



PLANNING COMMISSION STAFF MEMO

DATE: September 25, 2013

SUBJECT: INITIATE AN AMENDMENT TO THE PALM SPRINGS ZONING CODE REGARDING GUEST HOUSES, LED LIGHTING AND INITIATION OF AMENDMENTS

FROM: M. Margo Wheeler, AICP
Director of Planning Services

SUMMARY

The Planning Commission will consider directing staff to study the current Zoning Code requirements regarding guest houses, LED lighting and initiation of amendments.

RECOMMENDATION:

Initiate a Zone Text Amendment pursuant to Palm Springs Zoning Code Sections 91.00, 92.04, 93.23 and 94.07 regarding guest houses, LED lighting & initiating amendments.

STAFF ANALYSIS:

The Zoning Code has references to accessory buildings, accessory apartments, and guest houses. There is also long-standing state law regarding "granny flats" / "second unit housing units." There are also conflicting, outdated / or vague requirements regarding kitchens, "bars" attached verses detached, size of structures and other development details.

With regard to lighting, currently the code only allows high pressure sodium in parking areas (93.21.00.C.8). We have had requests for LED and anticipate other options.

The code currently allows the Planning Commission and City Council to initiate code or map amendments requiring an additional time-consuming step when staff sees changes that need to be made.