

PLANNING COMMISSION RESOLUTION NO. 2855

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVE A CHANGE OF ZONE FROM DE-O TO DE FOR THE PROPERTIES LOCATED AT 73600 ALESSANDRO DRIVE (ASSESSOR'S PARCEL NUMBERS 627-153-018, AND 627-153-019)  
CASE NO. CZ24-0001

WHEREAS, Linda C. Biggi ("Applicant"), submitted a request to change the zoning designation of a 1.46-acre property located at 73600 Alessandro Drive generally located at the northeast corner of San Carlos Avenue and Alessandro Drive in Palm Desert, which is comprised of two parcels also known as Assessor's Parcel Numbers 627-153-018, and 627-153-019 ("Project site") to Downtown Edge (DE); and

WHEREAS, the Project site has a land use designation of City Center/Downtown per the Palm Desert General Plan adopted on November 10, 2016, and a zoning designation of Downtown Edge Transition Overlay (DE-O); and

WHEREAS, the Project site has been developed with existing improvements which generally consist of a commercial building, and related parking lot and landscaping; and

WHEREAS, the Project site is adequately served by existing public utilities and services; and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, under Palm Desert Municipal Code Chapter 25.02 establishes that the City Center/Downtown General Plan land use designation can be implemented by the DE zoning designation and therefore is consistent with the 2016 Palm Desert General Plan; and

WHEREAS, the proposed change of zone will not render the existing improvements on the site or land uses, nonconforming with any applicable Palm Desert zoning ordinance standards; and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, the Project has complied with the requirements of the "City of Palm Desert Procedure for Implementation of CEQA" Resolution No. 2019-41, in that the Director of Development Services has determined that the Project will not have a foreseeable significant impact on the environment and that the Project is eligible for an exemption exempt Section

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15061(b)(3) General Rule of the CEQA Guidelines, therefore, no further environmental review is necessary at this time; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 20<sup>th</sup> day of February 2024, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report, exist to justify approval of said request:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. General Plan Consistency. The Planning Commission hereby finds that the proposed zone change to DE is consistent with the City of Palm Desert General Plan.

SECTION 3. CEQA. The application has complied with the requirements of the “City of Palm Desert Procedure for Implementation of CEQA” Resolution No. 2019-41, in that the Planning Commission finds that the Project is an exemption from CEQA per Section 15061(b)(3) of the CEQA guidelines as the Project is a determination on whether a use that is not listed shall be deemed a conditional use. No direct, foreseeable impact on the environment can be identified as this time.

SECTION 4. Project Recommendation. The Planning Commission hereby recommends to the Palm Desert City Council approval of case no CZ24-0001 to change the zoning designation of the parcels located at Assessor’s Parcel Number 627-153-018, and 627-153-019 to Downtown Edge (DE) as depicted in Exhibit A, attached hereto; and

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City’s office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Richard D. Cannone, AICP, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

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1. That the above recitations are true and correct and constitute the findings for recommendation by the Planning Commission in this case.
2. That the Planning Commission does hereby recommend approval of CZ24-0001

ADOPTED ON February 20, 2024.

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JOSEPH PRADETTO  
CHAIRPERSON

ATTEST:

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RICHARD D. CANNONE, AICP  
SECRETARY

I, Richard D. Cannone, AICP, Secretary of the City of Palm Desert, hereby certify that Resolution No. 2855 is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on February 20, 2024, by the following vote:

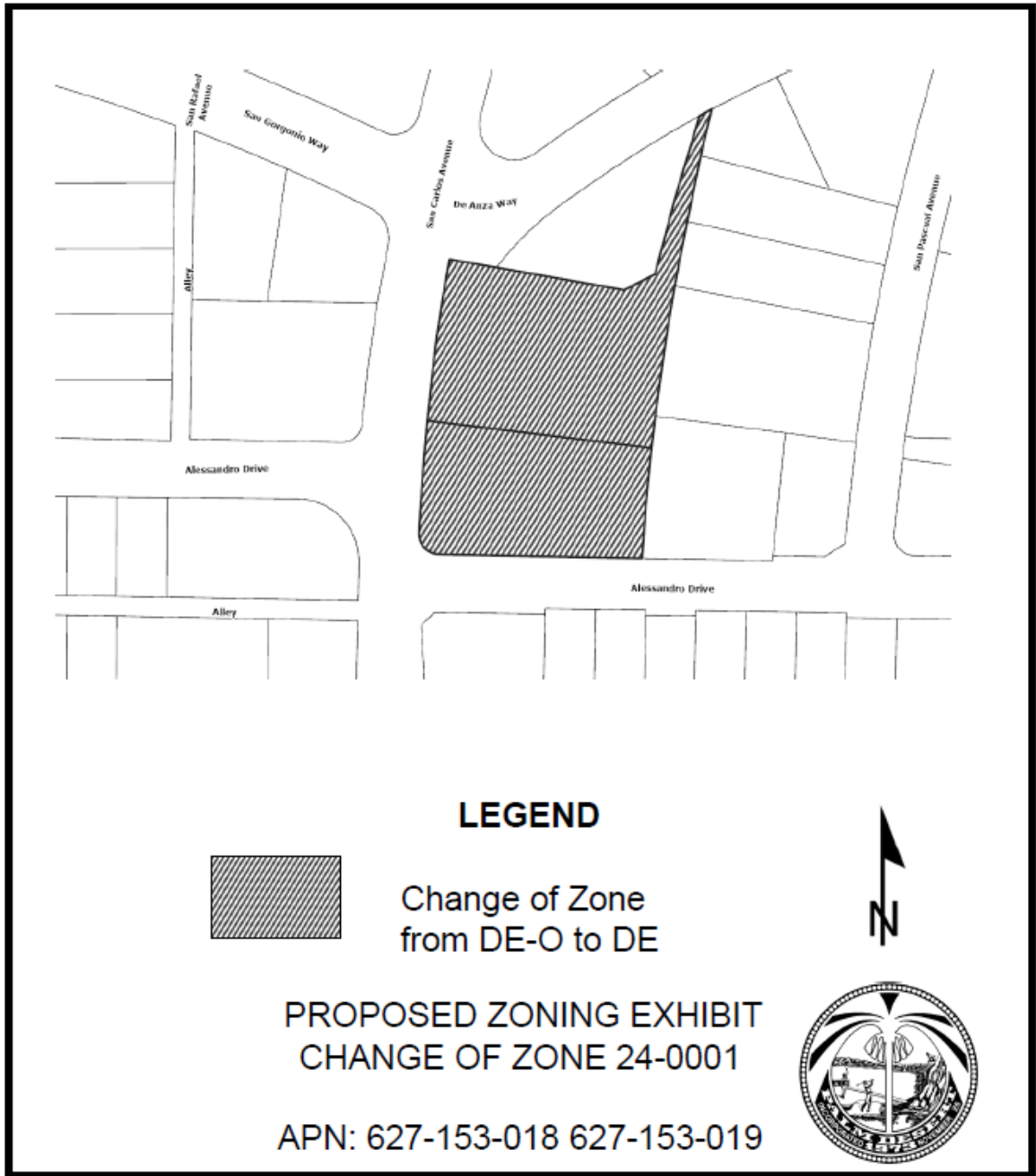
AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on February \_\_\_\_, 2024.

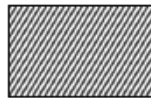
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RICHARD D. CANNONE, AICP  
SECRETARY

EXHIBIT A



LEGEND



Change of Zone  
from DE-O to DE



PROPOSED ZONING EXHIBIT  
CHANGE OF ZONE 24-0001

APN: 627-153-018 627-153-019

