023	1
624440033	74710 MERLE DR				1					1/9/2023	1
624440035	74738 MERLE DR				1					1/9/2023	1
624440036	74752 MERLE DR				1					1/9/2023	1
624441020	74606 MERLE DR				1					1/9/2023	1
624440034	74724 MERLE DR				1					1/9/2023	1
622370038	3894 VIA AMALFI								1	1/3/2023	1
622370038	3882 VIA AMALFI								1	1/3/2023	1
622370038	3500 VIA LEONARDO								1	1/3/2023	1
69461002	41108 EMORY LN								1	2/22/2023	1
69461002	41111 EMORY LN								1	2/21/2023	1
69461002	41135 EMORY LN								1	2/21/2023	1
69461002	41123 EMORY LN								1	2/21/2023	1

694610028	41180 EMORY LN								1	2/21/2023	1
694610028	41168 EMORY LN								1	2/21/2023	1
694610028	41195 EMORY LN								1	2/21/2023	1
694610028	41192 EMORY LN								1	2/21/2023	1
69461002	41120 EMORY LN								1	2/21/2023	1
69461002	41132 EMORY LN								1	2/21/2023	1
694610028	41171 EMORY LN								1	2/21/2023	1
694610028	41183 EMORY LN								1	2/21/2023	1
694500014	73640 HENRI DR								1	1/17/2023	1
694500015	73654 HENRI DR								1	1/17/2023	1
694500016	73668 HENRI DR								1	1/17/2023	1
694500059	73801 HENRI DR								1	1/17/2023	1
694500060	73787 HENRI DR								1	1/17/2023	1
694500061	73773 HENRI DR								1	1/17/2023	1
694500062	73745 HENRI DR								1	1/17/2023	1
694590009	49901 CRESCENT PASSAGE								1	2/3/2023	1
694591008	49898 CRESCENT PASSAGE								1	2/3/2023	1
694590001	75649 MONTAGE PKWY								1	2/3/2023	1
694590002	75637 MONTAGE PKWY								1	2/3/2023	1
694590003	75625 MONTAGE PKWY								1	2/3/2023	1
694590004	75613 MONTAGE PKWY								1	2/3/2023	1
694600004	75712 MONTAGE PKWY								1	2/3/2023	1
694600025	75685 MONTAGE PKWY								1	2/3/2023	1
694600026	75673 MONTAGE PKWY								1	2/3/2023	1
694620044	76345 OXFORD LN								1	2/21/2023	1
694620045	76333 OXFORD LN								1	2/21/2023	1
694620056	76324 OXFORD LN								1	2/21/2023	1
694620057	76336 OXFORD LN								1	2/21/2023	1
694620058	76348 OXFORD LN								1	2/21/2023	1
694620059	76360 OXFORD LN								1	2/21/2023	1
694610025	41177 NORTHWESTERN ST								1	1/31/2023	1
694610025	41189 NORTHWESTERN ST								1	4/13/2023	1
694610025	41201 NORTHWESTERN ST								1	4/13/2023	1

694610025	41198 NORTHWESTERN ST								1	4/13/2023	1
694610025	41186 NORTHWESTERN ST								1	4/13/2023	1
694610026	41141 NORTHWESTERN ST								1	4/13/2023	1
694610025	41174 NORTHWESTERN ST								1	4/13/2023	1
694610026	41129 NORTHWESTERN ST								1	4/13/2023	1
694610026	41117 NORTHWESTERN ST								1	4/13/2023	1
694610026	41114 NORTHWESTERN ST								1	4/13/2023	1
694610026	41126 NORTHWESTERN ST								1	4/13/2023	1
694610026	41138 NORTHWESTERN ST								1	4/13/2023	1
694620073	76276 CAMBRIDGE DR								1	2/27/2023	1
694620074	76288 CAMBRIDGE DR								1	2/27/2023	1
694620075	76300 CAMBRIDGE DR								1	2/27/2023	1
694620076	76312 CAMBRIDGE DR								1	2/27/2023	1
694140029	35397 DOMANI DR								1	2/17/2023	1
694140030	35411 DOMANI DR								1	2/9/2023	1
694140031	35425 DOMANI DR								1	2/9/2023	1
694140059	35431 BAINS AVE								1	2/17/2023	1
694140060	35417 BAINS AVE								1	2/9/2023	1
694140061	35403 BAINS AVE								1	2/9/2023	1
694140062	35389 BAINS AVE								1	2/9/2023	1
694140063	35396 BAINS AVE								1	2/9/2023	1
694140066	35438 BAINS AVE								1	2/9/2023	1
694140065	35424 BAINS AVE								1	2/9/2023	1
694140064	35410 BAINS AVE								1	2/9/2023	1

694620046	76321 OXFORD LN								1	3/10/2023	1
694620047	76297 OXFORD LN								1	3/10/2023	1
694620048	76285 OXFORD LN								1	3/10/2023	1
694620049	76273 OXFORD LN								1	3/10/2023	1
694620050	76261 OXFORD LN								1	3/10/2023	1
694620054	76300 OXFORD LN								1	3/10/2023	1
694620055	76312 OXFORD LN								1	3/10/2023	1
694140043	35421 SERENO LN								1	5/4/2023	1
694140044	35407 SERENO LN								1	5/4/2023	1
694140045	35393 SERENO LN								1	5/4/2023	1
694140046	35379 SERENO LN								1	5/4/2023	1
694140047	35386 SERENO LN								1	5/4/2023	1
694140048	35400 SERENO LN								1	5/4/2023	1
694610022	41398 PENN DR								1	5/25/2023	1
694610022	41410 PENN DR								1	5/25/2023	1
694610022	41425 PENN DR								1	5/25/2023	1
694610022	41413 PENN DR								1	5/25/2023	1
694610022	41401 PENN DR								1	5/25/2023	1
694610022	41377 PENN DR								1	5/25/2023	1
694610022	41389 PENN DR								1	5/25/2023	1
694610022	41374 PENN DR								1	5/25/2023	1
694610022	41386 PENN DR								1	5/25/2023	1
637190024	77148 VERMONT CIR								1	6/16/2023	1
637190024	77152 VERMONT CIR								1	6/16/2023	1
637190024	77160 VERMONT CIR								1	6/16/2023	1
637190024	77164 VERMONT CIR								1	6/16/2023	1
637190024	77172 VERMONT CIR								1	6/16/2023	1
637190024	77176 VERMONT CIR								1	6/16/2023	1
637190024	77184 VERMONT CIR								1	6/16/2023	1
637190024	77188 VERMONT CIR								1	6/16/2023	1
694571001	35906 BERTAIN DR								1	6/30/2023	1
694571002	35918 BERTAIN DR								1	6/30/2023	1
694571003	35930 BERTAIN DR								1	6/30/2023	1

694571004	35942 BERTAIN DR								1	6/30/2023	1
694571005	35954 BERTAIN DR								1	6/30/2023	1
694571006	35957 WALLACE ST								1	6/30/2023	1
694571007	35945 WALLACE ST								1	6/30/2023	1
694571008	35933 WALLACE ST								1	6/30/2023	1
694571009	35921 WALLACE ST								1	6/30/2023	1
694571010	35909 WALLACE ST								1	6/30/2023	1
694620051	76264 OXFORD LN								1	7/14/2023	1
694620068	76315 CAMBRIDGE DR								1	7/14/2023	1
694620071	76279 CAMBRIDGE DR								1	7/14/2023	1
694620070	76291 CAMBRIDGE DR								1	7/14/2023	1
694620069	76303 CAMBRIDGE DR								1	7/14/2023	1
694620072	76267 CAMBRIDGE DR								1	7/14/2023	1
694140034	35390 DOMANI DR								1	7/28/2023	1
694140035	35404 DOMANI DR								1	7/28/2023	1
694140039	35460 DOMANI DR								1	7/28/2023	1
694140040	35463 SERENO LN								1	7/28/2023	1
694140041	35449 SERENO LN								1	7/28/2023	1
694140042	35435 SERENO LN								1	7/28/2023	1
694140036	35418 DOMANI DR								1	7/28/2023	1
694610021	41551 STANFORD RD								1	10/30/2023	1
694610021	41527 STANFORD RD								1	10/30/2023	1
694610021	41515 STANFORD RD								1	10/30/2023	1
694610021	41503 STANFORD RD								1	10/30/2023	1
694610021	41500 STANFORD RD								1	10/30/2023	1
694610021	41512 STANFORD RD								1	10/30/2023	1
694610021	41539 STANFORD RD								1	10/30/2023	1
694570005	74395 NICHOLS DR								1	11/9/2023	1
694570006	74383 NICHOLS DR								1	11/9/2023	1

