

REPORT TO THE CITY COUNCIL



DATE: November 19, 2019

TITLE: An Ordinance Amending Table 17.08.02 of the Desert Hot Springs Municipal Code Titled "Residential Development Standards"

Prepared by: Rebecca Deming, Community Development Director

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain questions of Staff from City Council;
- 3) Open the Public Hearing;
- 4) Take testimony from those in favor;
- 5) Take testimony from those opposed;
- 6) Take testimony from those in a neutral position;
- 7) Close the Public Hearing;
- 8) City Council discussion and questions to Staff; and
- 9) Introduce for first reading and read by title only, "An Ordinance of the City Council of the City of Desert Hot Springs amending Table 17.08.02 of the Desert Hot Springs Municipal Code Titled "Residential Development Standards" related to setbacks for substandard lots within the R-M (Residential Medium Density), R-MH (Residential Mobile Home), R-H (Residential High Density) and R-VS (Residential Visitor Serving) Zones, and clarifying the notes thereof."

DISCUSSION

On November 6, 2019, the Planning Commission recommended approval of the proposed Ordinance.

Chapter 17.08.030 of the Desert Hot Springs Municipal Code ("DHSMC") regulates the residential land use district standards. These standards are contained within Table 17.08.02.

The proposed ordinance seeks to amend parts of Table 17.08.02 of the DHSMC to add setback regulations for substandard lots in the R-M (Residential Medium Density) zone and clarifications for the R-VS (Residential Visitor Serving) standards.

The proposed amendment will allow for single family development of existing substandard lots (59-79 feet wide) with reduced setbacks. This will encourage infill development.

TABLE 17.08.02
RESIDENTIAL DEVELOPMENT STANDARDS STANDARD

Standard	R-E	R-L	R-M	R-MH	R-H	R-VS
Maximum Density Unit/Gross Acre	1/5 ac	5	8	10	14	Varies ^Z
Minimum Lot Area (ac or s.f.) ¹	5 ac	9,000	7,200.sfd 10,000/mfd	2.5 ac	20,000	Varies ^Z
Lot Width (min. feet)	660	70 ⁵	60	100	100	Varies ^Z
Corner Lot Width	—	—	—	65	—	—
Cul-de-sacs or Knuckles	—	35	—	—	—	—
Minimum Lot Depth (min. feet)	1,220	100	90	100	100	200

Front Setback (min. feet)	100	20	20	20	20	20
Rear Setback (min. feet)	100	20	10	10	10	Varies ⁷
All Standard Lots (over 79 feet wide)						
Side Yard Setback (min. feet)	100	10	10	5	5	5
Between Dwelling Units	200	20	15	10	10	10
Street Side Setback	100	15	15	10	10	10
Substandard Lots (50-79 feet wide)						
Side Yard Setback (min. feet)	—	5	— ⁵	— ⁵	— ⁵	— ⁵
Between Dwelling Units	—	10	— ¹⁰	— ¹⁰	— ¹⁰	— ¹⁰
Street Side Setback	—	10	— ¹⁰	— ¹⁰	— ¹⁰	— ¹⁰
Building Lot Coverage (max. %)	5%	40%	40%	40%	50%	Varies ⁷
Lot Disturbance	15%	100%	100%	100%	100%	100%
Min. Private Outdoor Living Space (s.f.)	—	—	300 s.f. ²	300 s.f. ²	300 s.f. ²	Varies ⁷
Min. Common Usable Outdoor Space (s.f.)	—	—	30% ³	30% ³	30% ³	Varies ⁷
Maximum Height in:						
Stories	2	1 ⁴	2	2	3	3
Feet	30	20	30	30	35	35

Notes:

¹ Minimum net lot area after subdividing and granting of public right-of-way.

² Minimum of 300 square feet or 25% of unit size, whichever is less.

³ Requires provision of 30% of net site area as usable common area open space.

⁴ Second stories may be allowed subject to the issuance of a conditional use permit and the development standards contained in Table 17.08.220.

⁵ Further lot width reduction may be approved by the Planning Commission and City Council at noticed public hearings wherein the subject property is surrounded by existing residential development which also does not conform to the minimum lot width standard.

⁶ **For Single Family Development Only**

⁷ **Requirements shall be based on type of development. Residential uses shall follow the associated density standards and Recreation uses and Other uses shall follow V-S-C District Standards.**

ENVIRONMENTAL

The adoption of this ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of this Ordinance in question may have a significant effect on the environment.

FISCAL IMPACT

None.

EXHIBIT(S)

1) Draft Ordinance