

**CITY OF PALM DESERT
PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: May 21, 2024

PREPARED BY: Nick Melloni, AICP, Principal Planner

REQUEST: CONSIDERATION OF A PRECISE PLAN AND CONDITIONAL USE PERMIT TO DEVELOP A 40-UNIT MULTIFAMILY DEVELOPMENT ON A SITE LOCATED AT ASSESSOR'S PARCEL NUMBER 622-370-014 AND FINDING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2868 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT CALIFORNIA, APPROVING A 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 THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. CASE NOS. PP24-0001 / CUP24-0003."

EXECUTIVE SUMMARY:

The proposal is a request by Chelsea Investment ("Applicant") for approval of a Precise Plan and Conditional Use permit for a proposed multi-family residential apartment building located on a vacant 1.84-acre site located at APN 622-370-014 (Project Site) generally south of the Desert ARC campus located at 73-255 Country Club Drive. The Applicant is working with the Palm Desert Housing Authority ("Property Owner") and partnering with Desert ARC to develop the site into forty (40) apartment dwellings, thirty-nine (39) of which will be restricted as affordable units for lower-income households. The site is identified in the City's General Plan Housing Element as a housing inventory site for the 6th Cycle Housing Element (2021-2029). The project is generally known as "ARC Village".

The multifamily building will be two-stories, with an approximate floor area of 39,453 square-feet. The apartment building will include a mix of twenty (20) one-bedroom, ten (10) two-bedroom, and ten (10) three-bedroom units, and an approximately 1,543-square-foot community lounge room on the ground-floor. An outdoor playground area and courtyard will be provided along the eastern side of the building. The project architecture is generally characterized as contemporary architecture. The Design Review for the project architecture and landscaping was approved by the Architectural Review Commission on April 23, 2024.

The proposed improvements comply with applicable development standards for the Public Facility/Institution (P) Zoning Designation and the Housing Overlay District (HOD). The decision of the Planning Commission is final unless a request for formal appeal is made to the City Council. The Housing Agreement will be considered by the Palm Desert City Council.

BACKGROUND/ANALYSIS:

The City of Palm Desert Housing Authority currently owns the Project Site, which was originally acquired by the former Palm Desert Redevelopment Agency from Desert ARC in July 2011. The Project Site is directly south of the Desert Arc campus, which is a 5.28-acre property located at the southeast corner of Sagewood Drive and Country Club Drive. The campus consists of administrative offices, educational programs, vocational training, and employment opportunities for persons with special needs.

In 2016, the Palm Desert Planning Commission adopted Resolution No. 2669, which approved a Precise Plan and Conditional Use Permit 16-102 to develop a 36-unit affordable apartment community, with an 8,579-square-foot community building. That entitlement has since expired and is of no effect whatsoever, as building permits were never obtained for the development.

The Project Site is identified in the City’s 6th Cycle General Plan Housing Element (Adopted per City Council Resolution No. 2022-80) vacant land inventory sites table (Table III-47) as site “KK,” which is intended to provide a potential of 36 affordable units on the site. Policy 1, Program 1.A of the Housing Element states that the Housing Authority and City will work with Desert ARC and an affordable housing developer to develop 36 affordable units on the site.

Architectural Review Commission

The Architectural Review Commission of the City of Palm Desert considered the proposed project Design Review for the project architecture and landscaping, and took the following action at its meeting on April 23, 2024:

Following discussion, MOTION BY CHAIR VUKSIC, SECOND BY COMMISSIONER LATKOVIC CARRIED 5-0; (COMMISSIONERS COLVARD and MCINTOSH ABSENT) to approve Case No. DR24-0001 as presented.

Property Description

- a) **Property Location/Description:** The project site is an approximately 1.84-acre rectangular-shaped parcel (“Project Site”) located on the south side of Country Club Drive, generally east of Sagewood Drive. The Project Site is currently vacant and is highly disturbed, due to rough grading that has occurred in the past. There are some existing improvements on the site, which includes a private drive lane with curb and gutter extending southwards to the vacant area of the site. The southern, eastern, and western perimeters of the site are developed with existing block walls. Access to the Project Site is provided by a drive-aisle across the Desert ARC campus parcel to the north (73255 Country Club Drive / APN 622-370-013), which takes access from Country Club Drive and Sagewood Drive to the west.

b) Existing Adjacent Uses, General Plan and Zoning:

