

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: August 24, 2023

PREPARED BY: Nick Melloni, Principal Planner

REQUEST: STUDY SESSION TO PROVIDE INPUT ON THE PUBLIC REVIEW DRAFT OF THE OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT

RECOMMENDATION:

Consider and provide input on the public review draft of the Palm Desert Objective Design Standards (ODS) for multifamily residential and mixed-use residential development

BACKGROUND/ANALYSIS:

In response to recent state laws enacted to bolster the State's Housing Accountability Act, including Senate Bill (SB) 35, and SB 330/SB 8, the City Council approved a Professional Services Agreement with John Kaliski Architects (JKA) to assist the City in the development of Objective Design Standards (ODS) for multifamily and mixed-use. ODS are architectural design and review standards, which are measurable, quantifiable, clear, and enforceable; they provide specific guidance on design qualities such as building orientation, façade articulation, exterior building materials, and roof height variation.

In preparation of the standards, JKA has reviewed policies of the general plan, reviewed existing and recently approved multi-family residential projects, and current design guidelines procedures. The City has also conducted a community workshop with residents and developers on June 19, 2023, and held study sessions with the Architectural Review Commission (ARC) and Planning Commission (PC) on the topic. The Public Review Draft is the result of work completed to date and covers topics including, but not limited to:

- Site Design – Parking, building placement, open space, etc.
- Landscape – Paving, plant material, shade coverage, etc.
- Built elements – Fences, trash enclosures, utility boxes
- Building Design – Massing, scale, and proportion

The goal of this session is to provide opportunities to feedback and input on the Draft. The next steps for staff will be to incorporate feedback into the standards, bring the item to Planning Commission for adoption (September 2023), and Council for adoption (September 28, 2023).

ATTACHMENTS:

1. Palm Desert ODS – Public Review Draft – August 15, 2023