



LAND USE

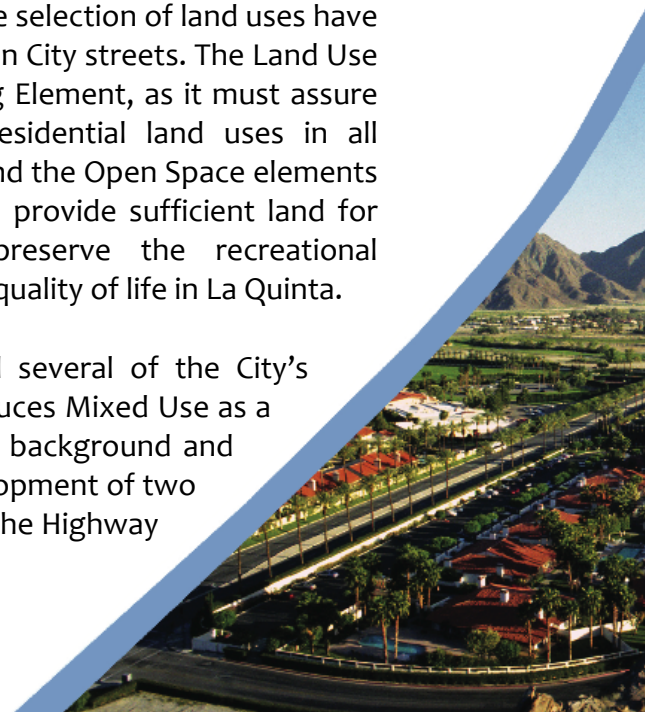
PURPOSE

The Land Use Element is the key to a successful General Plan. It impacts the City's growth most directly, and provides the greatest guidance in the City's vision for its build out. This Element includes the Land Use Map, which is the long term guide to development and redevelopment of property in the City. It also provides policies and programs that define and shape high quality residential, commercial, industrial and institutional development in the City.

California Government Code Section 65300 establishes the requirement for a Land Use Element, and also dictates its general content. The City has considerable latitude in how it presents and enforces the mandatory content, and over the years has established a land use pattern that has not been significantly changed in this update.

The Land Use Element can significantly affect other Elements, including the Circulation Element, especially since the selection of land uses have a great impact on the number of vehicles on City streets. The Land Use Element is also closely tied to the Housing Element, as it must assure that sufficient lands are allocated to residential land uses in all densities. Both the Parks and Recreation and the Open Space elements also depend on the Land Use Element to provide sufficient land for parks and natural open space to preserve the recreational opportunities that are so important to the quality of life in La Quinta.

This Land Use Element has consolidated several of the City's previous land use designations, and introduces Mixed Use as a potential future land use. It also provides background and direction for the development and redevelopment of two areas of particular importance to the City: the Highway 111 corridor, and the Village.



Finally, this Land Use Element, and the Land Use Map, include the City's Sphere of Influence. The Sphere is described, and policies and programs governing its land uses in the future, should the lands be annexed, are also included in this document. Only if these lands are annexed will the City's designations, policies and programs become effective for this area. At present, these lands remain under the jurisdiction of the County of Riverside.

BACKGROUND

Land Use Designations

This Land Use Element includes a consolidation of several of the land use designations used in previous General Plans. As shown in **Table II-1**, the residential designations, which previously were defined in five categories, have been reduced to two. The seven previous commercial designations have been combined into three, and the open space designations, which were previously in four categories, have been consolidated into two designations.

**Table II-1
Consolidated Land Use Designations**

Previous Designation	New Designation
Very Low Density Residential Low Density Residential	Low Density Residential
Medium Density Residential Medium High Density Residential High Density Residential	Medium/High Density Residential
Regional Commercial Community Commercial Neighborhood Commercial Commercial Park Office	General Commercial
Resort Mixed Use Tourist Commercial	Tourist Commercial
Village Commercial	Village Commercial
Industrial/Light Manufacturing	Industrial/Light Manufacturing
Major Community Facilities	Major Community Facilities
Park Golf Course	Recreational Open Space
Open Space Watercourse	Natural Open Space

The uses typical of each of the land use designations are described below:

Low Density Residential (Up to 4 units per acre)

This land use designation is appropriate for single family residential development, whether attached or detached. The density of individual parcels is further refined in the Zoning Ordinance. These lands are typically developed as subdivisions, country club developments, or master planned communities. On lands used for equestrian purposes, lots must be a minimum of one acre. Clustered housing projects (including condominiums), providing common area open space, appropriately scaled commercial development serving the project or amenities are also appropriate under this designation, with the approval of a Specific Plan. In the Sphere of Influence, the Low Density Residential designation is applied as a temporary designation, in anticipation of the preparation of a Master Plan for the area (please see the discussion of the Sphere of Influence, below).

Medium/High Density Residential (Up to 16 units per acre)

The Medium/High Density designation is designed to accommodate a broad range of residential land uses, including small-lot subdivisions, duplex, condominium and apartment projects. The density of individual parcels is further refined in the Zoning Ordinance. Specific Plans may be appropriate for clustered development in the lower density zones, but are not required. Uses that may be appropriate with the approval of a Conditional Use Permit include mobile home parks and subdivisions and bed and breakfast facilities. Small retail stores that provide neighborhood conveniences, are less than 5,000 square feet, and on parcels of up to one acre, may be allowed with approval of a Conditional Use Permit.

General Commercial

This land use designation applies to the majority of commercial land in the City. The full range of commercial uses can occur within this designation, ranging from supermarkets and drugstores in a neighborhood shopping center, to major national retailers in large buildings. General Commercial uses also include professional offices, service businesses, restaurants, hotels or motels, research and development and warehousing or similar low impact quasi-industrial projects. As established in Policy LU-7.1, mixed use development is also appropriate in this designation. Mixed use projects can include vertical mixed use – where retail/office occurs on the ground floor, with residential units above; horizontal mixed use – where retail/ office uses and higher density residential occur next to each other, and are

integrated through pedestrian connections and common areas; or mixed use added to existing commercial development – where the residential project abuts or wraps around an existing commercial development.

