

## CITY OF PALM DESERT

DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEMORANDUM

To: Honorable Chair and Members of the Commission

From: Nick Melloni, AICP Principal Planner

Date: May 21, 2024

Case No(s): PP24-0001 /CUP 24-0003

**Subject: Item 8.a – Recommended revision of Condition of Approval No. 60 of Draft Resolution No. 2868 for the ARC Village Project**

---

City staff is recommending a revision to the condition of approval no. 60 of Draft Resolution No. 2868 for the ARC Village project by making the following modifications:

60. Improvements shown on the conceptual exhibit are subject to these conditions of approval and the Applicant providing adequate provisions for continued and perpetual their maintenance by the owner. ~~Prior to building permit sign-off, the Applicant shall submit for review and approval of the City copy of development's Covenants, Conditions, & Restrictions (CC&Rs) or other equivalent responsible mechanism as approved by the City Engineer and the City Attorney.~~ Improvements to be maintained must include, but are not limited to, common areas, gates, parking and drive aisles pavement and surfaces, onsite BMPs, and drainage infrastructure.

The intent of this revision is to ensure the applicant for the development provides maintenance for site improvements located on the adjacent Desert ARC project and clarify that this is no need to provide restrictions through Covenants, Conditions, & Restrictions (CC&Rs) on the property.

**From:** Catharine Reed <[catharine@hnberger.org](mailto:catharine@hnberger.org)>  
**Sent:** Tuesday, May 21, 2024 10:36 AM  
**To:** Planning E-mail <[planning@palmdesert.gov](mailto:planning@palmdesert.gov)>  
**Subject:** Concerns Regarding Proposed Building Project and Street Opening

Good Morning,

I am Catharine Reed, a resident of [REDACTED], Palm Desert. Last night, I returned home from a trip and learned about a meeting scheduled for tonight at 6 o'clock regarding **a building project and the potential opening of Palm Court.**

I have lived in this neighborhood since 2003 and have made significant improvements to my property, always taking pride in ownership. We cherish our quiet street and strongly oppose the additional noise and traffic that this development would bring. Our area is zoned for single-family housing, and this project would fundamentally alter the character of our neighborhood.

Moreover, the prospect of opening our street, which is currently a cul-de-sac, is particularly concerning. Such a change would introduce unacceptable levels of traffic to our peaceful streets. Our children play outside, and many residents walk their pets, all of which contribute to the community's serene atmosphere. The street is narrow, and with cars parked on both sides, two-way traffic would create a hazardous situation, posing significant safety risks to our families.

I am attempting to adjust my schedule to attend the meeting this evening. However, in the event that I am unable to make it, I wanted to ensure my concerns are heard regarding the preservation of our quiet community.

Thank you for your attention to this matter. I hope to be present at the meeting tonight.

Sincerely,

Catharine Reed  
[REDACTED]  
Palm Desert, CA  
Catharine N. Reed  
H.N. and Frances C. Berger Foundation  
Vice President - Charitable Programs  
(760) 341-5293

Catharine N. Reed  
H.N. and Frances C. Berger Foundation  
Vice President - Charitable Programs  
Office (760) 341-5293  
Mobile [REDACTED]



05-16-2024

Nick Mellore, AICP, Principal Planner  
City of Palm Desert

Re: Case No. PP24-0001/CUP 24-0003  
APN 622-370-014

As property owners on a street that backs up to this project we strongly object to it.

It is not in keeping with the type housing in the area and would greatly reduce property values therein.

The notice issued gives no indication of where access to the site would be. This is a major factor concerning single family dwellings which occupy all of the area behind it.

Also objectionable is that this notice was mailed only 11 days prior to the hearing, and the timing appears manipulative as it prevents many (especially elderly) residents from attending the hearing, or asking questions, as they have temporarily left the area for relief from the summer heat.

Douglas C. / Patricia L. Peterson

Assessment # 2022-622311035

Project: Chelsea Investment

**From:** Nick Melloni <nmelloni@palmdesert.gov>

**Sent:** Monday, May 20, 2024 2:26 PM

**To:** [REDACTED]

**Subject:** RE: re case no. PP24-0001/CUP24-0003

Hello Nanette,

Thank you for your email.

Yes, the Planning Commission will be holding a public hearing tomorrow evening (May 21) at 6 PM to consider a project request to develop a two-story, 40-unit apartment development on a vacant site generally north of your property.

Here is a link to the agenda which includes instructions on how you can participate in the meeting: [Planning Commission Meeting of May 21, 2024 - Link](#)

Here is a link to the item with the project plans and staff report: [ARC Village Staff Report](#)

For this project, we send out hearing notices to all property owners within a minimum of 300 feet of the project boundary. If you did not receive the notice, it is because your property is more than 300 feet away from the project site.

Feel free to review the report and plans and let me know if you have any questions. My contact information is included below.

While you did not receive the notice, you are welcome to attend the meeting and share your concerns. I will also forward your email to the Planning Commissioners for their consideration.