Table 1 – Adjacent Land Use and Designations

	Existing Uses	General Plan	Zoning
Project Site	Vacant	Public Facility/Institutional District (PFID)	Public/Institutional (P) / Housing Overlay District (HOD)
North	Desert ARC campus	PFID	P
South	Single-family residential	Conventional Suburban Neighborhood (CSN)	Planned Residential – 5 dwellings per acre (PR-5)
East	Las Serenas Apartments	Town Center Neighborhood (TCN)	Planned Residential – 22 dwellings per acre (PR-22)
West	Single-family residential	CSN	Mixed Residential (R-2)

Project Description:

The Applicant is proposing to develop the 1.84-acre site into a forty (40) unit multifamily residential building with 49-onsite parking spaces, open space, and landscaping. The unit will be two stories tall and total approximately 39,453 square-feet, including an approximately 1,543-square-foot community lounge on the ground floor. Each unit will feature a private balcony area. Below is an overview of the unit types:

Table 2 – Unit Type Summary

Unit Type	Quantity	Approximate Floor Area Square-Feet (SF)	Bedroom	Bath
1	20	578 SF	1	1
2	10	733 SF	2	1
3	10	922 SF	3	2

Site Plan

The site plan (Figure 1 below) shows the architectural site plan of the project. The “L” shaped building will be situated towards the center of the site. A landscaped open area will be provided along the western side of the site. Parking areas will be located near the east edge. Vehicle access will be provided from the northern side by new easements across the Desert ARC campus parcel. An emergency secondary access for the Fire Department is provided at the east edge of the site, which is a Housing Authority property; the project is conditioned to secure access easements at this portion of the site.

The primary drive will be gated, to secure the Desert ARC site as required for campus operations. The proposed development will modify the site access to provide gated access to residents of the apartment development and is conditioned to make physical modifications to the site to provide sufficient vehicle stacking and turnaround for access.

Figure 1 – Project Site Plan



Architecture

The proposed project architecture is generally contemporary in nature, characterized by rectangular massing with flat roofs and varying parapet rooflines. The exterior material palette consists of stucco and horizontal faux wood veneer siding, which are finished with a neutral color palette comprised of light tan and brown. The exterior elevations show several recessing and projections of the building, which are shown in the renderings provided for the project under Figure 2 of this report.

(Continued on Next Page)

Figure 2 – Exterior Color Elevations and Renderings



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION



Roof Plan and Screening

The building will feature a flat roof, which shows varying parapet heights and tower elements. The preliminary plans show that these tower elements are designed to be “four-sided” with the roof overhang being applied to all four-sides of the towers. The rooftop mechanical equipment is shown in groupings of four and will extend up to 2’-1” above the roof surface. Portions of the roof will not feature a continuous roof parapet, which will potentially leave the roof top equipment visible from adjacent properties at the southern and eastern edges of the roof. This item was discussed during the ARC meeting and found to be acceptable; the ARC recommended, but did

not require, the inclusion of addition roof screening on the north elevation to fully obscure views of the roof-top equipment.

Landscaping

The preliminary site plan provides details on the proposed landscape palette for open space and parking lot areas. A hedge is provided along the southern property line to add additional screening of the parking lot.

Landscape Palette

Sheet L-01 provides an overview of the live landscape materials proposed in the development, which consist of desert appropriate trees and shrubs, succulents, and cacti.

Trees include:

Shoestring Acacia, Hong Kong Orchid Tree, Sonoran Palo Verde, Desert Willow, Drake Elm.

Shrubs include:

Bank Catclaw, Oo-la-la-bougainvillea, Red Bird of Paradise, etc.

Inorganic Ground Covers include California gold decomposed granite.

Figure 4 – Landscape Plan



Analysis:

Development Standards

The zoning designation is Public Facility/Institution (P), which allows the development of multi-family residential buildings that are “Government-supported, -funded and/or -operated only” as a conditionally permitted use with the approval of a Precise Plan and Conditional Use Permit by the Palm Desert Planning Commission in accordance with Palm Desert Municipal Code Section

(PDMC) 25.72.030. Development in the P zoning district is subject to development standards provided under PDMC 25.22.030. Alternatively, the project may utilize the standards of the Housing Overlay District, which allow development of uses permitted in the Planned Residential (PR) or Mixed Residential (R-2) zoning district subject to “flexible” standards, which ensure efficient site planned and neighborhood compatibility. Multi-family apartments are allowed in the PR and R-2 zones, and therefore the use can operate on the subject site without being Government-supported, -funded and/or -operated only. The development will be privately held with units restricted by an affordable housing covenant with the City of Palm Desert.

The General Plan Housing Element requires that the site provide a potential of 36-units. The project will provide 40 units. The Public Facilities land use designation does not establish a minimum or maximum density. The Planning Commission may grant approval for the 4 additional units without further consideration of a Density Bonus.

