

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: August 24, 2023

PREPARED BY: Matthew Cody, City Attorney's Office
Nick Melloni, Principal Planner

REQUEST: STUDY SESSION FOR SURVEY OF STATE HOUSING LAW UPDATES
(2017 THROUGH 2022)

RECOMMENDATION:

Review and discuss the legislative housing update and provide direction to staff to proceed with drafting Permanent Ordinances to replace Urgency Ordinances in place for Accessory Dwelling Units and Urban Lot Splits and Two Unit Projects.

BACKGROUND

As a result of new State of California Housing Laws, the City Attorney's Office has provided a comprehensive synopsis presentation summarizing the changes in the state housing laws of the past five years (2017 through 2022). The presentation discusses how recent state laws have amended and enacted new laws which establish processes the City must follow for reviewing applications, limits the city's local control of land uses, and updates regarding Accessory Dwelling Units (ADUs), and SB-9 lot splits and two-unit projects (Attachment 1).

In response to legislative updates, the City has adopted Urgency Ordinances for ADUs (Ordinance 1389) and SB 9 Urban Lot Splits and Two-Unit Projects (Ordinance 1373). It is recommended that the City implement permanent ordinances for these laws. These updates would occur as zoning ordinance amendments which will require approval by the Planning Commission and City Council.

ATTACHMENTS:

Attachment 1: Survey of State Housing Law Updates Presentation