Tourist Commercial

This land use designation is specifically geared to tourism-related land uses, such as resort hotels, hotels and motels, and resort commercial development, such as conference centers, restaurants, resort-supporting retail and services (including day spas and similar personal services). Time share, fractional ownership or similar projects may also be appropriate in this designation, with the approval of a Conditional Use Permit.

Village Commercial

The Village Commercial designation applies specifically to the traditional commercial core of the City, and allows specialty retail – such as boutiques and art galleries – as well as restaurants, professional offices and services, and hotels. Apartments, condominiums and live-work space is also appropriate in this designation. As established in Policy LU-7.1, mixed use development is allowed in this designation. Mixed use projects can include vertical or horizontal combinations of land uses that are integrated through pedestrian connections and common areas; or can be residential units added to existing commercial development.

Industrial/Light Industrial Manufacturing

This land use designation applies only to land currently located in the Sphere of Influence. Therefore, this land use designation would only become applicable if the designated lands are annexed into the City. Appropriate land uses include business parks; value-added non-polluting industrial uses operating entirely within existing buildings; airport and aircraft related businesses; warehousing and distribution; and light manufacturing. Outdoor storage as an ancillary use when a structure is the primary use on the property can be permitted entirely screened from public view. Commercial retail and office uses that support industrial projects are also appropriate. With the approval of a Conditional Use Permit, more intense industrial uses, including appliance and furniture manufacturing, metal product manufacturing and transportation equipment manufacturing may be appropriate. All projects proposed within this designation will be compatible with surrounding land uses or land use designations, and will mitigate their environmental impacts to less than significant levels.

Major Community Facilities

This land use designation has been assigned to existing or planned municipal, educational or public facilities, such as City and School District facilities and buildings, utility facilities and buildings, fire stations, and public parking lots and similar uses.

Recreational Open Space

The Recreational Open Space designation applies to parks, recreation facilities (such as driving ranges, club houses and athletic facilities), public and private golf courses.

Natural Open Space

This land use designation is applied to areas of natural open space, whether owned by private parties or public entities. With the exception of trail or trailhead development, little development is permitted in this designation. Ephemeral streams, man made flood control channels and the Coachella Valley Stormwater Channel are designated Natural Open Space. Lands purchased by conservation organizations for the Coachella Valley Multiple Species Habitat Conservation Plan can be included in this designation.

Zoning Consistency

To assure consistency and compatibility between the General Plan and the Zoning Ordinance, **Table II-2** shows the Zoning districts that correspond to each land use designation.

**Table II-2
Zoning Designation Consistency Matrix**

General Plan Designation	Zoning Designation
Low Density Residential	RR – Rural Residential Overlay EOD – Equestrian Overlay RVL – Very Low Density Residential RL – Low Density Residential A/ER – Agricultural/Equestrian Residential RSP – Residential Specific Plan Overlay*
Medium/High Density Residential	RC - Cove Residential RM – Medium Density Residential RMH – Medium High Density Residential RH – High Density Residential RSP – Residential Specific Plan Overlay*
General Commercial	CR – Regional Commercial CP – Commercial Park CC – Community Commercial CN – Neighborhood Commercial CO – Office Commercial
Tourist Commercial	CT – Tourist Commercial
Village Commercial	VC – Village Commercial
Industrial/Light Manufacturing	I – Industrial/Light Manufacturing
Major Community Facilities	MC – Major Community Facilities
Recreational Open Space	PR – Parks and Recreation GC – Golf Course
Natural Open Space	OS – Open Space FP – Flood Plain HC – Hillside Conservation Overlay

*Can occur in any residential zone, base zone governs density.

Distribution of Land Uses

The Land Use Map addresses not only the City’s corporate limits, but its Sphere of Influence. The character and distribution of these land uses, and the character and quantity of existing development are described for both these areas individually below. A summary of all lands within both the City and its Sphere of Influence is also provided.

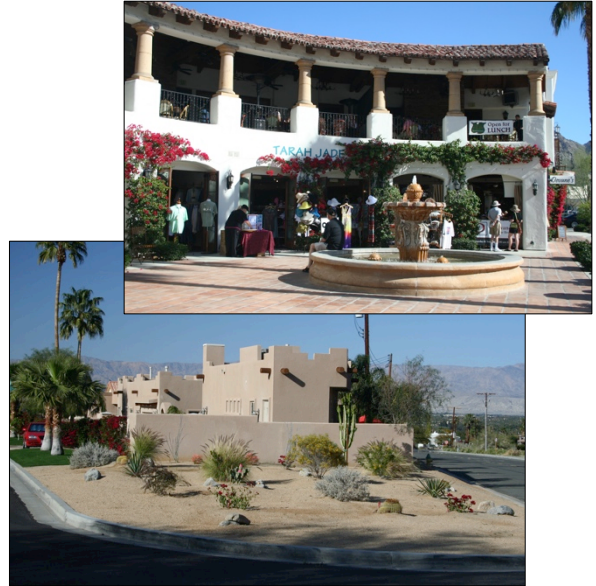
City Limits

There are a total of 22,855.5 acres of land within the City's limits. As shown in **Table II-3**, the single largest land mass in the City is designated Open Space, which encompasses 53.3% of the total land area within the City, or 12,192.5 acres of Natural and Recreational Open Space. Residential lands take up 31.7% (7,255.7 acres) of the land in the City, and Commercial lands represent 4.4% (1,005.1 acres) of City lands. 26.9% of residential lands are vacant, while 33.4% of commercial lands are vacant.