694570007	74371 NICHOLS DR								1	11/9/2023	1
694570008	74359 NICHOLS DR								1	11/9/2023	1
694570009	74347 NICHOLS DR								1	11/9/2023	1
694570010	74386 COLLEGE DR								1	11/9/2023	1
694570011	74374 COLLEGE DR								1	11/9/2023	1
694570012	74362 COLLEGE DR								1	11/9/2023	1
694570013	74350 COLLEGE DR								1	11/9/2023	1
694570014	36350 LASUEN ST								1	11/9/2023	1
694573001	35981 WALLACE ST								1	12/28/2023	1
694573002	35993 WALLACE ST								1	12/28/2023	1
694573003	36005 WALLACE ST								1	12/28/2023	1
694573004	36017 WALLACE ST								1	12/28/2023	1
694573005	36029 WALLACE ST								1	12/28/2023	1
694573006	74404 NICHOLS DR								1	12/28/2023	1
694573007	74392 NICHOLS DR								1	12/28/2023	1
694573008	74380 NICHOLS DR								1	12/28/2023	1
694573009	74368 NICHOLS DR								1	12/28/2023	1
694573010	74356 NICHOLS DR								1	12/28/2023	1
694573012	74332 NICHOLS DR								1	12/28/2023	1
694573011	74344 NICHOLS DR								1	12/28/2023	1
694573013	74320 NICHOLS DR								1	12/28/2023	1
625071012	44525 SANTA MARGARITA AVE								5	8/22/2022	5
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24



694310006	36101 VITALIA WAY								2	1/18/2023	2
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	4/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	4/4/2023	19
694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	4/4/2023	28
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	4/13/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	4/13/2023	19
694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	4/13/2023	28
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	5/3/2023	28
694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	5/3/2023	28
694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	5/3/2023	28
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19

694520019	75700 GERALD FORD DR		2.416107383		9.583892617				1	6/30/2023	13
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					11/1/2023	12
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					6/30/2023	12
694520019	75700 GERALD FORD DR		4.429530201		17.5704698					6/30/2023	22
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					6/30/2023	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					6/30/2023	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					6/30/2023	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					6/30/2023	23
694130017	73501 DICK KELLY DR		12.7816092		3.218390805				1	11/14/2023	17
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
637133010	42565 WARNER TRL							1		1/3/2023	1
625072015	44675 RAMONA AVE							1		2/7/2023	1
625212018	74380 PEPPERGRASS ST							1		2/17/2023	1
640132001	72759 SIERRA VISTA DR							1		1/24/2023	1
628291004	72970 DEER GRASS DR							1		1/3/2023	1
622192005	43665 CARMEL CIR							1		3/9/2023	1
628102009	72937 WILLOW ST							1		3/6/2023	1
655071005	73552 FEATHER TRL							1		1/23/2023	1
637095012	42405 IOWA ST							1		3/2/2023	1
627061018	44650 SAN ANTONIO CIR							1		9/29/2023	1
628293001	72870 AMBER ST							1		3/7/2023	1
627131031	44392 LINGO LN							1		1/4/2023	1

694590016	49817 CRESCENT PASSAGE							1		2/21/2023	1
637122016	42695 IOWA ST							1		3/6/2023	1
637364004	76701 NEW YORK AVE							1		12/22/2023	1
627022020	73225 SANTA ROSA WAY							1		4/12/2023	1
630043018	72725 JOSHUA TREE ST							1		4/14/2023	1
627042010	73381 SANTA ROSA WAY							1		11/20/2023	1
625263004	74321 OLD PROSPECTOR TRL							1		11/29/2023	1
69461002	41111 EMORY LN										0
69461002	41135 EMORY LN										0
69461002	41123 EMORY LN										0
694610028	41180 EMORY LN										0
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694610028	41171 EMORY LN										0
694610028	41183 EMORY LN										0
694500060	73787 HENRI DR										0
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694500062	73745 HENRI DR										0
694590009	49901 CRESCENT PASSAGE										0
694591008	49898 CRESCENT PASSAGE										0
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694600026	75673 MONTAGE PKWY										0
694571001	35906 BERTAIN DR										0
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694571003	35930 BERTAIN DR										0
694571004	35942 BERTAIN DR										0
694571005	35954 BERTAIN DR										0
694571006	35957 WALLACE ST										0
694571007	35945 WALLACE ST										0
694571008	35933 WALLACE ST										0







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694310010	37000 Explorer Dirve										0
640122009	44070 San Luis Drive										0
694631006	75126 ALDRICH DR								1	02/07/2024	1
694631004	36173 HEWITT DR								1	02/01/2024	1
694631022	75129 ALDRICH DR								1	03/14/2024	1
694631019	75165 ALDRICH DR								1	03/14/2024	1
694500018	73707 RAPHAEL DR								1	03/14/2024	1
694500057	73746 RAPHAEL DR								1	03/14/2024	1
694500019	73693 RAPHAEL DR								1	03/14/2024	1
694500056	73732 RAPHAEL DR								1	03/14/2024	1
694500058	73760 RAPHAEL DR								1	03/14/2024	1
694500017	73721 RAPHAEL DR								1	03/14/2024	1
694550002	Null								1	04/03/2024	1
694561010	Null								1	04/03/2024	1
694561011	74162 STORKE DR								1	04/03/2024	1
694550001	NULL								1	04/03/2024	1
694573031	74329 ANDREWS DR								1	04/03/2024	1
694573033	74353 ANDREWS DR								1	04/03/2024	1
694573014	74317 ANDREWS DR								1	04/03/2024	1
694573032	74341 ANDREWS DR								1	04/03/2024	1
694550006	Null								1	04/03/2024	1
694550005	NULL								1	04/03/2024	1
694561012	74174 STORKE DR								2	04/03/2024	2
694550003	NULL								1	04/03/2024	1
694550011	NULL								1	04/03/2024	1
694550004	NULL								1	04/03/2024	1

694561013	74186 STORKE DR							1	04/03/2024	1
694561015	74210 STORKE DR							1	04/03/2024	1
694561017	74234 STORKE DR							1	04/03/2024	1
694561016	74222 STORKE DR							1	04/03/2024	1
694562009	74201 STORKE DR							1	04/03/2024	1
694631016	75201 ALDRICH DR							1	03/14/2024	1
694631017	75189 ALDRICH DR							1	03/14/2024	1
694631014	75225 ALDRICH DR							1	03/14/2024	1
694631015	75213 ALDRICH DR							1	03/14/2024	1
694561014	74198 STORKE DR							2	04/03/2024	2
694561018	74246 STORKE DR							2	04/03/2024	2
652350001	72329 STONE EAGLE DR							1	01/17/2024	1
694562006	74237 STORKE DR							1	04/03/2024	1
694562007	74225 STORKE DR							1	04/03/2024	1
694562008	74213 STORKE DR							2	04/03/2024	2
694562011	74177 STORKE DR							1	04/03/2024	1
694562010	74189 STORKE DR							2	04/03/2024	2
694631007	75138 ALDRICH DR							1	02/01/2024	1
694631008	75150 ALDRICH DR							1	02/08/2024	1
694631009	75162 ALDRICH DR							1	02/01/2024	1
694631020	75153 ALDRICH DR							1	03/14/2024	1
694631021	75141 ALDRICH DR							1	03/14/2024	1
694631018	75177 ALDRICH DR							1	03/14/2024	1
694562005	74249 STORKE DR							1	04/03/2024	1
694631002	36197 HEWITT DR							1	02/01/2024	1
694631003	36185 HEWITT DR							1	02/01/2024	1
694631005	36161 HEWITT DR							1	02/01/2024	1
694631010	75174 ALDRICH DR							1	03/14/2024	1
694631011	75186 ALDRICH DR							1	03/14/2024	1

