



Planning Commission Staff Report

DATE: July 24, 2013

SUBJECT: APPLICATION BY THE CITY OF PALM SPRINGS FOR A GENERAL PLAN AMENDMENT IN LAND USE CATEGORIES ELIMINATING CLOSED RANGES AND RETAINING DENSITY CAPS (CASE 5.1301 GPA).

FROM: M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING SERVICES

SUMMARY

The Planning Commission will consider modifying General Plan residential land use densities to allow lower densities with allowed ranges.

RECOMMENDATION:

Recommend approval to the City Council amending the General Plan to eliminate closed ranges.

STAFF ANALYSIS:

Currently the language in the General Plan sets both the upper and lower limits for land use categories. An equally appropriate option is to allow an open lower range, still maintaining an upper density maximum. The specific changes showing language to be removed and added are shown in the attached resolution.

ENVIRONMENT ASSESSMENT:

Staff has determined this action to allow lower densities within existing land use categories to be a Class 5 Categorical Exemption Minor Alterations in Land Use Limitations under the California Environmental Quality Act as the proposed change reflects past and current practice and retains existing density maximum standards.

M. Margo Wheeler, AICP
Director of Planning Services

Attachment:

1. Draft Resolution
2. Exhibit "A"

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING AN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF PALM SPRINGS REVISING RESIDENTIAL LAND USE CATEGORIES BY ELIMINATING CLOSED RANGES.

The Planning Commission of the City of Palm Springs finds:

- A. The current General Plan of the City provides for closed ranges of development density allowed in each residential land use category in the City. These ranges include both a minimum as well as maximum density allowed in each land use category.
- B. The past and current practice of the City, including without limitation, the City Council, the Planning Commission, and the Director of Planning, is to consider only the maximum density allowed within each land category and consider and approve lower density project.
- C. The City Council has approved several projects that have been less than the minimum provided in the General Plan for each residential land use category.
- D. It is the desire of the Planning Commission that the General Plan of the City be amended that the minimum density requirements for each residential land use designation be removed.
- E. Palm Springs is a charter city organized under the laws of the State of California and zoning regulations of the City are not required to be consistent with the General Plan, however, it is the desire of the Planning Commission that the General Plan ensure consistent and fair administration of the City's land use policies and programs.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
PALM SPRINGS RECOMMENDS AND RESOLVES:**

The Planning Commission recommends to the 2007 Palm Springs General Plan an amendment to the residential land use categories and descriptions as described in Exhibit "A" to this resolution.

ADOPTED this 24th of July 2013.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS

M. Margo Wheeler, AICP
Director of Planning Services

EXHIBIT "A"

LAND USE ELEMENT

Zoning RESIDENTIAL LAND USES

GR5 Estate Residential (0 - 2.0 dwelling units per acre). ~~The Estate Residential designation provides for the development of large lot, single-family residences that are custom in design. This designation is predominantly located in areas adjacent to the City's hillsides, reflecting the natural and environmental constraints that must be addressed there. Minimum lot sizes are generally 20,000 square feet in this designation; guest ranches are permitted on parcel areas of five acres, with a minimum lot area of 4,000 square feet per guest ranch unit.~~

R-1 AH Very Low Density Residential (2.4 up to - 4.0 dwelling units per acre). The Very Low Density residential is the most prevalent land use designation within the City, representing typical single-family detached residential development. ~~Lot sizes in this land use designation generally range from 16,500 to 8,500 square feet. and other uses allowed by code.~~

R-1C Low Density Residential (4.4 up to - 6.0 dwelling units per acre). Similar to the R-1D Very Low Density Residential designation, the Low Density Residential designation also represents "typical" single-family detached residential development. ~~This designation accommodates typical lot sizes ranging from 10,000 to 8,000 square feet. and other uses allowed by code.~~

RGA(6) Medium Density Residential (6.4 up to - 15.0 dwelling units per acre). This RGA(8) residential land use category accommodates a range of residential housing types, including single-family attached, single-family detached, condos, patio homes, R-2 duplexes, townhomes, multiple-family, and mobile home projects and other uses as allowed by code. RMPH

R-3 High Density Residential (15.4 up to 30 dwelling units per acre). Typical R-4 development in this category would include duplexes, townhomes, and apartments. Hotels and motels are also permitted up to 43 rooms per net acres (up to 86 rooms per net acre permitted on Indian Land) as long as they are consistent with the design and character of the surrounding neighborhoods and do not create significant design, parking or traffic impacts to the surrounding residential neighborhood. and other uses as allowed by code. R4VP