Also shown in **Table II-3** is the extent of existing development. In 2012, there are a total of 23,489 housing units in the City, the vast majority of which are attached and detached single family homes. The vacant residential lands have a potential to generate an additional 8,114 units, 4,752 of which would be single family units, and 3,362 of which would be multi-family units (including condominiums, townhouses and apartments).

It is also estimated that there are currently 6.4 million square feet of commercial and resort space in the City, and that the commercial lands have the potential to generate an additional 3.2 million square feet of commercial space, including retail, office and resort space.

Approximately 56.4% of lands designated for Major Community Facilities are currently developed (252.7 acres), and 193.8 acres remain available for development.



**Table II-3
Land Use Summary
City Limits Only**

Land Use Designation	Developed Acres	Vacant Acres	Total Acres	Existing Units	Potential Units	Total Units
Low Density Residential	4,006.0	1,583.7	5,589.7	20,834	4,752	25,586
Medium/High Density Residential	1,292.4	373.6	1,666.0	2,655	3,362	6,017
Total	5,298.4	1,957.3	7,255.7	23,489	8,114	31,603
				Existing SF	Potential SF	Total SF
General Commercial	385.6	184.0	569.6	3,695,282	1,763,309	5,458,591
Tourist Commercial	206.6	138.9	345.5	1,979,889	1,331,106	3,310,996
Village Commercial	77.1	12.9	90.0	738,865	123,623	862,488
Total	669.3	335.8	1,005.1	6,414,036	3,218,039	9,632,074
Major Community Facilities	252.7	193.8	446.5			
Open Space - Natural	2,171.6	4,761.7	6,933.3			
Open Space - Recreation	4,392.2	867.0	5,259.2			
Street Rights-of-Way	1,764.6	191.1	1,955.7			
Grand Total	14,548.8	8,306.7	22,855.5			

*Differences in sums due to rounding.

Sphere of Influence

In the Sphere of Influence, there are a total of 8,101.4 acres. 91.3% of land is designated for residential land uses. 3.5% of Sphere lands are designated for commercial land uses, and less than 1% are designated for industrial land uses. There is no designated Open Space land in the Sphere currently. The acreage is shown in **Table II-4**, below.

There are currently a total of 801 housing units in the Sphere, all of which are single family homes. The vacant residential lands have a potential to generate an additional 20,699 units, 20,480 of which would be single family units, and 219 of which would be multi-family

units (including condominiums, townhouses and apartments). It is important to note that Policy II-1.4 requires that the City prepare a Master Plan for the Sphere of Influence which is likely to significantly change land uses in this area, particularly in terms of reducing residential densities to fit the character of the Vista Santa Rosa area. Please see the discussion under “Future Development in the Sphere of Influence,” below.

It is also estimated that there are currently 273,760 square feet of commercial space in the Sphere, and that the commercial lands have the potential to generate an additional 2.5 million square feet of commercial space, including retail, office and resort space.

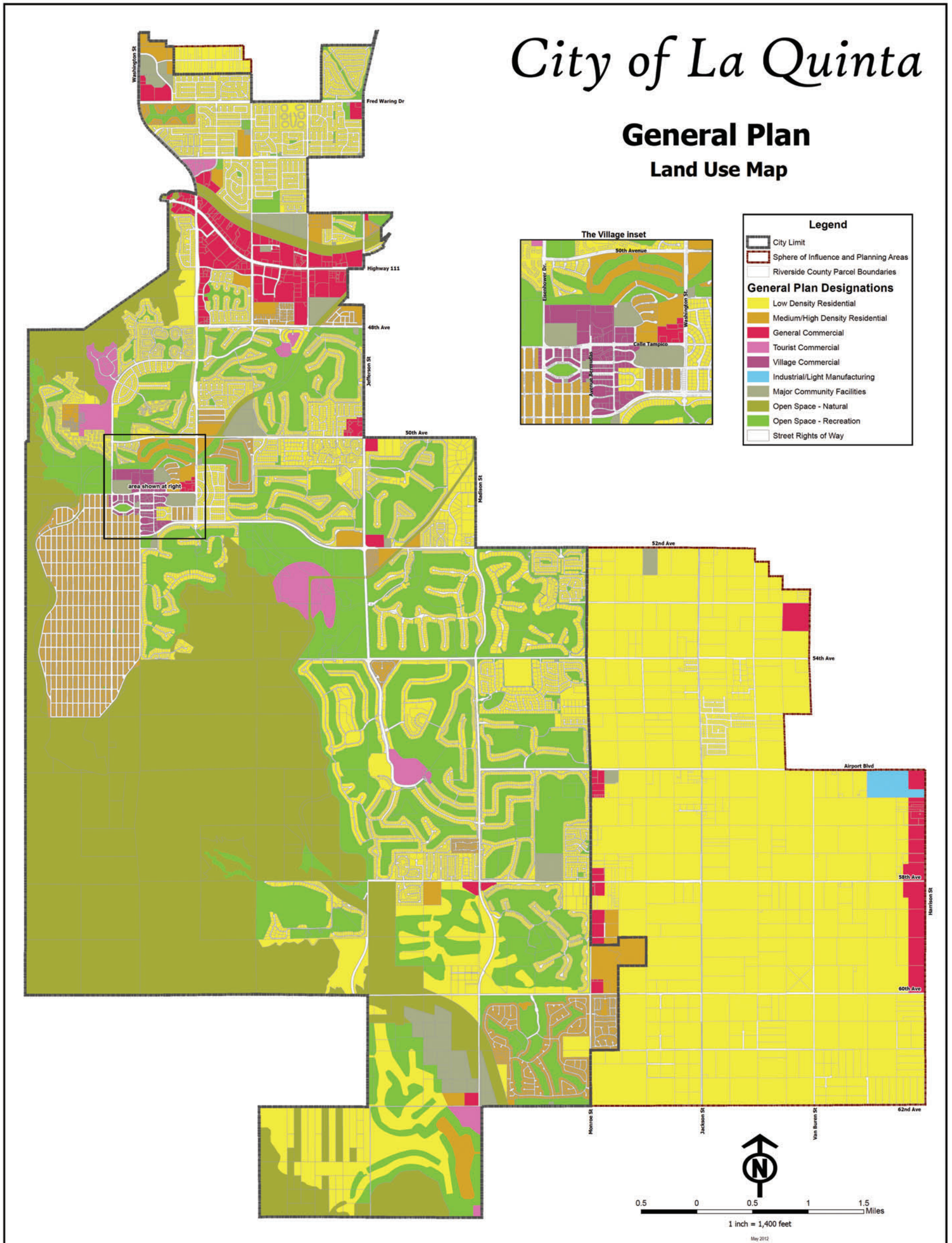
The Industrial/Light Industrial Manufacturing lands in the Sphere are currently vacant, and could generate 611,408 square feet of space in the future.