694631012	75198 ALDRICH DR							1	03/14/2024	1
694631013	75210 ALDRICH DR							1	03/14/2024	1
694640001	75234 BUCKLEY DR							1	04/05/2024	1
694640002	75246 BUCKLEY DR							1	04/05/2024	1
694640003	75258 BUCKLEY DR							1	04/05/2024	1
694640004	75270 BUCKLEY DR							1	04/05/2024	1
694640023	75285 BUCKLEY DR							1	04/05/2024	1
694640024	75273 BUCKLEY DR							1	04/05/2024	1
694640025	75261 BUCKLEY DR							1	04/05/2024	1
694640026	75249 BUCKLEY DR							1	04/05/2024	1
694640027	75237 BUCKLEY DR							1	04/05/2024	1
652350016	72300 BAJADA TRL							1	07/11/2024	1
771260030	178 TEKIS PL							1	07/24/2024	1
771240055	149 WANISH PL							1	08/01/2024	1
694640005	75282 BUCKLEY DR							1	08/09/2024	1
694640006	75294 BUCKLEY DR							1	08/09/2024	1
694640007	75306 BUCKLEY DR							1	08/09/2024	1
694640008	75318 BUCKLEY DR							1	08/09/2024	1
694640009	75330 BUCKLEY DR							1	08/09/2024	1
694640020	75321 BUCKLEY DR							1	08/09/2024	1
694640021	75309 BUCKLEY DR							1	08/09/2024	1
694640022	75297 BUCKLEY DR							1	08/09/2024	1
637272003	43680 LOUISIANA ST							2	08/22/2024	2
625253010	74895 CANTERBURY CT							1	09/03/2024	1
694631001	36209 HEWITT DR							1	09/13/2024	1
694640016	36393 WARREN DR							1	09/13/2024	1
694640017	36381 WARREN DR							1	09/13/2024	1
694640018	36369 WARREN DR							1	09/13/2024	1
694640019	36357 WARREN DR							1	09/13/2024	1
694640010	36318 WARREN DR							1	09/13/2024	1

694640011	36330 WARREN DR							1	09/13/2024	1
694640012	36342 WARREN DR							1	09/13/2024	1
694640013	36354 WARREN DR							1	09/13/2024	1
694640014	36366 WARREN DR							1	09/13/2024	1
694640015	36378 WARREN DR							1	09/13/2024	1
694560004	74212 DEXTER ST							1	11/19/2024	1
694560005	74224 DEXTER ST							1	11/19/2024	1
694560006	74236 DEXTER ST							1	11/19/2024	1
694560016	74255 BECKER ST							1	11/19/2024	1
694560017	74243 BECKER ST							1	11/19/2024	1
694560018	74231 BECKER ST							1	11/19/2024	1
694560019	74219 BECKER ST							1	11/19/2024	1
694560020	74207 BECKER ST							1	11/19/2024	1
694562012	74180 BECKER ST							1	11/19/2024	1
694562013	74192 BECKER ST							1	11/19/2024	1
694562014	74204 BECKER ST							1	11/19/2024	1
694562015	74216 BECKER ST							1	11/19/2024	1
694562016	74228 BECKER ST							1	11/19/2024	1
694562017	74240 BECKER ST							1	11/19/2024	1
694562018	74252 BECKER ST							1	11/19/2024	1
620321018	39226 MANZANITA DR							1	1/23/2024	1
637123004	42620 IOWA ST							1	03/05/2024	1
771550019	50067 CANYON VIEW DR							1	01/11/2024	1
627121034	73765 FRED WARING DR							1	10/07/2024	1
632540055	41940 WARD DR							1	05/28/2024	1
630453010	48989 BARBERRY LN							1	03/21/2024	1
627071021	44805 SAN CLEMENTE CIR 2							1	08/19/2024	1
624204013	74191 VELARDO DR							1	02/26/2024	1
694130016	35250 Gateway Drive	Vesta Apartments								0
622370014	N/A	Arc Village								0
694-290-010, -011, 694-320-010, -11	N/A	Toll Brothers at Shadow Ridge								0
637320038	43280 WARNER TRL							1	08/25/2021	1
627051009	73355 SAN NICHOLAS AVE							2	08/25/2022	0
627084003	73355 ROYAL PALM DR							2	12/19/2022	2













Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name <sup>+</sup>	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			35.73467562	0	132.331991	0	2.53333333	11	86.4		268
625021008	74096 GOLETA AVE										0
625021008	74096 GOLETA AVE										0
771550009	49981 CANYON VIEW DR										0
637320030	77645 ROBIN RD										0
625312004	74655 OLD PROSPECTOR TRL							1		10/30/2024	1
625312004	74655 OLD PROSPECTOR TRL										0
652250007	920 ANDREAS CANYON DR										0
771260054	136 TEKIS PL										0
624441016	74550 MERLE DR		1	0	0	0	0	0	0	9/4/2024	1
624441015	74536 MERLE DR		1							9/4/2024	1
624441014	74522 MERLE DR		1							9/4/2024	1
624441017	74564 MERLE DR				1					9/4/2024	1
624441018	74578 MERLE DR				1					9/6/2024	1
624441019	74592 MERLE DR				1					9/6/2024	1
624441021	74620 MERLE DR				1					9/6/2024	1
624440032	74696 MERLE DR				1					9/6/2024	1
624440033	74710 MERLE DR				1					9/6/2024	1
624440035	74738 MERLE DR				1					9/9/2024	1
624440036	74752 MERLE DR				1					9/18/2024	1
624441020	74606 MERLE DR				1					9/18/2024	1
624440034	74724 MERLE DR				1					9/18/2024	1
622370038	3894 VIA AMALFI										0
622370038	3882 VIA AMALFI										0
622370038	3500 VIA LEONARDO										0
69461002	41108 EMORY LN										0
69461002	41111 EMORY LN										0
69461002	41135 EMORY LN										0
69461002	41123 EMORY LN										0

694610028	41180 EMORY LN										0
694610028	41168 EMORY LN										0
694610028	41195 EMORY LN										0
694610028	41192 EMORY LN										0
69461002	41120 EMORY LN										0
69461002	41132 EMORY LN										0
694610028	41171 EMORY LN										0
694610028	41183 EMORY LN										0
694500014	73640 HENRI DR										0
694500015	73654 HENRI DR										0
694500016	73668 HENRI DR										0
694500059	73801 HENRI DR										0
694500060	73787 HENRI DR										0
694500061	73773 HENRI DR										0
694500062	73745 HENRI DR										0
694590009	49901 CRESCENT PASSAGE										0
694591008	49898 CRESCENT PASSAGE										0
694590001	75649 MONTAGE PKWY										0
694590002	75637 MONTAGE PKWY										0
694590003	75625 MONTAGE PKWY										0
694590004	75613 MONTAGE PKWY										0
694600004	75712 MONTAGE PKWY										0
694600025	75685 MONTAGE PKWY										0
694600026	75673 MONTAGE PKWY										0
694620044	76345 OXFORD LN										0
694620045	76333 OXFORD LN										0
694620056	76324 OXFORD LN										0
694620057	76336 OXFORD LN										0
694620058	76348 OXFORD LN										0
694620059	76360 OXFORD LN										0
694610025	41177 NORTHWESTERN ST										0
694610025	41189 NORTHWESTERN ST										0
694610025	41201 NORTHWESTERN ST										0

694610025	41198 NORTHWESTERN ST										0
694610025	41186 NORTHWESTERN ST										0
694610026	41141 NORTHWESTERN ST										0
694610025	41174 NORTHWESTERN ST										0
694610026	41129 NORTHWESTERN ST										0
694610026	41117 NORTHWESTERN ST										0
694610026	41114 NORTHWESTERN ST										0
694610026	41126 NORTHWESTERN ST										0
694610026	41138 NORTHWESTERN ST										0
694620073	76276 CAMBRIDGE DR										0
694620074	76288 CAMBRIDGE DR										0
694620075	76300 CAMBRIDGE DR										0
694620076	76312 CAMBRIDGE DR										0
694140029	35397 DOMANI DR										0
694140030	35411 DOMANI DR										0
694140031	35425 DOMANI DR										0
694140059	35431 BAINS AVE										0
694140060	35417 BAINS AVE										0
694140061	35403 BAINS AVE										0
694140062	35389 BAINS AVE										0
694140063	35396 BAINS AVE										0
694140066	35438 BAINS AVE										0
694140065	35424 BAINS AVE										0
694140064	35410 BAINS AVE										0

