



## City Council Staff Report

DATE: November 5, 2014

PUBLIC HEARING

SUBJECT: ZONE TEXT AMENDMENTS TO CERTAIN SECTIONS OF THE PALM SPRINGS ZONING CODE FOR REQUIRED CONSISTENCY WITH STATE HOUSING AND LAND USE LAWS CITYWIDE (CASE 5.1332-ZTA)

FROM: David H. Ready, City Manager

BY: Office of the City Clerk

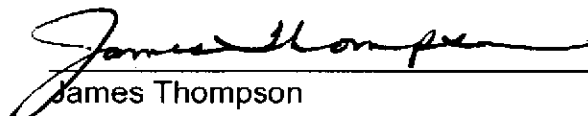
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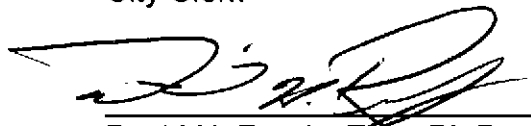
### SUMMARY:

The City Council will consider continuing the public hearing.

### RECOMMENDATION:

- 1) Take no public testimony at this time.
- 2) Direct the City Clerk to re-notice the Public Hearing pursuant to law.

  
James Thompson  
City Clerk

  
David H. Ready, Esq., Ph.D.,  
City Manager

/kdh

**CITY OF PALM SPRINGS  
PUBLIC HEARING NOTIFICATION**



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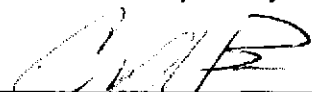
Date: November 5, 2014  
Subject: Case 5.1332 ZTA and GPA

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**AFFIDAVIT OF PUBLICATION**

I, Cynthia A. Berardi, Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on October 25, 2014.

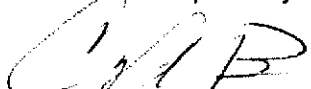
I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Cynthia A. Berardi, CMC  
Deputy City Clerk

**AFFIDAVIT OF POSTING**

I, Cynthia A. Berardi, Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk on October 23, 2014.

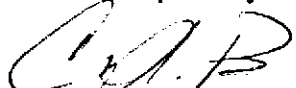
I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Cynthia A. Berardi, CMC  
Deputy City Clerk

**AFFIDAVIT OF MAILING**

I, Cynthia A. Berardi, Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on October 23, 2014, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (6 notices)

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Cynthia A. Berardi, CMC  
Deputy City Clerk

NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

CASE 5.1332 ZTA  
APPLICATION BY THE CITY OF PALM SPRINGS FOR ZONE TEXT  
AMENDMENTS TO SECTIONS 92.01, 92.03, 92.04, 92.05, 92.17.1 & 93.00 OF  
THE PALM SPRINGS ZONING CODE

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of November 5, 2014. The City Council meeting begins at 6:00 p.m. in the Council Chambers at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider Case 5.1332 ZTA, an application by the City of Palm Springs, for Zone Text Amendments to the following Sections of the Palm Springs Zoning Code (PSZC):

1. *Section 92.17.1.00 of the Palm Springs Zoning Ordinance to allow Emergency and Homeless Shelters in the M-2 (Manufacturing) zone by right.*
2. *Sections 92.03.01 and 92.04.01 of the Zoning Ordinance to allow Transitional and Supportive Housing in the R-2 (Limited Multiple-Residential) and R-3 (Multiple Residential & Hotel) zones.*
3. *Chapter 93.00 (General Conditions) of the Zoning Code to implement an incentive program for lot consolidation on lots of one acre or less.*
4. *Sections 92.01.01 and 92.03.01 of the Zoning Code to define and permit small residential care facilities serving six or fewer people without a conditional use permit.*
5. *Chapter 93.00 (General Conditions), of the Zoning Code to create a Density Bonus Ordinance and incentive programs consistent with State law.*
6. *Chapter 93.00 (General Conditions), of the Zoning Code to create a "Reasonable Accommodation" Ordinance requiring project changes to ensure access by disabled people.*

**ENVIRONMENTAL DETERMINATION:** The City of Palm Springs, in its capacity as the Lead Agency, under the California Environmental Quality Act (CEQA) has determined that the proposed General Plan Amendments and zoning code text amendments to the above-referenced sections of the Code, are Categorical Exempt under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act. The proposed Zone Text amendments propose only insignificant changes to certain land use designations allowing them to become consistent with State housing laws and regulations.

**REVIEW OF INFORMATION:** The staff report and other supporting documents regarding this matter are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

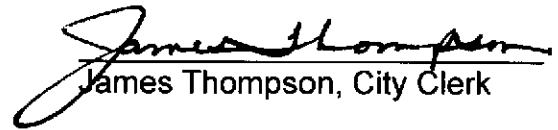
**COMMENTS:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. (Government Code Section 65009[b][2]).

An opportunity will be given at the hearing for all interested persons to be heard. Questions regarding this case may be directed to Edward O. Robertson, Principal Planner, at (760) 323-8245.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.

  
James Thompson, City Clerk