Finally, there are 29.8 acres of land designated for Major Community Facilities, with all but 1.6 acres being developed.

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City of La Quinta

General Plan Land Use Map



Source: City of La Quinta General Plan, 05.07.2012

**Table II-4
Land Use Summary
Sphere-of-Influence Only**

Land Use Designation	Developed Acres	Vacant Acres	Total Acres	Existing Units	Potential Units	Total Units
Low Density Residential	551.5	6,826.6	7,378.1	801	20,480	21,281
Medium/High Density Residential	0.2	24.4	24.6	0	219	219
Total	551.7	6,851.0	7,402.7	801	20,699	21,500
				Existing SF	Potential SF	Total SF
General Commercial	28.6	256.6	285.1	273,760	2,458,797	2,732,557
Total	28.6	256.6	285.1	273,760	2,458,797	2,732,557
				Existing SF	Potential SF	Total SF
Industrial/Light Manufacturing	0	63.8	63.8	0	611,408	611,408
Total	0.0	63.8	63.8	0	611,408	611,408
Major Community Facilities	28.17	1.61	29.8			
Street Rights-of-Way	319.93	0	319.9			
Grand Total	928.4	7,173.0	8,101.4			

*Differences in sums due to rounding.

City Limits and Sphere of Influence in Total

Table II-5 summarizes all acreages by land use in both the City and Sphere of Influence.

When both areas are totaled, the entire Planning Area has the potential to generate an additional 28,813 housing units, 25,232 of which would be single family homes, and 3,581 would be multi-family units. At build out, the Planning Area would accommodate 53,103 housing units, 46,867 of which would be single family homes, and 6,236 would be multi-family units.

Further, the Planning Area has the potential to generate an additional 5.7 million square feet of commercial space, for a total of 12.4 million square feet of commercial space at build out. Industrial space could total 611,408 square feet of space at build out.

**Table II-5
Land Use Summary
City Limits and Sphere of Influence**

Land Use Designation	Developed Acres	Vacant Acres	Total Acres	Existing Units	Potential Units	Total Units
Low Density Residential	4,557.5	8,410.3	12,967.8	21,635	25,232	46,867
Medium/High Density Residential	1,292.6	398.0	1,690.6	2,655	3,581	6,236
Total	5,850.1	8,808.3	14,658.4	24,290	28,813	53,103
				Existing SF	Potential SF	Total SF
General Commercial	414.2	440.6	854.7	3,969,042	4,222,106	8,191,148
Tourist Commercial	206.6	138.9	345.5	1,979,889	1,331,106	3,310,996
Village Commercial	77.1	12.9	90.0	738,865	123,623	862,488
Total	697.9	592.4	1,290.2	6,687,796	5,676,835	12,364,631
Industrial/Light Manufacturing	0.0	63.8	63.8	-	611,408	611,408
Major Community Facilities	280.9	195.4	476.3			
Open Space - Natural	2,171.6	4,761.7	6,933.3			
Open Space - Recreation	4,392.2	867.0	5,259.2			
Street Rights-of-Way	2,084.5	191.1	2,275.6			
Grand Total	15,477.2	15,479.7	30,956.9			

*Differences in sums due to rounding.

Residential Build Out Population

The US Census estimated the City's population at 37,467 in 2010. This population was distributed in 14,820 households, which translates to a total of 2.53 persons per household. In order to estimate build out population in the City, the total number of potential housing units was multiplied by the current household size, resulting in a total population in the City at build out of 79,956 persons. It is difficult to estimate what percentage of the City's housing units will be occupied by seasonal residents at build out, but if the current seasonal vacancy rate of 27.5% were to carry through to build out, the permanent population in the City would be 57,968.

In the Sphere of Influence, the County estimated the population at 2,264 in 2010. For analysis purposes, it was assumed that the household size in the Sphere of Influence would be consistent with that in the City in the future. Based on that assumption, the total population in the Sphere of Influence at build out would be 54,396. Once again, it is important to note that the Low Density Residential land use designation will be maintained in the Sphere, and that the Master Plan called for in Policy LU-1.4, below, will result in lower intensities of development.

If all housing units are occupied, and all the potential housing units in both the City and the Sphere are constructed, the total population in the City and Sphere at build out will total 134,352 persons.

It is likely that residential development in the City will take many forms. Master planned communities, with and without golf courses, will continue to develop where they have been approved and not completed. Within City limits, however, few large parcels remain to allow large scale golf club projects. As the market changes, and new residents look for different options for living, a greater variety of housing types will be required. Whether these take the form of single family homes or townhomes, apartments or stacked flats, the City can expect to see changes in its housing stock to reflect changing consumer trends. The raised awareness of resource efficiency and healthy living will change the residential market, and by extension the types of residential projects that are built in the future.

Specific Plans

The City has a number of approved and active Specific Plans governing development of residential, commercial and resort projects. Many of these have been built out, and some still have available development areas. The Planning Department maintains a map of existing Specific Plans.