694620046	76321 OXFORD LN										0
694620047	76297 OXFORD LN										0
694620048	76285 OXFORD LN										0
694620049	76273 OXFORD LN										0
694620050	76261 OXFORD LN										0
694620054	76300 OXFORD LN										0
694620055	76312 OXFORD LN										0
694140043	35421 SERENO LN										0
694140044	35407 SERENO LN										0
694140045	35393 SERENO LN										0
694140046	35379 SERENO LN										0
694140047	35386 SERENO LN										0
694140048	35400 SERENO LN										0
694610022	41398 PENN DR								1	1/26/2024	1
694610022	41410 PENN DR										0
694610022	41425 PENN DR										0
694610022	41413 PENN DR								1	1/26/2024	1
694610022	41401 PENN DR										0
694610022	41377 PENN DR										0
694610022	41389 PENN DR										0
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694610022	41386 PENN DR										0
637190024	77148 VERMONT CIR										0
637190024	77152 VERMONT CIR										0
637190024	77160 VERMONT CIR										0
637190024	77164 VERMONT CIR										0
637190024	77172 VERMONT CIR										0
637190024	77176 VERMONT CIR										0
637190024	77184 VERMONT CIR										0
637190024	77188 VERMONT CIR										0
694571001	35906 BERTAIN DR										0
694571002	35918 BERTAIN DR										0
694571003	35930 BERTAIN DR										0



694571004	35942 BERTAIN DR										0
694571005	35954 BERTAIN DR										0
694571006	35957 WALLACE ST										0
694571007	35945 WALLACE ST										0
694571008	35933 WALLACE ST										0
694571009	35921 WALLACE ST										0
694571010	35909 WALLACE ST										0
694620051	76264 OXFORD LN										0
694620068	76315 CAMBRIDGE DR										0
694620071	76279 CAMBRIDGE DR										0
694620070	76291 CAMBRIDGE DR										0
694620069	76303 CAMBRIDGE DR										0
694620072	76267 CAMBRIDGE DR										0
694140034	35390 DOMANI DR										0
694140035	35404 DOMANI DR										0
694140039	35460 DOMANI DR										0
694140040	35463 SERENO LN										0
694140041	35449 SERENO LN										0
694140042	35435 SERENO LN										0
694140036	35418 DOMANI DR										0
694610021	41551 STANFORD RD										0
694610021	41527 STANFORD RD										0
694610021	41515 STANFORD RD										0
694610021	41503 STANFORD RD										0
694610021	41500 STANFORD RD										0
694610021	41512 STANFORD RD										0
694610021	41539 STANFORD RD										0
694570005	74395 NICHOLS DR										0
694570006	74383 NICHOLS DR										0

694570007	74371 NICHOLS DR										0
694570008	74359 NICHOLS DR										0
694570009	74347 NICHOLS DR										0
694570010	74386 COLLEGE DR										0
694570011	74374 COLLEGE DR										0
694570012	74362 COLLEGE DR										0
694570013	74350 COLLEGE DR										0
694570014	36350 LASUEN ST										0
694573001	35981 WALLACE ST										0
694573002	35993 WALLACE ST										0
694573003	36005 WALLACE ST										0
694573004	36017 WALLACE ST										0
694573005	36029 WALLACE ST										0
694573006	74404 NICHOLS DR										0
694573007	74392 NICHOLS DR										0
694573008	74380 NICHOLS DR										0
694573009	74368 NICHOLS DR										0
694573010	74356 NICHOLS DR										0
694573012	74332 NICHOLS DR										0
694573011	74344 NICHOLS DR										0
694573013	74320 NICHOLS DR										0
625071012	44525 SANTA MARGARITA AVE								5	5/15/2024	5
694310006	36101 VITALIA WAY										0
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694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	12/11/2024	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2		19
694190087	74699 TECHNOLOGY DR										0
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694520019	75700 GERALD FORD DR		2.416107383		9.583892617				1	09/20/2024	13
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					09/30/2024	12
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					9/30/2024	12
694520019	75700 GERALD FORD DR		4.429530201		17.5704698					10/24/2024	22
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					11/06/2024	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					11/27/2024	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					12/09/2024	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					12/20/2024	23
694130017	73501 DICK KELLY DR										0
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694130017	73501 DICK KELLY DR										0
637133010	42565 WARNER TRL										0
625072015	44675 RAMONA AVE							1		4/29/2024	1
625212018	74380 PEPPERGRASS ST										0
640132001	72759 SIERRA VISTA DR										0
628291004	72970 DEER GRASS DR										0
622192005	43665 CARMEL CIR							1		3/19/2024	1
628102009	72937 WILLOW ST										0
655071005	73552 FEATHER TRL							1		8/22/2024	1
637095012	42405 IOWA ST							1		1/10/2024	1
627061018	44650 SAN ANTONIO CIR							1		12/5/2024	1
628293001	72870 AMBER ST										0
627131031	44392 LINGO LN										0

694590016	49817 CRESCENT PASSAGE										0
637122016	42695 IOWA ST								1	4/17/2024	1
637364004	76701 NEW YORK AVE										0
627022020	73225 SANTA ROSA WAY							1		3/11/2024	1
630043018	72725 JOSHUA TREE ST							1		3/11/2024	1
627042010	73381 SANTA ROSA WAY							1		5/20/2024	1
625263004	74321 OLD PROSPECTOR TRL							1		11/21/2024	1
69461002	41111 EMORY LN										0
69461002	41135 EMORY LN										0
69461002	41123 EMORY LN										0
694610028	41180 EMORY LN										0
694610028	41168 EMORY LN										0
694610028	41195 EMORY LN										0
694610028	41192 EMORY LN										0
69461002	41120 EMORY LN										0
69461002	41132 EMORY LN										0
694610028	41171 EMORY LN										0
694610028	41183 EMORY LN										0
694500060	73787 HENRI DR										0
694500061	73773 HENRI DR										0
694500062	73745 HENRI DR										0
694590009	49901 CRESCENT PASSAGE										0
694591008	49898 CRESCENT PASSAGE										0
694600004	75712 MONTAGE PKWY										0
694600026	75673 MONTAGE PKWY										0
694571001	35906 BERTAIN DR										0
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694571003	35930 BERTAIN DR										0
694571004	35942 BERTAIN DR										0
694571005	35954 BERTAIN DR										0
694571006	35957 WALLACE ST										0
694571007	35945 WALLACE ST										0
694571008	35933 WALLACE ST										0

694571010	35909 WALLACE ST										0
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694560002	NULL								1	12/11/2023	1
694560003	NULL								1	12/12/2023	1
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69461002	NULL								1	9/14/2023	1
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694140047	NULL								1	12/20/2023	1
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694190046	NULL								1	8/9/2023	1
694310010	37000 Explorer Dirve										0
640122009	44070 San Luis Drive										0
694631006	75126 ALDRICH DR								1	09/18/2024	1
694631004	36173 HEWITT DR								1	09/20/2024	1
694631022	75129 ALDRICH DR								1	10/24/2024	1
694631019	75165 ALDRICH DR								1	10/30/2024	1
694500018	73707 RAPHAEL DR								1	11/05/2024	1
694500057	73746 RAPHAEL DR								1	11/05/2024	1
694500019	73693 RAPHAEL DR								1	11/06/2024	1
694500056	73732 RAPHAEL DR								1	11/06/2024	1
694500058	73760 RAPHAEL DR								1	11/06/2024	1
694500017	73721 RAPHAEL DR								1	12/11/2024	1
694550002	Null								1	11/12/2024	1
694561010	Null								1	11/12/2024	1
694561011	74162 STORKE DR								1	11/12/2024	1
694550001	NULL								1	11/14/2024	1
694573031	74329 ANDREWS DR								1	11/20/2024	1
694573033	74353 ANDREWS DR								1	11/21/2024	1
694573014	74317 ANDREWS DR								1	11/22/2024	1
694573032	74341 ANDREWS DR								1	11/22/2024	1
694550006	Null								1	11/25/2024	1
694550005	NULL								1	12/03/2024	1
694561012	74174 STORKE DR								2	12/03/2024	2
694550003	NULL								1	12/04/2024	1
694550011	NULL								1	12/04/2024	1
694550004	NULL								1	12/05/2024	1

694561013	74186 STORKE DR							1	12/05/2024	1
694561015	74210 STORKE DR							1	12/05/2024	1
694561017	74234 STORKE DR							1	12/05/2024	1
694561016	74222 STORKE DR							1	12/06/2024	1
694562009	74201 STORKE DR							1	12/06/2024	1
694631016	75201 ALDRICH DR							1	12/09/2024	1
694631017	75189 ALDRICH DR							1	12/09/2024	1
694631014	75225 ALDRICH DR							1	12/12/2024	1
694631015	75213 ALDRICH DR							1	12/13/2024	1
694561014	74198 STORKE DR							2	12/13/2024	2
694561018	74246 STORKE DR							2	12/16/2024	2
652350001	72329 STONE EAGLE DR									0
694562006	74237 STORKE DR									0
694562007	74225 STORKE DR									0
694562008	74213 STORKE DR									0
694562011	74177 STORKE DR									0
694562010	74189 STORKE DR									0
694631007	75138 ALDRICH DR									0
694631008	75150 ALDRICH DR									0
694631009	75162 ALDRICH DR									0
694631020	75153 ALDRICH DR									0
694631021	75141 ALDRICH DR									0
694631018	75177 ALDRICH DR									0
694562005	74249 STORKE DR									0
694631002	36197 HEWITT DR									0
694631003	36185 HEWITT DR									0
694631005	36161 HEWITT DR									0
694631010	75174 ALDRICH DR									0
694631011	75186 ALDRICH DR									0

