

# CITY OF PALM DESERT STAFF REPORT

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MEETING DATE: October 23, 2025

PREPARED BY: Carlos Flores, AICP, Deputy Director of Development Services

SUBJECT: STUDY SESSION: PROVIDE AN UPDATE ON THE UNIVERSITY  
NEIGHBORHOOD SPECIFIC PLAN

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## **RECOMMENDATION:**

Receive an update on the final draft of the Palm Desert University Neighborhood Specific Plan (UNSP).

## **BACKGROUND/ANALYSIS:**

The UNSP, adopted in November 2016, established conceptual land uses and zoning for approximately 400 acres located north of Frank Sinatra and east of Portola, adjacent to the university campuses. Several areas of the UNSP have been developed with residential and open space land uses or are entitled for non-residential land uses. Approximately 170 acres within the UNSP are vacant and controlled by the Successor Agency to the Palm Desert Redevelopment Agency (SARDA).

On March 9, 2023, the City Council adopted goals, including a goal to gather community input, design, and build a community and regional park in North Palm Desert within the SARDA portion of the designated UNSP area. On November 16, 2023, the Council awarded Contract No. C46680 to Interwest Consulting Group to update the UNSP and plan future land uses for the remaining 170 acres, including park space, community facilities, residential (including a minimum of 220 affordable units), and commercial uses.

Since early 2024, the consultant has prepared two (2) draft land use concepts showing alternative placements of a regional park, as well as residential and commercial land uses, to present to the community for feedback during an outreach meeting. The consultant analyzed the feedback and collaborated with City staff to finalize a land use plan for the 170-acre vacant site. City staff will be presenting an update on the UNSP, including:

- Final draft UNSP Amendment Land Uses Plan, including park location options and land use options identified in the Specific Plan.
- Implementation of the UNSP
- Next steps for completion of the UNSP document, anticipated by December 2025.

## **Legal Review:**

This report has been reviewed by the City Attorney's Office.

## **FINANCIAL IMPACT:**

There is no financial impact associated with this action.

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**ATTACHMENTS:**

1. UNSP Amended Land Use Plan
2. Presentation