Specific Plans will continue to be a valuable tool for creative development in the City. For mixed use, residential and commercial development projects, the Specific Plan allows flexibility in design and site planning which might otherwise be restricted by issues with the project's physical features, or the standards of the Zoning Ordinance. Specific Plans can provide for changes and easing of zoning standards, when the quality of the development and/or amenities compensate for these changes. In the future, Specific Plans may be ideal tools for mixed use projects that include new concepts such as transit-oriented

developments, expand the City’s revenue base, and provide high quality, innovative designs.

Greater detail on the format and content of Specific Plans is provided in Chapter I of this General Plan, and in the Zoning Ordinance.

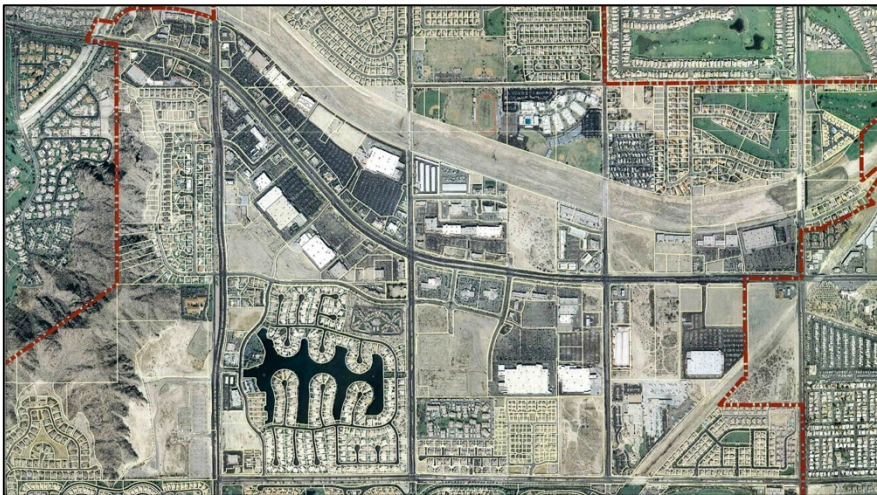
Commercial Development Potential

As described above, the vacant commercial lands in the City have the potential to generate an additional 3.2 million square feet of space in the City, and an additional 2.5 million square feet in the Sphere of Influence. This would almost double the commercial space currently developed.

The Highway 111 Corridor

The majority of this commercial development will occur on Highway 111, Washington Street, and at commercial corners in the northwestern and southeastern corners of the City. In addition, over the life of this General Plan, and before build out of the City, it is likely that older existing commercial projects will be redeveloped, as their current layout, mix of business and available square footage fails to meet market demands. It is critical to the City’s economy, and its ability to maintain services for residents that preserve quality of life, that commercial development, particularly on Highway 111, remain successful, vibrant and income-producing.

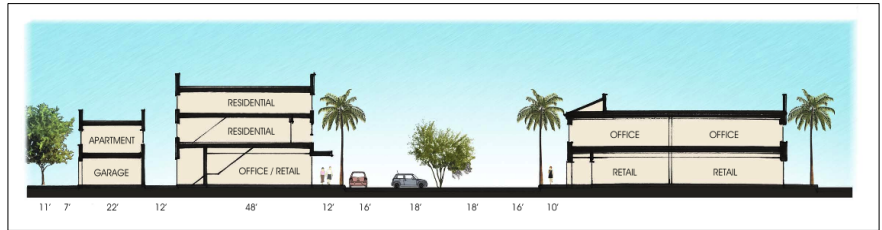
The City is required to participate in regional efforts to reduce vehicle trips, and their air emissions, through the requirements and implementation programs of SB 375. This relatively new law creates “Sustainable Community Strategies” being developed by the Southern California Association of Governments (SCAG), that are designed to intensify development, encourage mixed use development in close proximity to employment centers, bus routes and commercial services.



All these factors combine to create new opportunities for the City in the future. The Highway 111 corridor, and by extension on Washington

Street to Avenue 48, will continue to be the center of commercial activities in the City. Highway 111 is also a regional roadway that connects all of the cities of the Coachella Valley, and is the spine of SunLine Transit’s route system. It lends itself best to the intensification of land uses envisioned in SB 375, and allows the City to consider the potential of mixed use development for the long term.

It is not the intent of the City to impose mixed use development on all projects in the Highway 111 corridor. That would be neither practical nor feasible. It is the intent of the following discussion to spur creative thinking and a new approach to new and redeveloping projects on Highway 111, and to encourage the development of pedestrian-friendly, interconnected projects that serve the City’s current and future residents and visitors, and provide them with expanded living, shopping and working opportunities.



Mixed use development is defined as the combination of two or more land uses on one site. In the case of the Highway 111 corridor, the two most likely land use types are residential and commercial development. The placement of residential units in this area would meet a number of criteria identified under SB 375, and in modern planning principles: it would place residents in close proximity to their jobs; it would make it easier to take the bus to work, school or shopping; and it would create an immediately adjacent market for commercial goods and services.



Mixed use development relies on the creation of an environment that is at a human scale, and more comfortable for a pedestrian than typical large scale commercial development typical of Highway 111 now. To achieve a more pedestrian scale, existing projects can be modified, as shown here, to add smaller scale residential or commercial development. This small scale project close to cross streets and internal driveways changes the environment of “big box” stores that currently exists in this area by bringing the scale down to a human level.

It is also important to remember that mixed use can be achieved in a number of ways. It can be housing over retail or office development, which is the most common concept for mixed use. But it can also be



achieved by building residential development immediately adjacent to retail or office development, and creating a safe and pleasant environment for the resident to walk from home to work or shops. It has even been successfully constructed by building residential around an existing “big box” store. These concepts can be used individually, or combined in one or more projects to create a new and improved environment in

traditionally commercial areas. New concepts and projects will help to maintain the City’s commercial core as a destination for shopping in the region, and as a strong revenue source for the City’s general fund.