694631012	75198 ALDRICH DR								0
694631013	75210 ALDRICH DR								0
694640001	75234 BUCKLEY DR								0
694640002	75246 BUCKLEY DR								0
694640003	75258 BUCKLEY DR								0
694640004	75270 BUCKLEY DR								0
694640023	75285 BUCKLEY DR								0
694640024	75273 BUCKLEY DR								0
694640025	75261 BUCKLEY DR								0
694640026	75249 BUCKLEY DR								0
694640027	75237 BUCKLEY DR								0
652350016	72300 BAJADA TRL								0
771260030	178 TEKIS PL								0
771240055	149 WANISH PL								0
694640005	75282 BUCKLEY DR								0
694640006	75294 BUCKLEY DR								0
694640007	75306 BUCKLEY DR								0
694640008	75318 BUCKLEY DR								0
694640009	75330 BUCKLEY DR								0
694640020	75321 BUCKLEY DR								0
694640021	75309 BUCKLEY DR								0
694640022	75297 BUCKLEY DR								0
637272003	43680 LOUISIANA ST								0
625253010	74895 CANTERBURY CT								0
694631001	36209 HEWITT DR								0
694640016	36393 WARREN DR								0
694640017	36381 WARREN DR								0
694640018	36369 WARREN DR								0
694640019	36357 WARREN DR								0
694640010	36318 WARREN DR								0

694640011	36330 WARREN DR										0
694640012	36342 WARREN DR										0
694640013	36354 WARREN DR										0
694640014	36366 WARREN DR										0
694640015	36378 WARREN DR										0
694560004	74212 DEXTER ST										0
694560005	74224 DEXTER ST										0
694560006	74236 DEXTER ST										0
694560016	74255 BECKER ST										0
694560017	74243 BECKER ST										0
694560018	74231 BECKER ST										0
694560019	74219 BECKER ST										0
694560020	74207 BECKER ST										0
694562012	74180 BECKER ST										0
694562013	74192 BECKER ST										0
694562014	74204 BECKER ST										0
694562015	74216 BECKER ST										0
694562016	74228 BECKER ST										0
694562017	74240 BECKER ST										0
694562018	74252 BECKER ST										0
620321018	39226 MANZANITA DR										0
637123004	42620 IOWA ST							1	05/22/2024		1
771550019	50067 CANYON VIEW DR							1	11/19/2024		1
627121034	73765 FRED WARING DR										0
632540055	41940 WARD DR							1	09/16/2024		1
630453010	48989 BARBERRY LN							1	09/26/2024		1
627071021	44805 SAN CLEMENTE CIR 2										0
624204013	74191 VELARDO DR										0
694130016	35250 Gateway Drive	Vesta Apartments									0
622370014	N/A	Arc Village									0
694-290-010, -011, 694-320-010, -11	N/A	Toll Brothers at Shadow Ridge									0
637320038	43280 WARNER TRL							1	01/31/2024		1
627051009	73355 SAN NICHOLAS AVE							2	04/15/2024		2
627084003	73355 ROYAL PALM DR							2	12/12/2024		2





[illegible]







Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			182.3512008								0					
625021008	74096 GOLETA AVE			NONE	Y											
625021008	74096 GOLETA AVE			NONE	Y			ADU								
771550009	49981 CANYON VIEW DR			NONE	Y											
637320030	77645 ROBIN RD			NONE	Y											
625312004	74655 OLD PROSPECTOR TRL			NONE	N			ADU								
625312004	74655 OLD PROSPECTOR TRL			NONE	N											
652250007	920 ANDREAS CANYON DR			NONE	Y											
771260054	136 TEKIS PL			NONE	Y											
624441016	74550 MERLE DR		0	NONE	Y	Other	INC									
624441015	74536 MERLE DR		0	NONE	Y	Other	INC									
624441014	74522 MERLE DR		0	NONE	Y	Other	INC									
624441017	74564 MERLE DR			NONE	Y	Other	INC									
624441018	74578 MERLE DR			NONE	Y	Other	INC									
624441019	74592 MERLE DR			NONE	Y	Other	INC									
624441021	74620 MERLE DR			NONE	Y	Other	INC									
624440032	74696 MERLE DR			NONE	Y	Other	INC									
624440033	74710 MERLE DR			NONE	Y	Other	INC									
624440035	74738 MERLE DR			NONE	Y	Other	INC									
624440036	74752 MERLE DR			NONE	Y	Other	INC									
624441020	74606 MERLE DR			NONE	Y	Other	INC									
624440034	74724 MERLE DR			NONE	Y	Other	INC									
622370038	3894 VIA AMALFI			NONE	Y											
622370038	3882 VIA AMALFI			NONE	Y											
622370038	3500 VIA LEONARDO			NONE	Y											
69461002	41108 EMORY LN			NONE	Y											
69461002	41111 EMORY LN			NONE	Y											
69461002	41135 EMORY LN			NONE	Y											
69461002	41123 EMORY LN			NONE	Y											
694610028	41180 EMORY LN			NONE	Y											
694610028	41168 EMORY LN			NONE	Y											
694610028	41195 EMORY LN			NONE	Y											
694610028	41192 EMORY LN			NONE	Y											
69461002	41120 EMORY LN			NONE	Y											
69461002	41132 EMORY LN			NONE	Y											
694610028	41171 EMORY LN			NONE	Y											
694610028	41183 EMORY LN			NONE	Y											
694500014	73640 HENRI DR			NONE	Y											
694500015	73654 HENRI DR			NONE	Y											
694500016	73668 HENRI DR			NONE	Y											
694500059	73801 HENRI DR			NONE	Y											
694500060	73787 HENRI DR			NONE	Y											
694500061	73773 HENRI DR			NONE	Y											
694500062	73745 HENRI DR			NONE	Y											
694590009	49901 CRESCENT PASSAGE			NONE	Y											
694591008	49898 CRESCENT PASSAGE			NONE	Y											
694590001	75649 MONTAGE PKWY			NONE	Y											

694590002	75637 MONTAGE PKWY			NONE	Y											
694590003	75625 MONTAGE PKWY			NONE	Y											
694590004	75613 MONTAGE PKWY			NONE	Y											
694600004	75712 MONTAGE PKWY			NONE	Y											
694600025	75685 MONTAGE PKWY			NONE	Y											
694600026	75673 MONTAGE PKWY			NONE	Y											
694620044	76345 OXFORD LN			NONE	Y											
694620045	76333 OXFORD LN			NONE	Y											
694620056	76324 OXFORD LN			NONE	Y											
694620057	76336 OXFORD LN			NONE	Y											
694620058	76348 OXFORD LN			NONE	Y											
694620059	76360 OXFORD LN			NONE	Y											
694610025	41177 NORTHWESTERN ST			NONE	Y											
694610025	41189 NORTHWESTERN ST			NONE	Y											
694610025	41201 NORTHWESTERN ST			NONE	Y											
694610025	41198 NORTHWESTERN ST			NONE	Y											
694610025	41186 NORTHWESTERN ST			NONE	Y											
694610026	41141 NORTHWESTERN ST			NONE	Y											
694610025	41174 NORTHWESTERN ST			NONE	Y											
694610026	41129 NORTHWESTERN ST			NONE	Y											
694610026	41117 NORTHWESTERN ST			NONE	Y											
694610026	41114 NORTHWESTERN ST			NONE	Y											
694610026	41126 NORTHWESTERN ST			NONE	Y											
694610026	41138 NORTHWESTERN ST			NONE	Y											
694620073	76276 CAMBRIDGE DR			NONE	Y											
694620074	76288 CAMBRIDGE DR			NONE	Y											
694620075	76300 CAMBRIDGE DR			NONE	Y											
694620076	76312 CAMBRIDGE DR			NONE	Y											
694140029	35397 DOMANI DR			NONE	Y											
694140030	35411 DOMANI DR			NONE	Y											
694140031	35425 DOMANI DR			NONE	Y											
694140059	35431 BAINS AVE			NONE	Y											
694140060	35417 BAINS AVE			NONE	Y											
694140061	35403 BAINS AVE			NONE	Y											
694140062	35389 BAINS AVE			NONE	Y											
694140063	35396 BAINS AVE			NONE	Y											
694140066	35438 BAINS AVE			NONE	Y											
694140065	35424 BAINS AVE			NONE	Y											
694140064	35410 BAINS AVE			NONE	Y											

