

# 3 acres of prime R-4 zoned land

Palm Springs, CA  
Exclusive offering

## 65 to 99 Year Land Lease

# Realty Trust

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BRE # 01213797  
Cell 760-668-2322

## High Density Residential



Hotel = 1,000sf of net lot area

On Indian Land = 500sf of net lot area

Multi-Family Residential = 1,500sf of net lot area.

Building Height = 30 Feet

This property is located downtown Palm Springs and is within short walking distance to downtown, Hard Rock Hotel, Spa Casino, Under Construction, 100,000 + Sq. Ft. upscale shopping center in the middle of downtown

The information above has been obtained from sources believed to be reliable. While we do not doubt this information, we have not verified the information and make no guarantee, warranty or representation, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Any projects, opinions, assumptions or estimates are used for example only and do not represent current or the future of the property.

120 W Arenas Rd  
Palm Springs CA 92262  
bre 01417409

Offered By Realty Trust

Spa Casino

Convention Center

Downtown Renovation

Kimpton Hotel

Hilton Hotel

Subject 3 Acres

Baristo



## 2. LAND USE ELEMENT

As the backbone of the General Plan, this element sets forth the distribution, location, and intensity of land uses throughout the City. It represents the land use “road map” for Palm Springs—guiding it into the future with goals, policies, and actions.

### LAND USE PLAN

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One of the most visible components of the General Plan is the Land Use Plan, which depicts where and how development should occur and provides descriptions of each of the City’s land use designations through text and a land use diagram. State law requires that general plans identify land use designations and the development intensities that are associated with them for the 87,600 acres of land that are located within the City and Sphere of Influence. In addition, state law also requires that the locations and distribution of the land uses be identified through text and mapping. The locations of each land use can be found on the Land Use Plan (Figures 2-2 and 2-3). The text in this element provides the land use goals, policies, and actions that are necessary to achieve the vision.

In general, the majority of the City’s existing land uses were retained in place in the new plan, and focused changes occurred in areas that were either underutilized or areas that required specialized land use guidance or refinement. Focused land use changes also occurred in areas where change is either imminent and needs guidance or where change is desired and needs stimulation and guidance. The revitalization of Downtown and hillsides were also issues of high interest and, as a result, customized policy guidance was developed for these issues.

## PLANNING FOR THE FUTURE

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### POPULATION AND EMPLOYMENT GROWTH

The permanent population of Palm Springs, according to the 2000 census, was 42,807, a growth of 6.2 percent since 1990. At the height of tourist season, the combined permanent and seasonal population in Palm Springs is estimated to be approximately 74,000. Based upon Table 2-1, *Land Use Plan*, the City has a potential to generate a maximum of approximately 51,300 dwelling units within the City and Sphere of Influence boundaries. Using an average household size of 2.08 persons for single-family units and a household size of 1.78 for multi-family units, the City's maximum population could reach approximately 94,950.

At the time of this update, almost 70 percent of available jobs within Palm Springs are categorized within three employment sectors: retail and entertainment, health care and other services, and government and local services. In contrast, manufacturing and transportation represent only 9 percent of jobs within the City. Employment is projected to increase from approximately 32,500 jobs in 2000 to 55,800 jobs by the year 2030. At an average annual rate of 1.8 percent, this is relatively faster than population and household growth. As a result of the faster employment growth, the jobs-housing ratio in the City (the number of jobs per household in the year 2000 was 1.6) is expected to increase to 1.8 in 2030.<sup>1</sup> It is important to note that, since the City has limited areas for future development, opportunities to address the jobs-housing balance are somewhat limited. Additional strategies that address housing needs and opportunities within Palm Springs can be found in the Housing Element.

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<sup>1</sup> Projections based upon SCAG Regional Transportation Plan, 2004.

## GENERAL PLAN LAND USE DESIGNATIONS

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Land use categories are provided to define the type, density, and intensity of development in any particular area of the City. It is not the intent of the General Plan that all the developments within the City be uniform in type, for a mixture of dwelling types is not only possible, but desirable. The mixture could include single-family detached units, townhouses, and some higher density units that may be condominiums or apartments. The critical issue related to development is the relationship between the different intensities of residential use and the open spaces and amenities that should be provided near those areas. It is, for example, important that higher density residential be located near parks and convenience shopping areas where the residents can enjoy neighborhood facilities.

The following section describes in further detail each one of the land uses identified on the Land Use Plan (Figures 2-2 and 2-3) and the standards associated with each.

Each of the land use designations is implemented by a correlating set of zoning designations described in the City's Zoning Ordinance. It should be noted that there need not be an equal number of land use designations and zoning classifications. In many instances, multiple zoning classifications may be consistent with a single General Plan land use designation.

Each of the residential land use designations includes a range of allowable densities. The maximum density signifies the maximum number of dwelling units per gross acre that are allowed in each residential area. For example, the Very Low Density Residential designation allows a range of 2.1–4.0 dwelling units per gross acre.

The lower threshold figure for each of these categories represents a minimum amount of development anticipated, provided that all other required conditions can be met, and the higher figure represents a potential maximum that could be located in each area if the proposed development demonstrates qualities above the minimum development standards to achieve a higher density. The purpose of this concept is to ensure that the City continues to achieve the high-quality development for which it is known. Criteria used to determine the applicability of the higher densities can be found in the New Housing Opportunities section of this element.

Building intensities for nonresidential uses are measured by floor area ratio (FAR). FAR is the ratio of the total net floor area of a building to the total lot area and describes the intensity of the use on a site. FAR calculations do not

## RESIDENTIAL LAND USES

**Estate Residential (0–2.0 dwelling units per acre).** The Estate Residential designation provides for the development of large-lot, single-family residences that are custom in design. This designation is predominantly located in areas adjacent to the City’s hillsides, reflecting the natural and environmental constraints that must be addressed there. Minimum lot sizes are generally 20,000 square feet in this designation; guest ranches are permitted on parcel areas of five acres, with a minimum lot area of 4,000 square feet per guest ranch unit.



*Estate Residential*

**Very Low Density Residential (2.1–4.0 dwelling units per acre).** The Very Low Density residential is the most prevalent land use designation within the City, representing typical single-family detached residential development. Lot sizes in this land use designation generally range from 16,500 to 8,500 square feet.

**Low Density Residential (4.1–6.0 dwelling units per acre).** Similar to the Very Low Density Residential designation, the Low Density Residential designation also represents “typical” single-family detached residential development. This designation accommodates typical lot sizes ranging from 10,000 to 8,000 square feet.

**Medium Density Residential (6.1–15.0 dwelling units per acre).** This residential land use category accommodates a range of residential housing types, including single-family attached, single-family detached, patio homes, duplexes, townhomes, multiple-family, and mobilehome projects.



*Medium Density Residential*

**High Density Residential (15.1–30 dwelling units per acre).** Typical development in this category would include duplexes, townhomes, and apartments. Hotels and motels are also permitted up to 43 rooms per net acre (up to 86 rooms per net acre permitted on Indian Land) as long as they are consistent with the design and character of the surrounding neighborhoods and do not create significant design, parking, or traffic impacts to the surrounding residential neighborhood.

Note that Indian Land  
allows up to 86/  
acre;