Table 3 – Development Conformance Summary

STANDARD	P	PROJECT	CONFORMS
General Requirements			
Density	N/A	22 dwelling units per acre	Yes
Minimum Lot Area	None	1.84	Yes
Building Height Maximum	35'	25'	Yes
Parking	1.0 per one bedroom unit 1.5 per two and three bedroom unit (50 Total)	49	Yes¹

1 – Per State Density Bonus Law, additional reductions must be approved for special housing

The Public Facilities General Plan land use designation establishes a floor area ratio (FAR) limitation for “commercial uses” of 0.5. Though the project is not commercial, the FAR is 0.5 and under this maximum floor area ratio contemplated by the general plan. The building lot coverage percentage is 25%, though there is no standard for lot coverage percentage.

Public Input:

Public Notification

Public noticing was conducted for the May 21, 2024, Planning Commission meeting, per the requirements of PDMC Section 25.60.060 and Government Code Sections 65090 to 65094. A public hearing notice was published on Friday, May 10, 2024, in The Desert Sun newspaper. Notices were mailed to all property owners within 300 feet of the Project Site. No comments by the public were received as of May 14, 2024.

On April 16, 2024, the Applicant held an in-person open house meeting at the Desert ARC assembly building. All residents within 300’ of the project site, including residents of the Sagewood Community, were invited to attend. Several visitors of the open house voiced positive comments for the project. One resident of the neighboring Sagewood Development expressed

concern for the night-time glare potential of the project. The project shall comply with the City's Outdoor Lighting Ordinance and as such, all exterior lighting sources are proposed to be directed downwards and fully shielded to prevent glare on adjacent properties.

Environment Assessment/Environmental Review:

City staff has reviewed the Project in accordance with CEQA and has determined that the Project is categorically exempt from environmental review pursuant to 15332 In-fill Development Projects ("Class 32"). CEQA Guidelines §15332 states that a Class 32 Categorical Exemption is allowed when an in-fill development project meets criterion a) through e) of that section. Additionally, CEQA Guidelines §15300.2 lists six exceptions that preclude project eligibility for a Categorical Exemption.

The City of Palm Desert has evaluated the proposed ARC Village project with respect to consistency with the requirements of these sections to confirm the Project's eligibility for the Class 32 Categorical Exemption pursuant to CEQA.

In-Fill Development Exemption Criterion

The project is consistent with the criterion of §15332 as follows:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

According to the diagram shown as Figure 3.1 Land Use Designations of the City of Palm Desert General Plan Land Use Element, the Project Site is designated Public Facility/Institutional Uses. This designation generally allows a range of government facilities and supportive uses, which may include residential land uses. The Project Site is also identified in the City's General Plan Housing Element adopted for the 6th Cycle of the Regional Housing Needs Assessment (RHNA) and certified by the California Department of Housing and Community Development ("HCD") on vacant land inventory sites table (Table III-47) as site "KK". This site is identified to provide a potential of 36 affordable units and supported Policy 1, Program 1.A of the City's Housing Element.

The Project Site is located within the Public/Institutional (P) zoning district within the Housing Overlay District (HOD). Development standards for the P zoning district are codified under Palm Desert Municipal Code Chapter 25.22.030. Alternatively, the project may utilize the standards of the Housing Overlay District, which allow development of uses permitted in the Planned Residential (PR) or Mixed Residential (R-2) zoning district subject to "flexible" standards which ensure efficient site planned and neighborhood compatibility. Multi-family apartments are allowed in the PR and R-2 zone and therefore the use can operate on the subject site without being Government-supported, -funded and/or -operated only. The proposed project will develop 1.84-acre site into a forty (40) unit multifamily residential building with 49-onsite parking spaces and open space and landscaping. The unit will be two stories tall and total approximately 39,453 square-feet including an approximately 1,543-square-foot community lounge on the ground floor. The units will be restricted for lower-income households for a 55-year term pursuant to a housing agreement with the City of Palm Desert. Therefore, the project is consistent with the Palm Desert General Plan and applicable zoning regulations and meets criterion a.

- b) The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.

The proposed development occurs within the municipal boundaries of the City of Palm Desert and located on a 1.84-acre parcel within a developed urban area. The Project Site is surrounded by urban uses in all directions. Therefore, the proposed Project meets criterion b.

- c) The Project Site has no value as habitat for endangered, rare or threatened species.