694620046	76321 OXFORD LN			NONE	Y											
694620047	76297 OXFORD LN			NONE	Y											
694620048	76285 OXFORD LN			NONE	Y											
694620049	76273 OXFORD LN			NONE	Y											
694620050	76261 OXFORD LN			NONE	Y											
694620054	76300 OXFORD LN			NONE	Y											
694620055	76312 OXFORD LN			NONE	Y											
694140043	35421 SERENO LN			NONE	Y											
694140044	35407 SERENO LN			NONE	Y											
694140045	35393 SERENO LN			NONE	Y											
694140046	35379 SERENO LN			NONE	Y											
694140047	35386 SERENO LN			NONE	Y											
694140048	35400 SERENO LN			NONE	Y											
694610022	41398 PENN DR			NONE	Y											
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694620051	76264 OXFORD LN			NONE	Y											
694620068	76315 CAMBRIDGE DR			NONE	Y											
694620071	76279 CAMBRIDGE DR			NONE	Y											
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694620069	76303 CAMBRIDGE DR			NONE	Y											
694620072	76267 CAMBRIDGE DR			NONE	Y											
694140034	35390 DOMANI DR			NONE	Y											
694140035	35404 DOMANI DR			NONE	Y											
694140039	35460 DOMANI DR			NONE	Y											



694140040	35463 SERENO LN			NONE	Y											
694140041	35449 SERENO LN			NONE	Y											
694140042	35435 SERENO LN			NONE	Y											
694140036	35418 DOMANI DR			NONE	Y											
694610021	41551 STANFORD RD			NONE	Y											
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694570005	74395 NICHOLS DR			NONE	Y											
694570006	74383 NICHOLS DR			NONE	Y											
694570007	74371 NICHOLS DR			NONE	Y											
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694570009	74347 NICHOLS DR			NONE	Y											
694570010	74386 COLLEGE DR			NONE	Y											
694570011	74374 COLLEGE DR			NONE	Y											
694570012	74362 COLLEGE DR			NONE	Y											
694570013	74350 COLLEGE DR			NONE	Y											
694570014	36350 LASUEN ST			NONE	Y											
694573001	35981 WALLACE ST			NONE	Y											
694573002	35993 WALLACE ST			NONE	Y											
694573003	36005 WALLACE ST			NONE	Y											
694573004	36017 WALLACE ST			NONE	Y											
694573005	36029 WALLACE ST			NONE	Y											
694573006	74404 NICHOLS DR			NONE	Y											
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694573008	74380 NICHOLS DR			NONE	Y											
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694573010	74356 NICHOLS DR			NONE	Y											
694573012	74332 NICHOLS DR			NONE	Y											
694573011	74344 NICHOLS DR			NONE	Y											
694573013	74320 NICHOLS DR			NONE	Y											
625071012	44525 SANTA MARGARITA AVE			NONE	Y											
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
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694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes

694310006	36101 VITALIA WAY			NONE	Y											
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694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
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694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
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694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
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694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		1.208053691	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		1.208053691	NONE	Y	CDLAC	INC		55							
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694520019	75700 GERALD FORD DR		2.214765101	NONE	Y	CDLAC	INC		55							
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694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		12.75428571	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
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694130017	73501 DICK KELLY DR		12.75428571	NONE	Y	CDLAC	INC		55							
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694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
637133010	42565 WARNER TRL			NONE	Y			ADU								
625072015	44675 RAMONA AVE			NONE	Y			ADU								
625212018	74380 PEPPERGRASS ST			NONE	Y			ADU								
640132001	72759 SIERRA VISTA DR			NONE	Y			ADU								
628291004	72970 DEER GRASS DR			NONE	Y			ADU								
622192005	43665 CARMEL CIR			NONE	Y			ADU								
628102009	72937 WILLOW ST			NONE	Y			ADU								
655071005	73552 FEATHER TRL			NONE	Y			ADU								
637095012	42405 IOWA ST			NONE	Y			ADU								
627061018	44650 SAN ANTONIO CIR			NONE	Y			ADU								
628293001	72870 AMBER ST			NONE	Y			ADU								
627131031	44392 LINGO LN			NONE	Y			ADU								
694590016	49817 CRESCENT PASSAGE			NONE	Y			ADU								
637122016	42695 IOWA ST			NONE	Y			ADU								
637364004	76701 NEW YORK AVE			NONE	Y			ADU								
627022020	73225 SANTA ROSA WAY			NONE	Y			ADU								
630043018	72725 JOSHUA TREE ST			NONE	Y			ADU								
627042010	73381 SANTA ROSA WAY			NONE	Y			ADU								
625263004	74321 OLD PROSPECTOR TRL			NONE	Y			ADU								
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Jurisdiction	Palm Desert	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	675	-	-	21	406	-	-	-	-	-	-	427	248
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	460	-	-	3	204	-	-	-	-	-	-	207	253
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	461	-	-	-	39	-	-	-	-	-	-	60	401
	Non-Deed Restricted		-	-	-	21	-	-	-	-	-	-		
Above Moderate		1,194	54	59	428	417	117	-	-	-	-	-	1,075	119
Total RHNA		2,790												
Total Units			54	59	452	1,087	117	-	-	-	-	-	1,769	1,021
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		338		-	7	184	-	-	-	-	-	-	191	147

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Palm Desert	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div>Housing Programs Progress Report</div> <div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1A	The City shall work with affordable housing developers, non-profit agencies and other stakeholders to implement the following affordable housing projects for extremely low, very low, low and moderate income households during the planning period	Responsible Agency: Community Development Department and Housing Authority Schedule: Continuous	"Page III-100 of Housing Element (Pg. 104 of PDF) Site E - PP22-0004 - Spanish Walk/Gerald Ford Apartments Under Construction Site KK - Desert Arc - Entiltment completed Site H - PP21-0009 - Millennium Apartments under construction.
Program 1B	The City shall pursue the planning and implementation of the following projects for extremely low, very low, low and moderate income households during the planning period. The City will utilize public-private partnerships, grants and third party funding for these projects, and density bonus incentives.	Responsible Agency: Community Development Department and Housing Authority Schedule: 2022-2026	Page III-101 (105 of PDF) of Housing Element. Site C - Palm Villas - PP22-0003 - Approved by City Council under Resolution No. 2022-85. The applicant applied for funding for Phase 1 of the project consisting of 121 total units. Site LL - Sagecrest Apartments - No Planning application submitted at this time. RFP to be posted in Summer 2025 Site B - Vitalia Apartments - PP/CUP21-0004 - Approved by City Council under Resolution No. 2021-57. Under construction. Sites I and J - No RFP issued. City will be actively engage in a Specific Plan Amendment for the University Neighborhood Specific Plan (UNSP) which will include the location of the 5-acre sites and establish affordability requirements in 2024.

Program 1C	The City shall encourage and facilitate the development by private parties of the following projects for extremely low, very low, low and moderate income units	Responsible Agency: Planning Division Schedule: 2022-2026	Page III-101 to 102 (Pg. 105 and 106) Site A - Property owner is under review for a specific plan (Landmark Specific Plan). Inactive. Site DD - The Sands/Bravo Gardens PP 16-394 - Approved entitlement for 388 units including 20% affordable. Under review for building permits. Extension of time granted.
Program 1D	As a key long-term strategy to meaningfully assist fair housing protected classes, the City shall continue to implement the Self Help Housing program when funds are available. The City will work with agencies such as Habitat for Humanity and Coachella Valley Housing Coalition to identify funding and the location of these units. This includes the construction of the 14 homes on Merle, secured with CVHC. The City will implement the provisions of its agreement with CVHC to assure the completion of the 14 self-help units by 2024	Responsible Agency: Housing Authority Schedule: 2022-2026	In-progress. Units completed

