

REPORT TO THE CITY COUNCIL



DATE: July 7, 2020

TITLE: An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.12.030 “Land Use District Development Standards” of the Desert Hot Springs Municipal Code to Reflect Development Standards for Its New Zoning Designations Pursuant to the New General Plan Update

Prepared by: Rebecca Deming, Community Development Director

Reviewed by: Jennifer Mizrahi, City Attorney

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain questions of Staff from the City Council;
- 3) Open Public Hearing;
- 4) Take public testimony;
- 5) Close the Public Hearing;
- 6) City Council discussion and questions to Staff; and
- 7) Introduce for First Reading and read by title only “An Ordinance of the City Council of the City of Desert Hot Springs Amending Section 17.12.030 “Land Use District Development Standards” of the Desert Hot Springs Municipal Code to Reflect Development Standards for Its New Zoning Designations Pursuant to the New General Plan Update.”

DISCUSSION

The Planning Commission and City Council as part of the General Plan Update also reviewed changes to the Commercial Zones including additional zoning designations. The proposed designations include:

- C-N (Neighborhood Commercial)
- C-G (General Commercial)
- C-D (Downtown Commercial)
- C-H (Highway Commercial)
- C-BP (Business Park)
- VS-C (Visitor-Serving Commercial)

Most of these designations do not have Development Standards within the Municipal Code. The proposed Ordinance proposes Development Standards for the new zones and updates the code in compliance with the approved General Plan. The development standards include requirements for lot size, floor area ratio, height and setbacks.

At the Planning Commission meeting June 9, 2020, the Planning Commission held a Public Hearing and recommended approval of the Ordinance as proposed.

FISCAL IMPACT

None

EXHIBIT(S)

- 1) Proposed Ordinance