The proposed Project is located within a highly developed area, and therefore lacks habitat that is suitable for sensitive animal, or plant species. Additionally, the Project Site is highly disturbed and has been rough graded in the past and supports minimal vegetation and is surrounded by maintained landscape areas and block walls. This vegetation does not provide habitat for sensitive species due to its small size and is not contiguous with any areas that support existing native plant species. Therefore, the proposed project meets criterion c.

- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: An assessment of potential traffic impacts of the project was prepared by the project applicant in the letter from Linscott, Law & Greenspan Engineers, dated March 13, 2024 (“Traffic Letter”). The traffic letter outlines the reasoning and conclusion that the project traffic impacts are considered less-than significant and is “screened out” from further level of service (LOS) and vehicle miles traveled (VMT) analysis in accordance with the Traffic Impact Analysis Guidelines for the Palm Desert. A summary of findings provided in the traffic letter is provided below:

- The proposed ARC Village Residential Project is forecast to generate 270 daily trips, with 16 trips (4 inbound, 12 outbound) produced in the AM peak hour and 20 trips (13 inbound, 7 outbound) produced in the PM peak hour on a “typical” weekday.*
- According to the Screening Criteria in the City of Palm Desert Traffic Impact Analysis Guidelines, traffic impact studies will be prepared for all new development projects generating 100 or more peak hour trips based on the most recent edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE).*
- As a result, based on the Project’s forecast peak hour trip generation potential, which is less than 50 peak hour trips, the proposed project will not significantly impact the surrounding transportation system and does not require the preparation of a traffic impact analysis that includes LOS analyses.*
- The proposed project, which consists of 40 low-rise multifamily dwelling units, would screen out under the “Small Projects” criteria based on the “Multi Family (low-rise) Housing projects less than or equal to 147 Dwelling Units” threshold.*

As a result, the traffic impacts of the proposed ARC Village Residential Project can be presumed to cause a less-than-significant impact.

Noise: The closest noise-sensitive land uses to the Project Site are residential uses which adjoin the project site. According to the noise element of the Palm Desert General Plan, the most predominant noise source in the City is motor vehicles. The City's roadway system includes a range of facilities including freeways, highways, arterials and local streets and the nearest source of vehicle noise is Country Club Drive. The traffic generated by the project is less-than significant, and therefore it is presumed that the project contribution to roadway noise is less than significant. Additionally due to the distance of the project from Country Club Drive exceeding 900 lineal feet, it is not anticipated that the project will be impacted by roadway noise from Country Club Drive. Operation of the project would not exceed the City's traffic or operational stationary source noise standards. Thus, the project would not result in a substantial permanent increase in ambient noise levels in the vicinity of the project above existing levels without the project and impacts would be less than significant.

The proposed project would generate short-term noise during excavation, grading, and construction. However, impacts would be temporary, and the project would be required to comply with the construction time parameters established in the City's Noise Ordinance and hours of construction set by Palm Desert Municipal Code Chapter 9.24. Construction of the project would not exceed the City's construction noise standards. Thus, the project would not result in a substantial temporary or periodic increase in noise and impacts would be less than significant.

Construction of the project has the potential to generate an increase in temporary or periodic noise through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the Project Site. However, use of construction equipment equipped with industry standard noise minimization strategies and compliance with the City's Noise Ordinance would minimize the potential for noise generation. Noise from construction of the project would not exceed the City's standards. Therefore, impacts related to construction noise would be less than significant. Project operations would generate an increase in ambient noise from roadway traffic and stationary noise. The project would not result in a substantial increase in roadway traffic noise and would not exceed the significance thresholds. Stationary noise sources would be designed in accordance with City standards and would not exceed the allowable noise levels. As a result, operational noise impacts would be less than significant.

As a result, the noise impacts of the proposed ARC Village Residential Project can be presumed to cause a less-than-significant impact.

Air Quality: As noted in the General Plan Update University Neighborhood Specific Plan Environmental Impact Report, page 4.3-1, "Palm Desert is located in the Salton Sea Air Basin (Basin) and the South Coast Air Quality Management District (SCAQMD) is the air pollution control district principally responsible for comprehensive air pollution control in

the Basin.” Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. A project may be inconsistent with the 2016 SCAQMD Air Quality Management Plan (AQMP) if it would generate population, housing, or employment growth exceeding the forecasts for developing the AQMP.

The SCAQMD 2016 AQMP is based upon Southern California Association of Governments (SCAG) growth forecasts in their Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which in turn is based upon the City’s General Plan. The subject parcel is designated for Public Facilities uses and the project is consistent with the allowance for multi-family residential uses listed under the designation. Because the proposed project is consistent with General Plan, the project will not conflict with or obstruct the implementation of the AQMP. Therefore, the proposed project will have a less than significant impact.

