

REPORT TO THE CITY COUNCIL



DATE: June 16, 2020

TITLE: Environmental Findings, General Plan GPA-20-1 and Zoning Typographical Error Corrections

Prepared by: Rebecca Deming, Community Development Director

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain questions of Staff from the City Council
- 3) Open Public Hearing;
- 4) Take public testimony;
- 7) Close the Public Hearing;
- 8) City Council discussion and questions to Staff; and
- 9) The City Council Approve:
 - A) A Resolution of the City Council of the City of Desert Hot Springs, California, Amending General Plan Amendment and Land Use Map GPA-20-1 to Correct Certain Typographical Errors Pertaining to the Density Number for the Following: 1) Page LU-8, Table LU-1: Land Use Categories (To Reflect Corrected Density Number); 2) Page LU-9 Land Use Map (To Reflect Corrected Density Number); 3) LU-14, Residential High Land Use Designation (To Reflect Corrected Density Number); and 4) LU-15, Mix Use Corridor Land Use Designation (To Reflect Corrected Density Number)

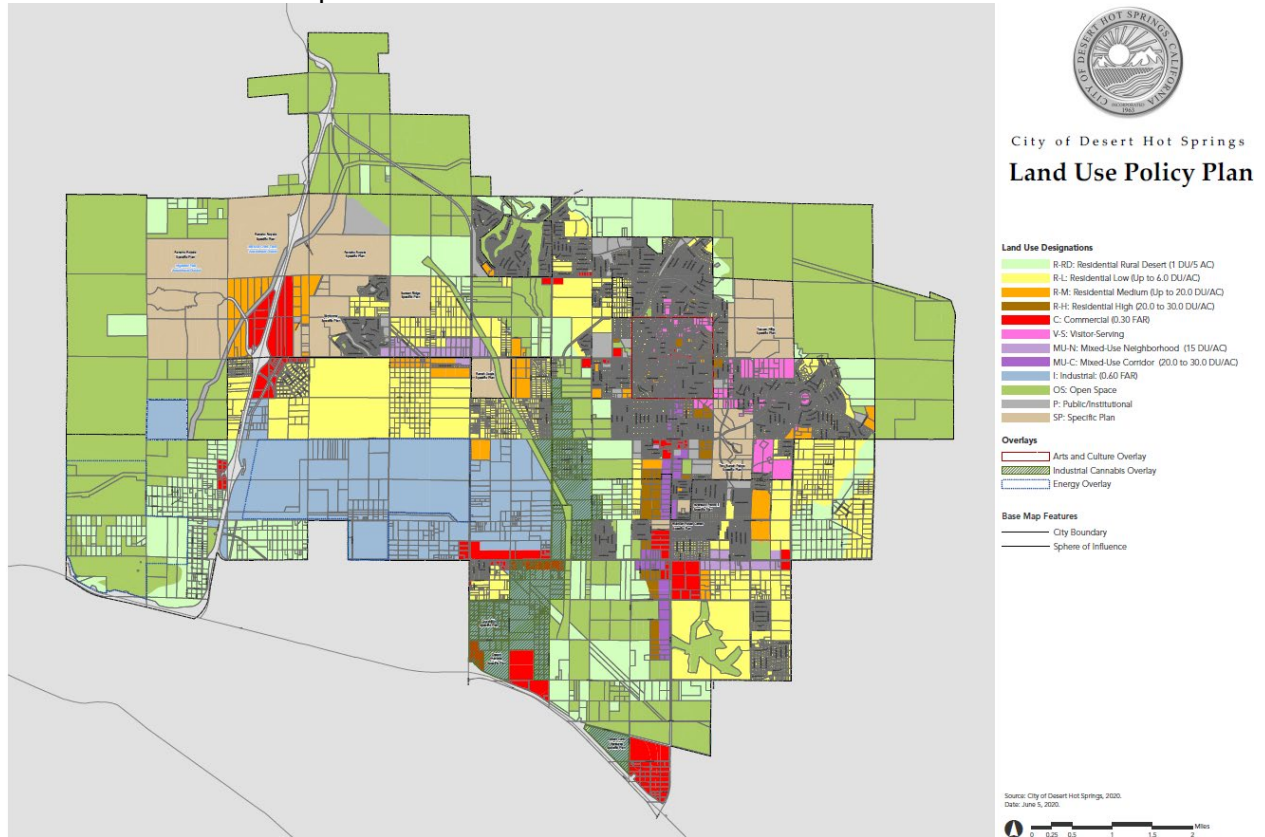
Introduce for First Reading and read by title only the attached Ordinance:

- B) An Ordinance of the City Council of the City Of Desert Hot Springs Correcting Certain Typographic Errors to Reflect the Proper Density By Amending: 1) Land Use Table 17.08.02 "Development Standards-Residential Districts"; And 2) Land Use Table 17.14.02 "Development Standards- Mixed Use Districts"

DISCUSSION

The proposed amendment to the General Plan Update ("GPU") and Zoning Ordinance is to correct typographical errors in order to properly reflect the minimum density for the Residential High (R-H) Land Use and Zoning Designations and the Mixed Use Corridor (MU-C) Land Use and Zoning Designations. The corrected density for Residential High (R-H) and the Mixed Use Corridor (MU-C) is 20 – 30 dwelling units per acre. With respect the typographical error please see the letter provided by MIG attached to the Ordinance and Resolution.

Corrected Land Use Map:



Corrected Land Use categories shown on the map include:

Land Use Designations		Density/FAR Maximums
R-RD	Residential Rural Desert	1 unit/5 acres
R-L	Residential Low	Up to 6.0 units/acre
R-M	Residential Medium	Up to 20.0 units/acre
R-H	Residential High	20.0 15-30.0 units/acre
C	Commercial	0.30 FAR
V-S	Visitor-Serving	15 units/acre
MU-N	Mixed-Use Neighborhood	15 units/acre
MU-C	Mixed-Use Corridor	20.0 30.0 units/acre
I	Industrial	0.60 FAR
OS	Open Space	N/A
P	Public/Institutional	N/A
SP	Specific Plan	Varies

Zoning Update

Table 17.08.02 DEVELOPMENT STANDARDS – RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	RESIDENTIAL DISTRICTS				ADDITIONAL REQUIREMENTS
	R-RD	R-L	R-M	R-H	
DENSITY/FAR					
Minimum Density - Residential	-	-	-	20.0 15.0 du/ac	

TABLE 17.14.02 DEVELOPMENT STANDARDS – MIXED-USE DISTRICTS

DEVELOPMENT STANDARD	MIXED-USE DISTRICTS			ADDITIONAL REQUIREMENTS
	MU-N	MU-C	VS-M	
GENERAL PLAN DENSITY/FAR				
Minimum Density – Residential	-	20.0 15 du/1 ac	-	

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
- 2) Ordinance for Zoning Corrections
- 3) General Plan Map