

REPORT TO THE CITY COUNCIL



DATE: January 15, 2019

TITLE: General Plan Preferred Alternative Land Use Map

Prepared by: Rebecca Deming, Community Development Director

RECOMMENDATION

Direct Staff on a preferred alternative for moving forward with the General Plan and Environmental Impact Report (EIR)

EXECUTIVE SUMMARY

In order to move forward with the General Plan process and Environmental Impact Report. Staff needs Council direction on the Draft Land Use Map (Exhibit 1).

The General Plan Land Use designations indicate the location and extent of development and land uses throughout the City and the intensity and population density of development. To accomplish this, the Land Use Map indicates the location of the various categories of land uses. The Land Use categories or “designations,” indicate the type of development permitted for all areas in the City and the Sphere of Influence (County areas).

PRIOR ACTIONS

- § **First Community Workshop (May 2018).** The City held a community workshop for the Desert Hot Springs General Plan Update on May 30, 2018. The workshop was held at the Carl May Community Center and approximately 80 community members attended a presentation and participated in workshop activity stations that focused on identifying circulation and economic opportunities, community values, and what is missing in Desert Hot Springs.
- § **Second Community Workshop (December 2018).** The City held a community workshop for the Desert Hot Springs General Plan Update on December 5, 2018. The workshop was held at the Carl May Community Center and approximately 24 community members attended a presentation and participated in workshop activity stations that focused on reviewing and making recommendations to the Preliminary Draft Land Use Plan.

ANALYSIS

General Plan Land Use Summary (Acres and Percentages)

Proposed Land Use Designations	Acres	Percent of Total (by City/SOI)
City of Desert Hot Springs		
Residential-Rural Desert	1,451.9	8.0%
Residential-Low Density	3,433.3	19.0%
Residential-Medium Density	790.0	4.4%
Residential-High Density	272.2	1.5%

General Commercial	1,056.6	5.9%
Mixed Use	339.5	1.9%
Visitor-Serving Commercial	751.5	4.2%
Industrial	1,447.6	8.0%
OpenSpace/Parks	4,208.4	23.3%
Public Facilities	911.0	5.0%
Specific Plans	3,395.0	18.8%
Sub Total	18,057.2	100.0%
<i>Sphere of Influence</i>		
Residential-Rural Desert	2,158.0	12.3%
Residential-Low Density	4,665.6	26.7%
Residential-Medium Density	326.0	1.9%
General Commercial	244.5	1.4%
Mixed Use	128.8	0.7%
Industrial	3,223.0	18.4%
OpenSpace/Parks	6,563.8	37.5%
Public Facilities	187.9	1.1%
Sub Total	17,497.5	100.0%
Grand Total	35,554.7	

Requests for Map Amendment

Staff received four comments/requests regarding the Draft Land Use Map.

The first is a letter (Exhibit 2) from Debra Thompson requesting a commercial designation on Parcel 663-250-004 and 663-250-005. These parcels are already designated as commercial on the proposed map.

The second is an email request from Jeffrey Bins requesting a designation of Visitor Serving Commercial designation on parcels 642-207-016 and 011. These parcels are already designated at Visitor Serving/Residential on the proposed map. The designation of Residential or Commercial in this land use designation will be further analyzed on the zoning map.

The third request is regarding the existing application from My Desert Garage for Rezoning Parcels 657-230-009, 010, 017, 020, and 022 to industrial. The proposed Land Use Map shows the land as Commercial, however during discussions with the applicant, they are requesting Industrial. See Exhibit 3 to see an Industrial alternate with Commercial Frontage.

The fourth request is from Mr. Steve Rosenburg, through The Altum Group, to change the designation of Parcel 665-190-005 from Rural Residential to an Industrial designation. This request is attached Exhibit 4.

FISCAL IMPACT

The cost for the preparation of the General Plan and associated Land Use Map is covered under the previously approved MIG Contract.

EXHIBITS:

- 1) Draft General Plan Land Use Map
- 2) Request regarding Parcel 663-250-004 and 005
- 3) Alternate Industrial designation for Parcels 657-230-009, 010, 017, 020, and 022
- 4) Request regarding Parcel 665-190-005