



PALM DESERT

**Multifamily and Mixed-  
Use Objective Design  
Standards**

City Council  
April 11, 2024

# Overview

- Consideration:
  - City-initiated Zoning Ordinance Amendment to adopt Residential Objective Design Standards
  - Amendment to Title 25 of the Palm Desert Municipal Code to add Chapter 25.42 – Multifamily and Mixed-Use Objective Design Standards
    - Also amend existing Chapters 25.10, 25.16, 25.60, 25.68, 25.72, and 25.99 to implement standards - Zoning Ordinance Amendment (ZOA)24-0001
  - Adoption of the Multifamily and Mixed-Use Objective Design Standards document
  - California Environmental Quality Act (CEQA) finding that the project is exempt under Public Resources Code Section 21065, CEQA Guidelines Sections 15060(c)(2), 15378, and/or 15061(b)(3).
- City Council – March 14, 2024 Considered recommendation by Planning Commission – Requested Modification
- Planning Commission – April 2, 2024 – Recommended approval of requested modifications 2863

# Background

- Substantial revisions requiring the item return to the Planning Commission for consideration.
  - Government Code Section 65827 – return to the Planning Commission for consideration
  - Summarized in Errata Dated March 29, 2024
- Changes to:
  - Chapter 3: Landscape and Open Space ODS
  - Chapter 4: Building Architecture
  - Chapter 5: Parking ODS
  - Chapter 6: ODS Compliance Checklist

# Chapter 3:Landscape and ODS

- ODS 3.3.5 (Pg. 19) – Prohibited Species – Washingtonia Robusta “Mexican Fan Palm” – Prohibited
  - Palo Verde – Guidance for better irrigation practices
  - Planning Commission recommend better irrigation for all tree species.
- ODS 3.9.3 (Pg. 23): Update to active amenities table:

## Original

Number of Dwelling Units (DUs)	Number of Required Active Amenities
Between 20 and 50 DUs	2
Between 51 and 99 DUs	3
100 DU	4
Between 101 and 149 DUs	5
150 DUs and greater	One additional active amenity for each additional 100 units

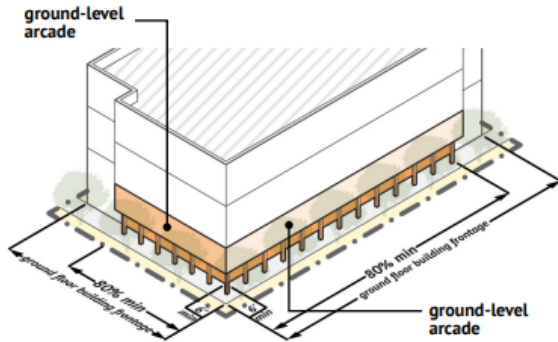
## Update

**3.9.3. Active amenities.** Projects shall incorporate the minimum required number of active amenities per the table below.

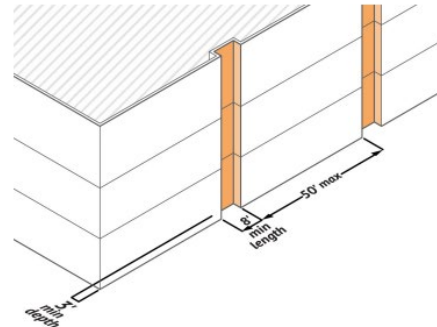
Number of Dwelling Units (DUs)	Number of Required Active Amenities
Fewer than 20 DUs	2
Between 20 and 50 DUs	3
Between 51 and 99 DUs	4
Between 100 and 149 DUs	5
150 DUs and greater	6 amenities plus one additional active amenity for each additional 50 units.

# Chapter 4: Building Architecture

- ODS 4.2.1 (Pg. 27) – Maximum building wall length decreased to **250 feet** from 425 feet.
- Building Separation features open to sky building break of **40 feet with 5-foot sidewalk and minimum 5-foot parkway adjoining**. Up from 30 feet.
- ODS 4.3.1 (Pg. 28) – Building Modulation – Increased to 4 from 2.



◀ If ODS 4.3.1(a) is incorporated into a project to meet modulation requirements, a ground-level arcade along 80 percent of two sides of a multifamily or mixed-use building as shown in the diagram is permitted.



◀ This diagram shows open-to-the-sky recesses in the building mass that is at least three feet deep and eight feet long every 50 feet of building wall length. See ODS 4.3.1(b).

# Chapter 5: Parking ODS & Chapter 6

- ODS 5.1.1 (Pg. 42) Removed to allow parking within frontage setback as an allowed option, provided the parking is screened with a wall and landscape.
  - Landscape buffer is 10 feet minimum depth
  - 42" minimum height wall and landscape.
- ODS Checklist updated for internal consistency.

# CEQA

- Find the Project is Exempt Pursuant to CEQA Guidelines:
  - Not constitute a “project” within the meaning of Public Resources Code Section 21065, 14 Cal Code Regs. Section 15060(c)(2)
  - Guidelines Section 15378 because it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

# Recommendation

Introduction of an Ordinance entitled “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING THE PALM DESERT MUNICIPAL CODE TO ADD CHAPTER 25.42 – MULTIFAMILY AND MIXED-USE OBJECTIVE DESIGN STANDARDS AND AMENDING OTHER CHAPTERS OF THE ZONING ORDINANCE, AND MAKING A FINDING OF EXEMPTION UNDER CEQA”