

Change of Zone (CZ) 24-0001 73600 Alessandro Drive

PALM DESERT CITY COUNCIL

MARCH 14, 2024



Project Overview

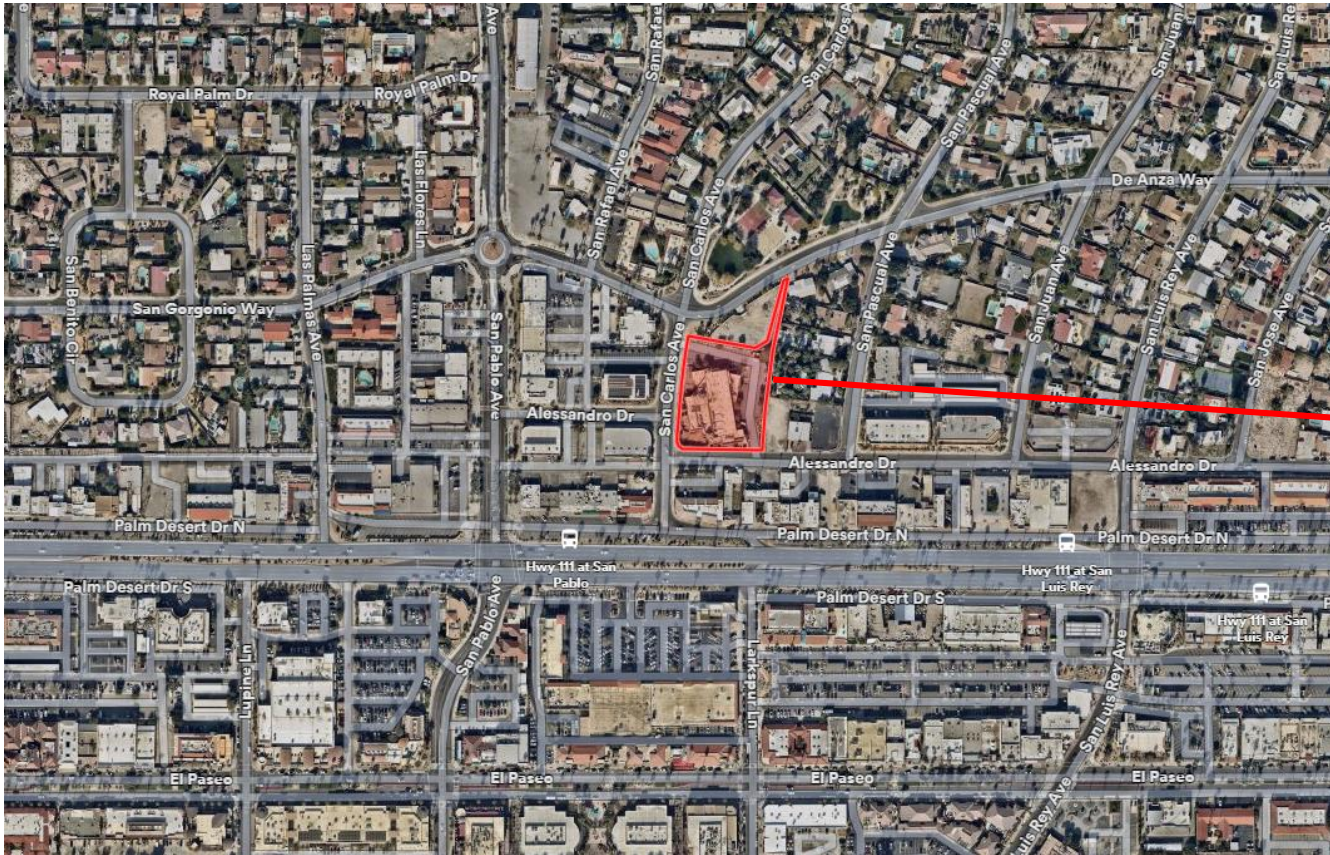
Change of Zone (CZ)

- Planning Commission – Recommended approval by Resolution No. 2855 on February 20, 2024
- City Council – Final Decision

Consideration/Request:

- Project Applicant: Linda C. Biggi
- Property Owner: VDF
- Notice of Exemption according to the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section § 15061(b)(3)
- Remove the Downtown Edge Transition Overlay (DE-O) and apply the Downtown Edge zoning designation for the property located at 73600 Alessandro Drive
 - Assessor's Parcel Number 627-153-018 and 627-153-019
- Consistent with General Plan Land Use Designation (City Center/Downtown)