This General Plan establishes the concept of mixed use development, and as provided in Policy LU-7.1 and Program LU-7.1.a., requires the creation of a Mixed Use Overlay in the Zoning Ordinance. This overlay will allow flexibility for mixed use development based on high quality development standards, and will also preserve traditional commercial development potential, and the income generated for the City from that development.

The Village

The Village is the traditional core of the City, and represents its roots. This neighborhood currently includes a mix of single family homes, small scale apartment projects, commercial retail and professional development, and public uses, including schools and the Civic Center complex. Several homes in the Village have been converted to restaurants or offices, enhancing the small scaled mix of uses the area is known for. It is the City’s “downtown,” and its scale makes it more accessible and inviting for an afternoon’s visit than the Highway 111 corridor.



Historically, the Village has struggled with access issues. Because it is not located on one of the City's major streets, it can be hard to find. The lack of major roads also can cause traffic congestion, particularly during major events. The City and businesses in the Village have been successful in improving the identity of the Village, so that it is now easier to find, and attracts residents and visitors throughout the year. Continuing to provide better signage and identity for the Village will be key to its long term success.



The Village already includes mixed use development, and has the potential to add to the City's mixed use inventory. The type and scale of such development will be on a smaller scale than what is possible on Highway 111, but can be just as significant in terms of expanding living and working experiences for the City's current and future residents. The Village already has schools, shopping and work opportunities within it. The weakest link is the residential component, which has not developed at a concentrated scale. In order to improve the success of existing businesses in the area, and encourage the development of additional businesses, more residential units must be developed to support them. In order for mixed use to be successful in the Village, it must successfully interconnect residential to commercial development, and create an environment that encourages walking and biking. The Village is also now accessible by golf cart, and that means of transport must be preserved and enhanced. Future development can take advantage of the smaller scale of the Village, and include paseos or urban trails that are shaded and offer seating and access to businesses and school, mid-block trails for bicycles and golf carts, and parking areas that include secure bike



parking and charging stations. The inclusion of these types of enhancements in the Village will do two things: enhance its desirability as a destination, and reduce traffic congestion. A master plan for a system of trails and paths would help to stimulate creative design of these facilities in the future.

Development in the Village can take many forms: retail or office development with residential units above; live/work units that provide an office at the street, and residential behind; condominium units or stacked flats next to retail; and centralized parking that serves multiple projects. The Village Commercial Zoning designation already allows off-site parking, and should be reviewed and updated to address creative solutions for mixed use projects. Also critical to the Village's long term success will be designs that incorporate trails for people and bicycles, and paths or routes for alternative fuel vehicles, including golf carts, NEVs and others as new technology expands.

Future Development in the Sphere of Influence

The City's Sphere of Influence consists of two non-contiguous areas: a small area at its north boundary, which is currently developed as a mix of single family homes and commercial nurseries; and a larger area at the east side of the City, that is much larger, and much less developed.

The northern Sphere, which totals about 100 acres, if annexed in the future, is likely to continue as a single family home area. Because of its small land area, and the fact that 75% of these lands are developed, no major change in character is expected.

The southern Sphere, however, consists of 8,000 acres, within the Vista Santa Rosa Community. Although Vista Santa Rosa is in unincorporated Riverside County, it has traditionally been tightly knit, and fiercely protective of its rural character. The prior City General Plan had placed a Low Density Residential designation on the majority of this area, with the addition of an equestrian overlay. During the last economic boom, lands within Vista Santa Rosa experienced significant development pressure, and several projects were approved but never developed. Also during this time, Riverside County and the residents and landowners of Vista Santa Rosa developed a Land Use Concept Plan, which although never adopted, represented the master planning of the area. The Concept Plan took a neo-traditional planning approach, concentrating development along Airport Boulevard, between Jackson Street and Van Buren Street, and allowing residential development of decreasing density to the south.

The City was approached by several developers and land owners during this time as well. Several scattered annexation requests were considered, and some initiated, but none was completed. At the time, the most significant issues were tied to land use intensity and compatibility with Vista Santa Rosa's character, and the fiscal implications of annexation. Because the majority of the area was in a County Redevelopment Area, the City would have received no property tax to pay for services upon annexation. Although the County's Redevelopment Agency has been eliminated, as have all Redevelopment Agencies in the State, the County had bonded against future development in this and other redevelopment areas, and these bonds will eliminate the potential for property tax revenues for the City, should annexation occur. Although these bonds will eventually be paid off, limited revenue potential associated with property tax will remain an issue for a number of years in this area.

In order to address the long term development of the Vista Santa Rosa community, particularly if this area is ever annexed to the City, it is necessary to also address its land use planning. As this area is likely to experience development pressure again when economic conditions improve, its long term land use plan must be addressed prior to the consideration of individual development proposals. In order to achieve a long term, cohesive and successful development area, master planning of the entire southern Sphere area must be undertaken. This Master Plan must be community based, and must balance planning principles -- including limiting urban sprawl, lowering vehicle trips and greenhouse gas emissions, while preserving the rural character of this area. The land use plan must also demonstrate that the Sphere, once annexed, will be revenue neutral or revenue enhancing. Annexation must not create a revenue drain on the City (please also see the Economic Development Element). As described in Policy LU-1.4, the City should not consider annexation of any part of the southern Sphere of Influence prior to completion of this proposed Master Plan, to assure that development proceeds in a manner that satisfies good planning principles and stakeholders' needs.

Open Space and Recreation Land

The single largest land use designation in the City is the Open Space designation. There are over 12,000 acres of natural and recreational open space within the City limits.

The Natural Open Space category applies particularly to lands in the foothills of the mountains that the City has always strived to preserve. These lands provide a backdrop to the development on the Valley

floor, and are areas important to biological resource preservation. They provide an important social and economic asset to the City that cannot be under-valued.

The Recreation Open Space lands in the City are primarily golf courses and parks, which also provide an important social and economic value in the City. Golf course development has spurred unparalleled growth, and has enhanced the tourism industry in the City. Golf courses and parks provide opportunity for outdoor activity, and enhance the living environment for the City's residents.

