



# Affirmed Housing PP23-0019

PALM DESERT CITY COUNCIL  
NOVEMBER 13, 2025



# Project Request

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City Council is being asked to approve a Density Bonus Agreement and one (1) waiver, which are required to be approved if a streamlined SB 35 project has met all applicable objective design standards for the “Affirmed Housing” Project (PP23-0019).

Projects that are eligible for the streamlined SB 35 process are to be approved at a ministerial level, and cities are not allowed to hold public hearings or engage in any discretionary review of the project.

## **PP23-0019 Information:**

Applicant: Affirmed Housing

Project Type: 298-unit, 3–4 story multifamily affordable housing

Location: Northwest corner of Cook Street & Frank Sinatra Drive

# Project Timeline

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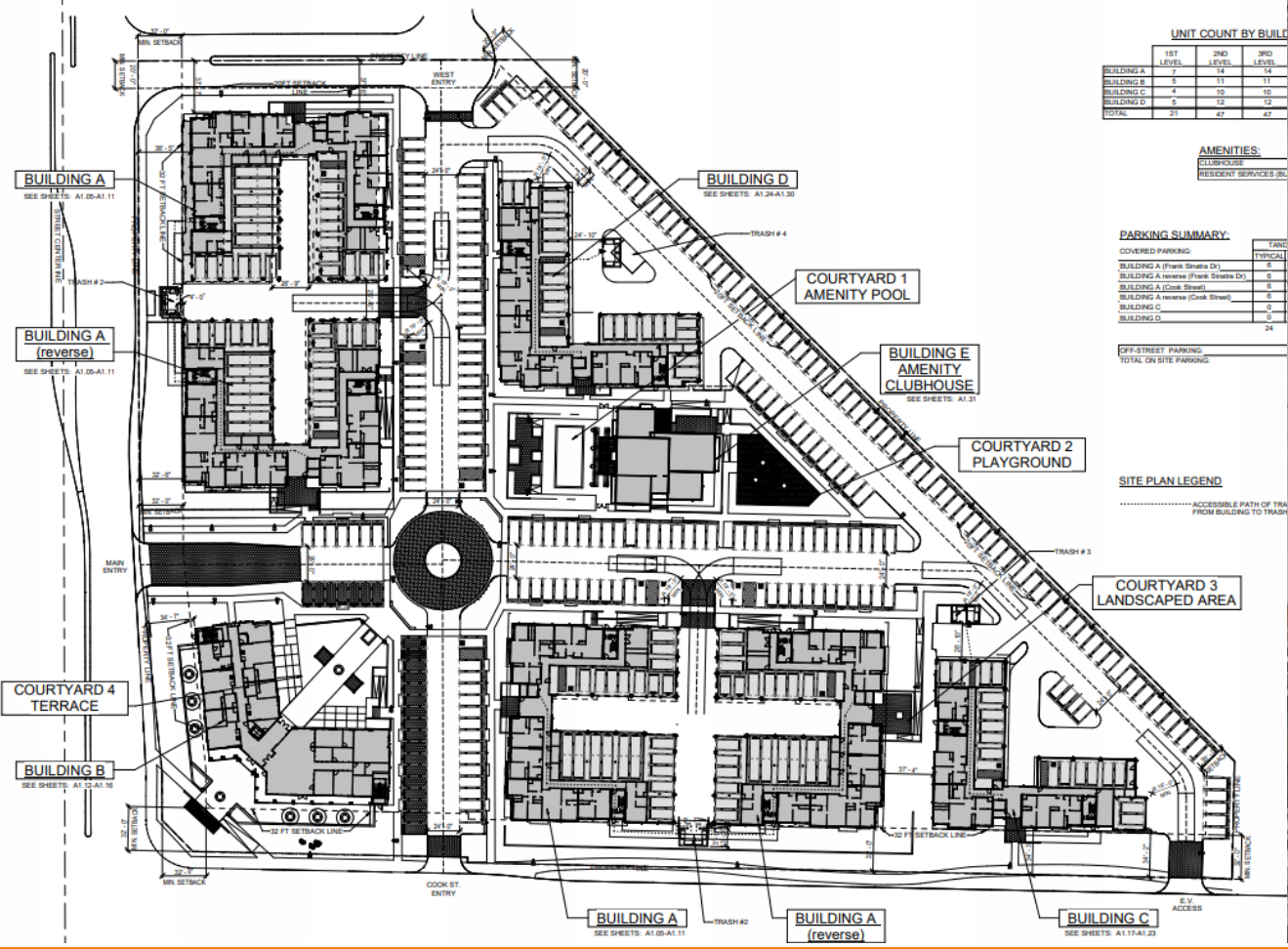
**June - September, 2023:** SB 330 Pre-Application and Precise Plan Application (PP23-0019) submitted for streamlined SB 35 project consideration. The only standards applicable to this project are those that were in place at the time the project was deemed complete.