Vicinity Map

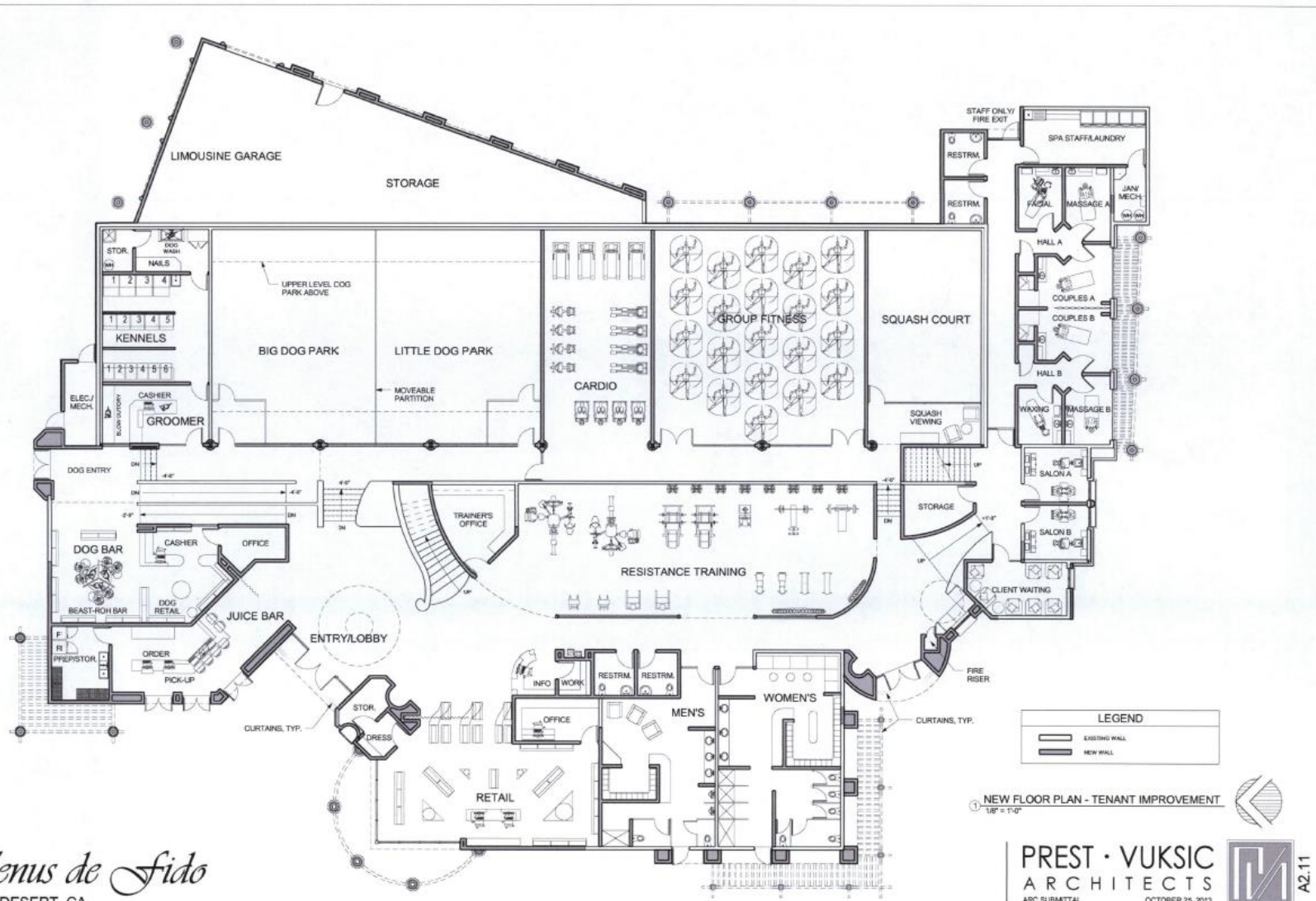


← San Carlos Ave
Palm Desert, California
Google Street View
Aug 2023 See more dates



Google

Image capture: Aug 2023 © 2024 Google United States Terms Privacy Report a problem



Venus de Fido
in PALM DESERT, CA

NEW FLOOR PLAN - TENANT IMPROVEMENT
1/8" = 1'-0"

PREST · VUKSIC
ARCHITECTS
ARC SUBMITTAL OCTOBER 25, 2013



A2.11

Analysis

Consistent with General Plan land use designation

- PDMC 25.04.020

Does not create new non-conforming uses

Served by existing utilities and services and no impact as a result of the change

CEQA Analysis – Notice of Exemption Per § 15061(b)(3) – General Rule

- No physical changes to the site
- Consistent with Palm Desert General Plan Land Use Designation per Palm Desert Municipal Code Section 25.02

Existing Use Conformance

| Existing or Proposed Land Use Classification | Land Use Classification | Regulation under DE-O | Regulation under DE | Conformance (Allowed by Proposed Zoning Designation) |
|---|--------------------------------|------------------------------|--|---|
| Massage | Accessory Massage | Not Permitted | Permitted by-right | Yes |
| Retail | Retail | Not Permitted | Permitted by-right | Yes |
| Esthetician | Personal Services | Not Permitted | Permitted by-right | Yes |
| Cosmetologist | Personal Service | Not Permitted | Permitted by-right | Yes |
| Café | Restaurant | Not Permitted | Permitted by Administrative Use Permit | Yes |

Development Standard Conformance

| Development Standard | Existing Site Condition | DE-O Requirement | DE Requirement | Conformance under DE |
|---|-------------------------|------------------|----------------|----------------------|
| Floor Area Ratio | 0.39 | 2.0 | 2.0 | Yes |
| Primary Street Setback Ground Floor Residential Ground Floor Commercial | N/A 5'+ | 10' 10' | 10' 0' | Yes |
| Street Side Yard Setback Residential Non-Residential | N/A 10'+ | 10' 10' | 10' 0' | Yes |
| Side Yard Setback Residential Non-Residential | N/A 40'+ | 5' 5' | 0' 0' | Yes |
| Rear Setback With alley Without alley | N/A 55'+ | 25' 5' | 5' 5' | Yes |
| Maximum building height | 33'-5" (tower) | 40' | 40' | Yes |

Recommendation

Introduction of an Ordinance entitled

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING 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).”