Program 1E	<p>The City shall maintain its inventory of sites zoned for PR-20 or more, and R-3, and shall encourage the incorporation of extremely low, very low, low and moderate income housing units into these projects as they are brought forward. These sites are included in the Vacant Land Inventory (Table III-47), have been assigned the Housing Overlay District, and will be required, consistent with AB 330, to meet the densities cited in the Inventory. The City will post Table III-47 on its website immediately upon adoption of the Element. The City shall, as part of its Annual Progress Report to HCD, analyze whether any Inventory site has been developed at a density less than that shown in Table III-47, and how any reduction was offset to assure that the City's RHNA allocation can be met (no net loss).</p>	<p>Responsible Agency: Planning Division Schedule: 2022 for posting of Table III-47, April of each year for Annual Progress Report.</p>	<p>Ongoing. City has maintained zoning of sites and housing requirements as projects are proposed. Table posted on website. Sites which are developed at a density less than that shown in Table III-47 are required to demonstrate compliance with no net loss requirements of table. Table posted on City website at: <a href="https://www.palmdesert.gov/our-city/strategic-plan/-fsiteid-1">https://www.palmdesert.gov/our-city/strategic-plan/-fsiteid-1</a></p>
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Program 1F	<p>Although the affordable housing projects currently approved or being entitled in the City occur on parcels of 10 acres or more, the City will encourage further land divisions resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (50-100 units) as development proposals are brought forward for sites A and F. The City will discuss incentives available for land divisions (2-5 acres) encouraging the development of housing affordable to lower income households with housing developers as proposals are brought forward. The City will offer incentives for land division encouraging the development of affordable housing including, but not limited to: • priority to processing subdivision maps that include affordable housing units, • expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan, • financial assistance (based on availability of federal, state, local foundations, and private housing funds).</p>	<p>Responsible Agency: Planning Division Schedule: As Projects are proposed</p>	<p>Ongoing effort - Site A has an active application for a Specific Plan - Specific Plan shall be required to show areas for affordable development and Site K has no active entitlement application at this time.</p>
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Program 1G	The City shall establish a pilot program to encourage development of ADUs and JADUs that are dedicated as affordable units and made available for rent to low-income households for at least 30 years. The City program could include an incentive such as floor area bonus for the property owner; reductions in building plan check fees, and/or inspection fees.	Responsible Agency: Planning Division Schedule: Develop and publish program on City website: 2021-2022, with regular Zoning Ordinance update	This is an ongoing effort - Planning will provide options to Council for potential incentives for ADU development during 2025.
Program 1H	The City shall establish an SB 35 planning application and process that contains the requirements of the law, the required objective development standards, and the processing requirements for these projects.	Responsible Agency: Planning Division Schedule: December 2022	Completed. City has established SB 35 application which is available on the City's website. Additionally, the City adopted Residential and Mixed-Use Objective Design Standards in April 2024.
Program 1I	The City shall encourage community participation throughout the planning period, by holding annual workshops which focus on outreach to a broad range of the population and economic segments of the City. Workshops will be advertised in English and Spanish, and will be posted on all the City's social media channels and website, and distributed to housing advocacy groups in the City and region. Workshops should be held at varying times during the week, including evenings, to allow working residents to attend.	Responsible Agency: Housing Authority Schedule: Annually throughout the planning period	As a requirement of entitlement applications for sites greater than 5 acres, the City requires community engagement meetings in which the City is in attendance. City will make the housing element and progress updates available and hold annual workshops with the Planning Commission for annual updates.

Program 2A	The City shall consider CDBG funds for the Home Improvement Program for single family homes by providing grants and low interest loans to program participants, with a focus on the 67 units identified as having substandard kitchen and bath facilities, and continuing to refer residents to the existing HVAC replacement program offered by SCE. The HIP program will be provided to the extent that funding is available, to up to eight households each year, and referrals made for the SCE replacement program as they are received, on average to 7 residents annually.	Responsible Agency: Housing Authority Schedule: Annually with adoption of CDBG program funding.	Funding under CDBG and SCE is no longer available. City Housing Authority funding is being used for this effort.
Program 2B	The City shall develop a program for homeowner assistance for the rehabilitation of older and substandard housing units, with a target of assisting 8 units annually throughout the planning period Funding sources to be considered include CDBG, HIP, and other programs as identified.	Responsible Agency: Community Development Department (Development Services) Schedule: As project applications are submitted	No program yet been implemented.
Program 3A	The Housing Authority shall continue to subsidize affordable housing units it owns now and in the future using operating revenues.	Responsible Agency: Housing Authority Schedule: Annually in the Housing Authority Budget	Completed. Continuous ongoing effort.
Program 3B	The Housing Authority shall maintain the existing resale restrictions and other subsidies on 301 ownership units.	Responsible Agency: Housing Authority Schedule: Throughout the planning period	Completed. Continuous ongoing effort.

Program 3C	The City will research and identify ownership of the 67 ownership units at risk of losing affordability covenants during or immediately following this planning period, and work with owners to extend these covenants. Incentives could include: • financial assistance for the extension of covenants., • Offer HIP major rehabilitation loans to homeowners to secure extended restrictions.	Responsible Agency Housing Authority Schedule: Throughout the planning period, one year prior to covenant expiration	Not yet implemented. Ongoing effort to identify the potential incentives to extend covenants.
Program 3D	The Housing Authority owns approximately 1,114 existing rental housing units and will strive to maintain its ownership and/or long term affordability of these units by a third party. Should the Housing Authority sell any of its properties, the sale will include a deed restriction assuring that the same affordability levels as occur prior to sale are maintained for a period of at least 55 years.	Responsible Agency Housing Authority Schedule: Annually in the Housing Authority Budget.	Being maintained, no sale of any property. City Housing Authority will preserve and maintain existing units.

<p>Program 3E</p>	<p>To ensure adequate access to opportunities for fair housing protected classes, such as families with children and lower income households, the City will host meetings between affordable housing developers and social service agencies when new projects are developed throughout the community to encourage the integration of services such as child care, job training, vocational education, and similar programs into new affordable housing projects through direct contact with both parties. The City will target a minimum of one integrated service in each project developed during the planning period. For on-site child care, the City shall consider allocation of the City's Childcare Mitigation Fee to new projects which provide the service.</p>	<p>Responsible Agency Housing Authority, Community Development Department Schedule: As projects are proposed</p>	<p>Completed. Ongoing, continuous effort. City works with developers to ensure new housing developments integrate services. Vitalia Apartments (PP/CUP21-0004) was approved and will provide services such as childcare, job training, etc. in it's onsite community building).</p>
<p>Program 4A</p>	<p>The City shall continue to enforce the provisions of the Federal Fair Housing Act. The City shall continue its referral program to the Fair Housing Council of Riverside County, and shall maintain information at City Hall and affordable housing complexes. Brochures and flyers shall be available at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members.</p>	<p>Responsible Agency: City and Housing Authority Schedule: Brochures updated and refilled as needed to assure they are always available.</p>	<p>Being provided ongoing. Information available through website and webpage for the housing division.</p>



<b>Program 4B</b>	<b>The City shall work with the Senior Center and other appropriate agencies including the Fair Housing Council of Riverside County and nonprofit groups (e.g. Habitat for Humanity) in the housing of disabled residents. Advertise workshops and webinars held by these organizations on anti-discrimination on the City's email newsletter and Resources on the Affordable Housing webpage and encourage them to be held throughout the community to facilitate access. The City will annually train staff at the Senior Center and Housing Authority properties in the needs of disabled residents, the requirements of the Americans with Disabilities Act, and the City's Reasonable Accommodation policy.</b>	<b>Responsible Agency: Housing Authority, Senior Center Schedule: At each update of affordable housing webpage and annually through staff training program</b>	<b>Resources have been provided ongoing. Ongoing - Training being provided to property management staff, need to implement training at Senior Center.</b>
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Program 4C	The City shall meet with non-profit developers and other stakeholders annually to establish and implement a strategy to continue to provide housing affordable to extremely low-income households. The City shall also consider applying for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program and Proposition 1-C funds to the extent possible. The City shall continue to consider incentives, such as increased densities, modifications to development standards, priority processing and fee deferrals as part of the financing package for projects which include extremely low income units.	Responsible Agency: City Schedule: In conjunction with development of projects described in Programs 1A and 1C	Rolled into programs 1A through 1C. Need to consider the framework for logistics to provide incentives for affordable housing by creating informational handouts, and approval process.
Program 5A	The City shall continue to work with CVAG on a regional solution for homelessness with the CV Housing First program, through a collaborative approach of the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART).	Responsible Agency: City Managers Office Schedule: Annually in the General Fund Budget	The City is pursuing this program by implementing an assistance program: <a href="https://www.palmdesert.gov/our-city/departments/city-manager/homelessness-assistance">https://www.palmdesert.gov/our-city/departments/city-manager/homelessness-assistance</a>