**May 23, 2024:** Resubmittal received with revised plans and a waiver request under California Density Bonus Law (§65915).

City staff confirmed project compliance with all objective standards.

**May 2024 – October 2025:** Ongoing coordination to finalize the draft density bonus agreement.

# Vicinity Map



# Elevations



3D VIEW - FRANK SINATRA 4



3D VIEW - FRANK SINATRA & COOK STREET 2



3D VIEW - WEST ENTRANCE 1

# Density Bonus

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Projects where 100% of the units, excluding manager's units, are affordable to lower-income households and located within a very low vehicle travel area are subject to the following:

- No maximum density
- Up to five incentives or concessions
- A height increase of up to three additional stories or 33 feet
- Flexible parking ratios

The Project includes 100% of the units affordable to low-income households and is within a very low vehicle travel area.

# PDMC Compliance

**Table 3 – Development Standard Breakdown**

| <b>Standard</b>                 | <b>Project</b> | <b>PDMC Requirement</b> | <b>Density Bonus Law Allowance</b> | <b>Compliance</b>       |
|---------------------------------|----------------|-------------------------|------------------------------------|-------------------------|
| <i>Density (units per acre)</i> | 39             | 17                      | Unlimited                          | <b>Yes</b>              |
| <i>Max Height</i>               | 52'-7"         | 40'                     | 73'                                | <b>Yes</b>              |
| <i>Max Stories</i>              | 4              | 3                       | 6                                  | <b>Yes</b>              |
| <i>Open Space</i>               | 21%            | 20%                     | N/A                                | <b>Yes</b>              |
| <i>Parking Spaces</i>           | 412            | 596                     | 395                                | <b>Yes</b>              |
| <i>Setbacks from streets</i>    | 32 ft          | 32 ft                   | N/A                                | <b>Yes</b>              |
| <i>Maximum Pad Elevation</i>    | 254'           | 224'-6"                 | N/A                                | <b>Waiver requested</b> |

The project is consistent with objective design standards for the City of Palm Desert and was approved, subject to City Council approval of a density bonus agreement and requested waiver. SB 35 eligible projects are only required to comply with objective design standards within the City’s Municipal Code.

# Waiver Requested

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PDMC Section 27.12.045 “Control of Building Pad Elevation” requires that *“Where the existing grade is at or below street elevation, [...] the maximum finished pad height shall be no more than twelve inches above the top of curb elevation, measured at the lowest point along the lot frontage curb line, and be compatible with surrounding adjacent properties, as determined by the city engineer.”*

The Applicant requests a deviation of 29 feet, 6 inches from this requirement. The northeast corner of the site is the lowest point of the site (223'-6"), and the southwest corner of the site is the highest point (260'). Adherence to PDMC would require a maximum finished pad height of 224'-6" across the entirety of the project.

The waiver request is for a maximum finished pad height of 254', a deviation of 29'- 6". Waivers can be granted through a Density Bonus Agreement, as currently proposed.

# Affordability Mix

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**Table 2 – Affordable Housing Unit Mix**

| <b>Affordability Level</b> | <b>Units</b> |
|----------------------------|--------------|
| Extremely Low Income       | 77           |
| Very Low Income            | 123          |
| Low Income                 | 95           |
| Managers Units             | 3            |
| <b>Total</b>               | <b>298</b>   |

**Table 4 – RHNA Allocation Breakdown for 6<sup>th</sup> Cycle (2021-2029)**

| <b>Income Level</b> | <b>Total RHNA Allocation</b> | <b>Units issued as of 10/10/2025</b> | <b>Remaining RHNA Units as of 10/10/2025</b> | <b>Project</b> |
|---------------------|------------------------------|--------------------------------------|--|----------------|
| Very Low*           | 675                          | 571                                  | 104  | 200            |
| Low                 | 460                          | 222                                  | 238  | 95             |

*\*Units serving extremely low-income households are included in the very-low income RHNA progress*

# Density Bonus Agreement

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The City Council approves a density bonus agreement to require continued affordability of units.

Government Code § 65915 precludes the City from applying development standards that wouldn't allow the project at the allowed density, except if:

1) have a specific adverse impact on health or safety that cannot be feasibly mitigated, 2) have an adverse impact on any real property listed in the California Register of Historical Resources, or 3) be contrary to state or federal law.

The City Council's review of the density bonus agreement is limited to the applicable criteria under Government Code § 65915 and the City's implementing ordinance in accordance with state law.

# Recommendation

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Adopt a Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A DENSITY BONUS AGREEMENT AND APPROVING ONE (1) WAIVER FOR THE AFFIRMED HOUSING AFFORDABLE HOUSING PROJECT LOCATED AT THE NORTHWEST CORNER OF COOK STREET AND FRANK SINATRA DRIVE (ASSESSOR’S PARCEL NUMBER 694-200-021).