In response to some of your initial concerns:

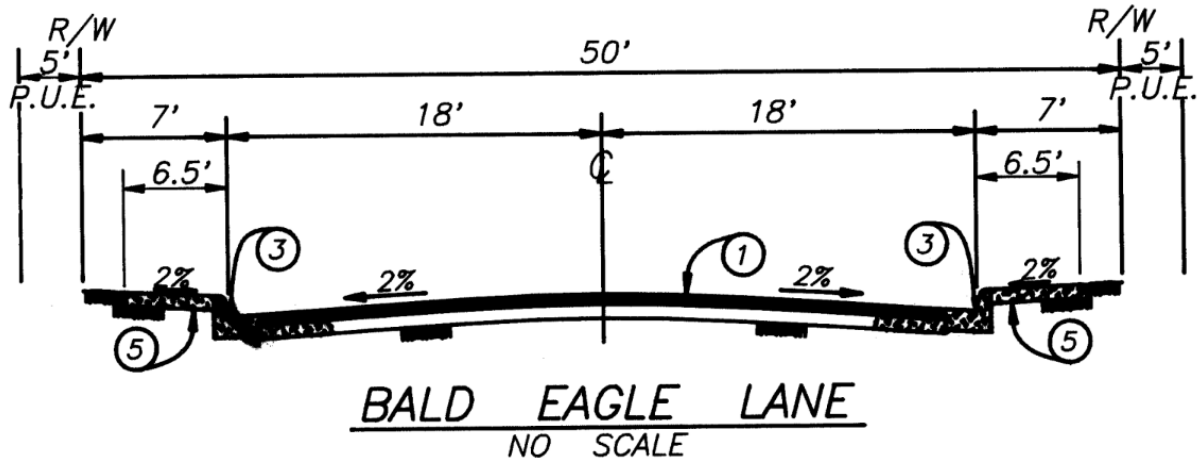
We have a nice quiet street and object to additional noise and traffic. **The project is not anticipated to have a significant impact on noise or traffic.**

This is a single-family housing area, and we feel this project would change the dynamic of our neighborhood. **Noted.**

Furthermore, any possibility of opening our street at the cul-de-sac would create unacceptable traffic on our quiet street. **The project does not propose "opening the street". The project would take access from Country Club Drive. A secondary emergency access is planned on the eastern part of the proposed apartment site, which will provide access through the Las Serenas apartments.**

The street is too narrow for cars parked on both sides of the street and two-way traffic flow safely. Doing this would create a public traffic hazard. **The project is not proposing to modify the existing public roadway circulation in the surrounding area, including Palm Ct. Off-street parking is located on the project site, which has no planned access to Palm Court. Because there is no access to Palm Court proposed, this will not be an issue.**

**On a separate but related note, generally, the minimum required street width (measured between the curb on either side) to allow on-street parking on both sides of the street is a minimum of 36'. This width allows 8' for parking on either side, and 20' for a fire engine to safely pass through the street. The street plans for Palm Court (which was originally planned to be named "Bald Eagle Lane" in 2000) shows the street has a curb-to-curb width of 36' which would allow for on-street parking on both sides. I have included a screenshot of the original street plan for reference.**



**CONSTRUCTION NOTES**

	QUANTITIES
① — CONST. 3' A.C. OVER 4' A.B. CLASS 2 (BALD EAGLE LANE)	22,088 SQ. FT.
② — CONST. 4' A.C. OVER 7' A.B. CLASS (HOVLEY LANE) INCLUDING TAPERS.	9,930 SQ. FT.
③ — CONST. 6" CURB + GUTTER, TYPE 1 PER CITY STD. 102.	1,193 L.F.
④ — CONST. 8" CURB + GUTTER, TYPE 1, PER C.P.D. STD. 102	225 L.F.
⑤ — CONST. SIDEWALK PER C.P.D. STD. 104.	8,004 SQ. FT.
⑥ — CONST. CROSS GUTTER, TYPE 1 PER C.P.D. STD. 10	1,685 SQ. FT.
⑦ — CONST. HANDICAP RAMP PER C.P.D. STD. 107-1.	2 EA.
⑧ — INSTALL TRAFFIC STRIPES.	L.S.
⑩ — CONST. CONC. DRIVEWAY PER C.P.D. STD. 105.	2,520 SQ. FT.
⑪ — INSTALL STREET SIGN PER C.P.D. STD. 301.	1 EA.
⑫ — INSTALL STOP SIGN PER C.P.D. STD. 301.	1 EA.
⑬ — INSTALL "NOT A THRU STREET" PER C.P.D. STD. 203	1 EA.
⑰ — INSTALL TYPE "F", CLASS 1 DELINEATOR PER CALTRANS STD. PLAN A74-A • 40" ON CENTER.	4 EA.

\*NOTE: MINIMUM SECTION, FINAL PAVING AND BASE THICKNESS TO BE DETERMINED BY SOILS TEST.

**From:** Nanette Specht [REDACTED]  
**Sent:** Monday, May 20, 2024 12:27 PM  
**To:** Planning E-mail <[planning@palmdesert.gov](mailto:planning@palmdesert.gov)>  
**Subject:** re case no. PP24-0001/CUP24-0003

We are residences for [REDACTED] Palm Desert. Today a helicopter circled our neighborhood and landed on the vacant property over the wall at the end of our cul-de-sac. If this had not happened, we would not have known about your meeting on Tuesday May 21 at 6 PM. Upon hearing the noise, we went outside. One of our neighbors advised she received a letter from the City of Palm Desert about a project to build low-income apartments at the end of our street. We did NOT receive such a letter and I have contacted 4 other homeowners on Palm Ct., and they did not receive the notice either. How can this be acceptable and why would only one resident get notice?

We have a nice quiet street and object to additional noise and traffic. This is a single-family housing area, and we feel this project would change the dynamic of our neighborhood. Furthermore, any possibility of opening our street at the cul-de-sac would create unacceptable traffic on our quiet street. The street is too narrow for cars parked on both sides of the street and two-way traffic flow safely. Doing this would create a public traffic hazard.

My husband and I cannot attend the meeting tomorrow because we are going out for town for funeral services for our parents. We look forward to the next discussion and hope we get the notice next time it is sent out.

Best regards,  
Clifford and Nanette Specht  
Phone [REDACTED]