

REPORT TO THE CITY COUNCIL



DATE: July 7, 2020

TITLE: Environmental Findings, General Plan GPA-20-1 Housing Element Technical Corrections

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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) Adopt a Resolution of the City Council of the City of Desert Hot Springs, California, Amending General Plan Amendment GPA 20-1 to Make Technical Corrections to the Housing Element to Reflect Requirements of the Housing Rollover Requirement Numbers In State Law, Including Correcting the Sites Inventory Table and Other Areas to Reflect The Proper Rollover Numbers.

DISCUSSION

The proposed amendment to the General Plan Update (“GPU”) makes technical corrections to the housing element as required by Housing and Community Development (HCD). During a call with HCD on June 15, 2020, the city was notified that the Residential Medium (R-M) zoned sites in the sites inventory do not meet the requirements of the rollover stipulation in State Law (Government Code 65583.2[h] particularly the 20 dwelling units per acre [du/ac] minimum density).

Additionally, HCD noted that because the City has adopted minimum densities for the R-H and MU-C zones (20 du/ac), we can use that density to calculate realistic capacity and have enough capacity to address the combined rollover RHNA (2008-2014 and 2014-2021) with just those two zones (R-H and MU-C) and the R-M sites were no longer needed.

Therefore, Staff proposes the following technical correction to sites inventory table to meet the requirements of HCD:

- The R-M zoned sites in the sites inventory were removed.
- The sites inventory has been adjusted to focus only on R-H and MU-C sites.
- The realistic capacity of R-H and MU-C sites were recalculated based on the 20 du/ac minimum density as directed by HCD. Previously, the sites used a more conservative approach to “realistic capacity” as is recommended for sites being accommodated by zoning districts with no minimum density requirements.

Additionally, the following text corrections within the Housing Element are also proposed, so that they are consistent with the sites inventory table changes:

- On Page H-48 changes are made to reflect the new sites inventory sites capacity, and site numbers and references to R-M sites are removed.
- Table H-30 (on page H-49) and Program 1: Adequate Sites (and corresponding Table H-33) on page H-64 are edited to reflect the sites inventory changes and HCD’s comment (from June 15, 2020) that while previously HCD requested that sites be split into the two

different RHNA planning periods, that is no longer the case and sites can be presented without dividing the planning periods as all sites have to meet the rollover requirements. This approach simplifies the tracking of sites until the new planning period begins.

ENVIRONMENTAL DETERMINATION

On May 26, 2020, the City Council approved the General Plan Update and in doing so adopted the Environmental Impact Report (EIR). Pursuant to Section 15162(a) of the CEQA regulations, once an EIR has been adopted for a project, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review. No significant changes are proposed as a part of the proposed project.

FISCAL IMPACT

None.

EXHIBIT(S)

- 1) Resolution for General Plan Corrections