This Land Use Element makes no change to Open Space land use designations. It preserves these lands for the long term, and reasserts the City's commitment to their preservation.

PLANNING FOR THE FUTURE

As described in this Land Use Element, the City faces a number of challenges in its future development. Lands within the City are limited, and its build out will likely see changes in the character of development, mostly tied to changes in the market and consumer demand.

The type and intensity of residential development may change in the future, as the City's demographic profile changes, and people look for different housing options, whether because of aging, changing lifestyles, or employment choices. The mix of land use designations, and the detailed standards provided in the Zoning Ordinance for residential development, will allow the City to meet these needs, regardless of the type of housing proposed, and enhance the quality of life for all.

The City will also see redevelopment of older properties in the future, and must be prepared to consider and evaluate new development concepts that may change over time. The preservation and enhancement of development standards to enhance the quality of life for the City's residents, businesses and visitors is central to the success of these development projects.

This Land Use Element includes policies and programs to address anticipated development trends in the future. The City must remember, however, that trends may change during the life of this General Plan, and may require change in the policy direction in this document. Periodic review of the Land Use Map and the policies and

programs in this Element will assure that the City is able to meet the needs of its population, while preserving the high quality of development it is known for.

GOALS, POLICIES AND PROGRAMS

GOAL LU-1

Land use compatibility throughout the City.

❖ [Policy LU-1.1](#)

The Land Use Map shall implement the goals and policies of the Land Use Element and the other Elements of this General Plan.

- *Program LU-1.1.a:* Maintain consistency between the Land Use Map and Zoning Map, consistent with the Zoning Designations Consistency Matrix.
- *Program LU-1.1.b:* The Zoning Ordinance will include design standards in all zoning districts that assure high quality development.

❖ [Policy LU-1.2](#)

All land use decisions shall be consistent with all applicable General Plan policies and programs and shall uphold the rights and needs of property owners as well as those of the general public.

❖ [Policy LU-1.3](#)

The City Council shall review the City's Sphere of Influence every five years.

❖ [Policy LU-1.4](#)

No annexation affecting lands in the southern Sphere of Influence (also known as Vista Santa Rosa) shall occur until a Master Plan for this area has been adopted, unless the annexation is required for municipal purposes.

- *Program LU-1.4.a:* The Master Plan for Vista Santa Rosa will include an active and aggressive community participation program to ensure that community character is reflected in the Plan.

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- *Program LU-1.4.b*: The Master Plan for Vista Santa Rosa can be initiated by the City, or by property owners or developers who are willing to fund the project.

❖ [Policy LU-1.5](#)

All annexation applications by land owners shall include a fiscal analysis that fully addresses the fiscal impact of the proposed annexation. Subsequently, all annexation applications shall also include a Development Agreement application or other mechanism that demonstrates how the annexation will be revenue neutral or revenue positive for the City.

GOAL LU-2

High quality design that complements and enhances the City.

❖ [Policy LU-2.1](#)

Changes and variations from the Zoning Ordinance in a Specific Plan will be offset by high quality design, amenities and mix of land uses.

❖ [Policy LU-2.2](#)

Specific Plans shall be required for projects proposing the integration of recreation, tourist commercial and residential uses; and for all projects proposing flexible development standards that differ from the Zoning Ordinance.

- *Program LU-2.2.a*: Maintain detailed requirements for the preparation of Specific Plans in the Zoning Ordinance.
- *Program LU-2.2.b*: The Planning Director will determine substantial conformance in approved Specific Plans.
- *Program LU-2.2.c*: The Planning Director has the authority to waive the need for a Specific Plan amendment under the following circumstances:
 - When changes to the land use allocation are less than 5%;
 - When the off-site circulation pattern and turning movements will not be altered by the proposed change;
 - When the change is considered minor in nature and does not conflict with the purpose and intent of the Specific Plan; or
 - When no new land use is proposed.

❖ [Policy LU-2.3](#)

The City's outdoor lighting ordinance will be maintained.

❖ [Policy LU-2.4](#)

Planning for all major community facilities shall carefully consider the potential impacts to adjacent development, particularly residential development.

- *Program LU-2.4.a:* Maintain standards for municipal facilities, utility substations, schools and similar public facilities in the Zoning Ordinance.

❖ [Policy LU-2.5](#)

Public and utility projects shall be subject to the same standards as the development community.

❖ [Policy LU-2.6](#)

Participate in efforts to preserve and protect sensitive resources throughout the City and its Sphere of Influence, in support of the CVMSHCP.

- *Program LU-2.6.a:* Maintain and enforce the Hillside Preservation Ordinance.
- *Program LU-2.6.b:* Amend the Land Use Map as necessary to ensure the preservation of sensitive resources through the designation of open space.
- *Program LU-2.6.c:* Encourage the use of native landscaping and “links” golf courses that preserve areas of natural terrain and native vegetation.

❖ [Policy LU-2.7](#)

Continue to include park facilities planning in neighborhood planning efforts.

- *Program LU-2.7.a:* Continue to utilize the Quimby Act to charge park fees and allow for park development.
- *Program LU-2.7.b:* Incorporate park planning into annexation studies and annexation community outreach efforts.

GOAL LU-3

Safe and identifiable neighborhoods that provide a sense of place.

❖ [Policy LU-3.1](#)

Encourage the preservation of neighborhood character and assure a consistent and compatible land use pattern.

- [Program LU-3.1.a](#): Periodically review land use designations to assure that changes in the community and marketplace are met.
- [Program LU-3.1.b](#): Apply the City's discretionary powers and site development review process consistently to assure that subdivision and development plans are compatible with existing residential areas.

❖ [Policy LU-3.2](#)

Density transfers may occur in Specific Plans when common area amenities and open space are provided.