Program 5B	<p>To increase housing supply for disabled persons, the City will continue to coordinate with the Inland Regional Center, Desert Arc and other appropriate agencies and organizations that serve the developmentally and physically disabled population. The City will continue to encourage developers to reserve a portion of affordable housing projects for the disabled, including those with developmental disabilities and emphasize their needs and what the City can provide during developer outreach and meetings, with a target of assisting 5 disabled households annually during the planning period. The City will support funding applications for such projects, and will consider fee waivers and reductions on a case-by-case basis. Housing Authority properties are one of the vehicles available to encourage rental to developmentally disabled individuals and demonstrate compliance with the City's Reasonable Accommodation policy.</p>	<p>Responsible Agency: Planning Department Schedule: As projects are proposed and during pre-application meetings with the City</p>	<p>Complete and ongoing. Site KK in the Vacant Site Inventory *Table III-47 was previously identified, and approved for 32 units for Desert Arc to provide housing for persons with disabilities. The site is now identified for 36 units and the City has approved entitlement and is in process of finalizing the housing agreement for a 40-unit development on the site.</p>
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Program 5C	The City will continue to make direct appeals to encourage local organizations, such as the Coachella Valley Rescue Mission, Martha's Village and Catholic Charities, to apply to the City for the award of CDBG funds for homeless services, including announcements on its website and social media of the availability of funds, the schedule for applications, and the award schedule, as it has for many years. The City Council will continue to allocate available funds to these and other organizations that apply from its annual County allocation, with a target of assisting at least two of these organizations annually during the planning period.	Responsible Agency: Finance Department Schedule: Annually with CDBG funding cycle	Implemented already. Continuous ongoing effort.
Program 5D	Review and revise, as necessary, the Zoning Ordinance to ensure compliance with Assembly Bill (AB) 101 as it pertains to Low Barrier Navigation Centers, and AB 139 as it relates to parking for emergency shelters being required for employees only. Modify the definition of "homeless shelter" to include Low Barrier Navigation Centers.	Responsible Agency: Planning Department Schedule: 2022-2023 at regular Zoning Ordinance update	Not yet implemented - next step is to prepare ordinance for council approval. On schedule to bring ordinance to City Council Q2/Q3 2023.
Program 6A	The City shall keep in regular contact with the Riverside County Housing Authority to ensure that Section 8 housing assistance within the City is actively pursued. At least 30 households should be assisted every year.	Responsible Agency: City and Housing Authority Schedule: Annually with annual compliance plan review	Completed. The City Housing Division maintains contact with the Riverside County Housing Authority.

<b>Policy 7</b>	<b>Policy 7: The City Council shall consider, as an additional incentive, the reduction, subsidizing or deferring of development fees to facilitate the development of affordable housing.</b>	<b>Responsible Agency: Not identified Schedule: Not identified</b>	<b>Not yet implemented. Staff must engage in study sessions with Council to discuss policy options for fee deferral and other financial incentives for affordable housing.</b>
<b>Program 8A</b>	<b>The City shall maintain the Housing Overlay District to include flexible development standards, density bonuses, design criteria, and parking reductions for the development of a wide variety of housing products which provide a minimum of 20% of all units at income-restricted rents, or at least one unit for smaller residential projects, and to eliminate the public hearing requirements and waive City plan check/inspection fees and potentially other fees. The Accessory Dwelling Unit standards shall be maintained consistent with State law in the Zoning Ordinance.</b>	<b>Responsible Agency: Community Development Department Schedule: Annually review with state General Plan report</b>	<b>In effect. City has adopted Housing Overlay and applied it to all Housing Element Inventory Sites. Will be updated in response to state legislative updates.</b>
<b>Program 8B</b>	<b>The City shall continue to encourage the development of assisted living facilities for seniors.</b>	<b>Responsible Agency: Community Development Department Schedule: As projects are proposed</b>	<b>Continuous in effect. Assisted living facilities are an allowed use in the R-1, R-2, R-3 and PR zone through CUP. City also provides areas with designated senior housing overlay which provides development incentives in exchange for age restricted housing - See chapter 25.28.020 of the Palm Desert Municipal Code.</b>
<b>Program 9A</b>	<b>Revise the Zoning Ordinance to ensure compliance with State law as it pertains to density bonus by October of 2022 to address the changes contained in AB 2345, and as State law changes throughout the planning period.</b>	<b>Responsible Agency: Community Development Department Schedule: at Regular Zoning Ordinance Update</b>	<b>Not yet implemented. Staff is in process to update the zoning ordinances based on new legislation adopted by Governor in September 2022 and new requirements going into effect during 2023. Expeted by Q2/Q3 2023.</b>

Policy 10	Policy 10: Promote the jobs/housing balance through the development of housing with convenient access to commercial land uses, schools, available public transport and employment centers.	Responsible Agency: Not identified Schedule: Not identified	Continuous ongoing effort as development projects are submitted for review and to ensure consistency with the Palm Desert General Plan.
Program 11A	Continue to provide multilingual brochures and informational resources to inform at least 10 residents, landlords, housing professionals, public officials, and others relevant parties annually about fair housing rights, responsibilities, and services, with an emphasis on needs of disabled persons. Brochures and flyers shall be available on the City website (Resources on the Affordable Housing webpage), at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members. (Also see Program 4.A)	Responsible Agency: Housing Authority Schedule: Ongoing, at each update of affordable housing webpage and preparation of public outreach materials	Continuous ongoing effort. Housing Division provides updates and informational materials on the website and at public counter.
Program 11B	Continue to coordinate with SunLine Transit Agency by continuing to provide it with all development applications, to encourage it to expand services that provide reliable transportation options to low income, disabled, senior, and other residents with limited access, particularly in the northern City area.	Responsible Agency: Community Development Department Schedule: 2022-2029	Continuous ongoing effort. Sunline Transit Agency (STA) is the public transit agency providing service within the City. All entitlement applications for housing and new commercial developments are circulated to the STA for comment, and ensure regular updates for information for STA projected demand needs. Staff meets with STA on a regular basis to discuss plans in the northern areas for the City.









Jurisdiction	Palm Desert	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









Jurisdiction	Palm Desert	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		



Jurisdiction	Palm Desert	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT  
Local Early Action Planning (LEAP) Reporting  
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1. Develop Objective Design Standards	\$150,000.00	\$150,000.00	Completed	None	ODS adopted in April 2024. LEAP Grant Close-out reporting submitted on September 3, 2024.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	24
	Non-Deed Restricted	0
Low	Deed Restricted	15
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		478
Total Units		517

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		117
Total Units		117

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	35.73467562
	Non-Deed Restricted	0
Low	Deed Restricted	132.3319911
	Non-Deed Restricted	0
Moderate	Deed Restricted	2.533333333
	Non-Deed Restricted	11
Above Moderate		86.4
Total Units		268



# CITY OF PALM DESERT ATTENDANCE REPORT

**Advisory Body:** PLANNING COMMISSION

**Prepared By:** Michelle Nance

Year	2024		2024		2024		2024		2024		2024		2024		2024		2024		2024		2025		2025		Total	Total
Month	Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Jan		Feb		Total	Unexcused
Date	5	19	2	16	7	21	4	18	2	19	6	20	3	17	1	29	5	17	3	17	7	21	4	18	Absences	Absences
DeLuna, Nancy	P	P	P	-	P	P	P	P	-	E	-	P	P	-	P	P	-	P	-	P	P	-	-	-	1	0
Greenwood, John	P	P	P	-	P	P	P	E	-	E	-	P	P	-	P	P	-	E	-	P	P	-	-	-	3	0
Gregory, Ron	P	P	P	-	P	P	E	P	-	P	-	E	E	-	P	P	-	P	-	P	P	-	-	-	3	0
Holt, Lindsay	E	P	E	-	P	P	P	P	-	P	-	P	P	-	P	E	-	P	-	P	P	-	-	-	3	0
Pradetto, Joseph	P	P	P	-	P	P	P	P	-	P	-	P	P	-	P	P	-	P	-	N/A	N/A	-	-	-	0	0
Meyerhoff, Alex	N/A	N/A	N/A	-	N/A	N/A	N/A	N/A	-	N/A	-	N/A	N/A	-	N/A	N/A	-	N/A	-	N/A	N/A	-	-	-		

**Palm Desert Municipal Code 2.34.010:**

**Twice Monthly:** Six unexcused absences from regular meetings in any twelve-month period shall constitute an automatic resignation of members holding office on boards that meet twice monthly.

- P Present
- A Absent
- E Excused
- No meeting
- R Remote