



CITY OF PALM DESERT

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**CITY OF PALM DESERT
PUBLIC HEARING NOTICE
CASE NO. PP24-0001 / CUP24-0003**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, TO CONSIDER A REQUEST FOR PRECISE PLAN AND CONDITIONAL USE PERMIT TO DEVELOP A 40-UNIT MULTIFAMILY APARTMENT DEVELOPMENT ON A SITE LOCATED AT ASSESSOR'S PARCEL NUMBER 622-370-014 AND FINDING THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City of Palm Desert (City), in its capacity as the Lead Agency for this project and pursuant to the California Environmental Quality Act (CEQA), has determined the project to be exempt from further environmental review pursuant to CEQA Guidelines Section §15332 – In-fill Development Projects

PROJECT LOCATION: Assessor's Parcel Number (APN) 622-370-014

PROJECT DESCRIPTION: The proposal is a request by Chelsea Investment ("Applicant") to develop a 40-unit multi-family residential apartment building on a vacant 1.84-acre site south of the existing Desert ARC campus at 73-255 Country Club Drive. The building will be two-stories tall with an approximate floor area of 39,453 square-feet. Thirty-nine (39) of the total units will be restricted for lower-income households as affordable units.

PUBLIC HEARING: NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Palm Desert, California, will hold a Public Hearing on Tuesday, May 21, 2024. The Planning Commission meeting begins at 6:00 p.m. in the Council Chamber at 73510 Fred Waring Drive, Palm Desert, California. Pursuant to Assembly Bill 2449, this meeting may be conducted as a hybrid meeting, allowing public access via teleconference or in person. Options for remote participation will be listed on the Posted Agenda for the meeting at: <https://www.palmdesert.gov/connect/committees-and-commissions/planning-commission>.

PUBLIC REVIEW: Information concerning the project is available for public review in the Development Services – Planning Division office at 73510 Fred Waring Drive, Palm Desert, California, during regular business hours. Written comments may be submitted to the Planning Commission by letter to the address below or by email at planning@palmdesert.gov. Emails received by 3:00 p.m. prior to the meeting will be distributed to the Commission. Any correspondence received during or after the meeting will be distributed to the Commission as soon as practicable and retained for the official record.

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 Planning Division at, or prior, to the public hearing. (Government Code Section 65009[b][2]).

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RICHARD D. CANNONE, AICP, SECRETARY
PALM DESERT PLANNING COMMISSION