❖ [Policy LU-3.3](#)

Maintain residential development standards including setbacks, height, pad elevations and other design and performance standards that assure a high quality of development in the Zoning Ordinance.

- [Program LU-3.3.a](#): Provide incentives in the Zoning Ordinance for creative and high quality development; projects that reduce the dependence on automobiles; projects that incorporate trails and paths for pedestrians and bicycles; and projects that incorporate transit and alternative transportation facilities into their designs.

GOAL LU-4

Maintenance and protection of existing neighborhoods.

❖ [Policy LU-4.1](#)

Encourage compatible development adjacent to existing neighborhoods and infrastructure.

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- *Program LU-4.1.a:* Continue to use creative planning techniques, including the merger of small residential lots in the Cove, to encourage development in existing neighborhoods.

❖ [Policy LU-4.2](#)

Capital improvement projects for developed areas in the City should be of first priority, to encourage infill development.

- *Program LU-4.2.a:* Require necessary improvement/extension of intervening roadways and infrastructure to serve new development.

GOAL LU-5

A broad range of housing types and choices for all residents of the City.

❖ [Policy LU-5.1](#)

Use development incentives to achieve a mix of housing, including affordable housing.

- *Program LU-5.1.a:* Monitor the progress made to achieve Housing Element mandated goals for the provision of housing, and consider amendments to the General Plan when necessary to help achieve those goals.

❖ [Policy LU-5.2](#)

Consider changes in market demand in residential product type to meet the needs of current and future residents.

- *Program LU-5.2.a:* Periodically review and update, as needed, the standards of the Zoning Ordinance to allow for changes in residential product types without the need for a Specific Plan.
- *Program LU-5.2.b:* Include detailed residential development standards in the Mixed Use Overlay zoning district.

GOAL LU-6

A balanced and varied economic base which provides a broad range of goods and services to the City's residents and the region.

❖ [Policy LU-6.1](#)

Commercial land use designations shall allow a full range of retail, office, resort and institutional businesses in the City.

- *Program LU-6.1.a:* As part of the update of the Economic Development Plan, review the Land Use Map regularly to assure that sufficient lands are designated for commercial uses which support the needs of the community and surrounding areas.
- *Program LU-6.1.b:* Encourage the integration of a wide range of support services at employment centers, including child care, occupational health, fitness facilities and convenience retail shops.
- *Program LU-6.1.c:* Maintain economic and demographic statistical data and make this data available to the development community and other interested parties.

❖ [Policy LU-6.2](#)

Maintain commercial development standards in the Zoning Ordinance, including set backs, height, pad elevations and other design and performance standards that assure a high quality of development.

❖ [Policy LU-6.3](#)

Support and encourage the expansion of the resort industry as a key component of the City's economic base.

- *Program LU-6.3.a:* Provide standards for a broad range of tourist commercial land uses in the Zoning Ordinance

❖ [Policy LU-6.4](#)

Support the development of a broad range of non-polluting, carefully planned industrial uses.

- *Program LU-6.4.a:* Include provisions for industrial development, including development standards, permitted and conditionally permitted land uses in the Zoning Ordinance.

❖ [Policy LU-6.5](#)

Industrial lands shall be located along major transportation corridors, and in areas that maximize all available infrastructure.

❖ [Policy LU-6.6](#)

Encourage the development of vocational and technical programs in the educational system to help the industrial sector find qualified local employees.

❖ [Policy LU-6.7](#)

Consider the airport Master Plan in all development proposals adjacent to the Jacqueline Cochran Airport.

- [Program LU-6.7.a](#): Standards for development adjacent to airports shall be developed which maximize the need for public safety.
- [Program LU-6.7.b](#): Projects located within the influence area of the Airport's Land Use Plan will include review and analysis of their conformance with the Land Use Plan in their application submittal.

GOAL LU-7

Innovative land uses in the Village and on Highway 111.

❖ [Policy LU-7.1](#)

Encourage the use of mixed use development in appropriate locations.

- [Program LU-7.1.a](#): Establish a Mixed Use Overlay for all the commercial zoning designations.

❖ [Policy LU-7.2](#)

Mixed Use developments within 300 feet of Highway 111 must include retail commercial development for at least 75% of the ground floor leasable area.

❖ [Policy LU-7.3](#)

Encourage the use of vacant pads in existing commercial development on Highway 111 for residential use.

- [Program LU-7.3.a](#): Amend the Zoning Ordinance to include standards for high density residential development within commercial zones.

❖ [Policy LU-7.4](#)

Develop incentives for Mixed Use projects.

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- *Program LU-7.4.a:* Consider density bonuses, modified parking requirements, expedited entitlement and building permit processing and fee waivers for Mixed Use projects.

❖ [Policy LU-7.5](#)

Develop a Master Non-Motorized Transportation Plan for the Village.

❖ [Policy LU-7.6](#)

Review and amend, as necessary, the Village Design Guidelines to allow maximum flexibility for Mixed Use projects.

❖ [Policy LU-7.7](#)

Continue to allow off-site parking through the payment of in lieu fees in the Village, as well as other creative parking alternatives.

- *Program LU-7.7.a:* Plan for and fund a City parking structure in the Capital Improvement Program.

❖ [Policy LU-7.8](#)

Encourage the expansion of transit service to meet commuter needs.

- *Program LU-7.8.a:* Expand transit opportunities on Highway 111 and to the Village to allow a broad range of services (including special event shuttle services).

RELATED GOALS

As described above, this Element relates to others in this General Plan. The following Goals, and their associated policies and programs, are closely related to those of this Element.

GOAL SC-1: A community that provides the best possible quality of life for all its residents.

GOAL ED-1: A balanced and varied economic base serving both the City's residents and the region.

GOAL PR-1: A comprehensive system of parks, and recreation facilities and services that meet the active and passive needs of all residents and visitors.

GOAL OS-3: Preservation of scenic resources as vital contributors to the City's economic health and overall quality of life.

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