Construction of the project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the Project Site. In addition, fugitive dust emissions would result from grading and construction activities. However, use of typical construction equipment (in terms of size and age/emission standards) and compliance with standardized Rule 403a requirements and protocols (regarding dust control measures such as watering twice daily and track out prevention measures), minimizes air emissions to the extent warranted. As a result, project-related air-quality construction impacts would be less than significant.

As a result, the air quality impacts of the proposed ARC Village Residential Project can be presumed to cause a less-than-significant impact.

Water Quality: *The Water Quality Management Plan (WQMP) prepared for this project site has a variety of nonstructural and structural control best management practices (BMPs) that will be implemented. These include the education of property owners, business owners, and residents, activity restrictions, irrigation and landscape management, and street sweeping. Also included are on-site signage and channel and slope protection. Based on the water quality management plan prepared for this project, the proposed management scheme will not impair any receiving waters. The project will be designed to retain on-site for the one-hundred year storm.*

The project will not violate applicable water quality standards, will not discharge waste into the project drainage system, nor exceed any waste discharge requirements. The project will not substantially degrade water quality, create, or contribute runoff water that would exceed the capacity of any existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project is required to comply with the requirements of PDMC 26.49.060 and is designed to retain the stormwater from a one hundred-year, twenty-four-hour, duration storm on site. The proposed project would not adversely affect underground aquifers, drainage patterns, or surface water quality.

As a result, the water-quality impacts of the proposed ARC Village Residential Project can be presumed to cause a less-than-significant impact.

- e) The site can be adequately served by all required utilities and public services.

The project would be located in an existing highly urban area served by existing public utilities and services. A considerable increase in demand for services or utilities would not be anticipated with the implementation of the proposed project since it is located on an existing urban infill location. Thus, the project meets this criterion.

Exceptions to Categorical Exemption

Additionally, CEQA Guidelines Section 15300.2 lists six exceptions that preclude project eligibility for a Categorical Exemption. None of these exceptions apply to the project as outlined below:

- a) Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This exception applies to Classes 3, 4, 5, 6, and 11. This exception does not apply to a Class 32 exemption and therefore does not apply to the proposed project. Furthermore, the Project Site is not located in a particularly sensitive environment and is located in an urban infill location and is surrounded by existing urban uses.

- b) Cumulative Impact. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There is no substantial evidence on the record that the project would create a cumulative impact. There is no evidence of a potential significant cumulative impact because successive projects of the same type in the same place have not been approved and are not currently proposed. As a result, there is no evidence of significant cumulative impacts from successive projects of the same type in the same place, over time. Therefore, this exception does not apply to the project.

- c) Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

No unusual circumstances exist for the proposed project, project site or immediate vicinity. The project is proposing to develop a two-story 40-unit apartment community. The project is consistent with the General Plan land use designation and zoning

ordinance designation, and certified housing element. The Project is located in a developed urban neighborhood and is directly surrounded by urban uses in all directions, including existing multi-family housing. Therefore, no fair argument or substantial evidence exists to suggest the project would create a significant impact, nor can it be readily perceived that the project would create a significant impact. Therefore, this exception does not apply to the proposed project.

- d) Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The nearest designated scenic highway is Highway 74 located approximately two-and-one-half (2.5) miles to the south of the Project Site. Due to the existing topography and developed land use pattern, the Project Site is not clearly visible from Highway 74. The project would have no impacts on an officially designated scenic highway. Therefore, this exception does not apply to the project.

- e) Hazardous Waste Sites. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to the Department of Toxic Substance Control's database of hazardous waste site, EnviroStor, neither the Project Site nor any properties in the vicinity have been identified as a hazardous waste site. Thus, the Project Site has not been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this exception does not apply to the project.

- f) Historical Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site has not been identified as a historic resource by local or state agencies, nor has the Project Site been determined to be eligible for listing in the National Register of Historic Places or California Register of Historical Resources. Therefore, the project would not significantly affect historic resources on the Project Site or in the vicinity. Therefore, this exception does not apply to the project.

As outlined above, the project qualifies for a categorical exemption based on the Class 32 exemption, and none of the exceptions apply to the proposed project. Therefore, it can be found that the project meets the qualifications of the Class 32 categorical exemption.

Findings of Approval:

Findings can be made in support of the project under the PDMC. Findings in support of this project are contained in the draft Planning Commission Resolution No. 2868, attached to this staff report.

Legal Review:

This report has been reviewed by the City Attorney's office.

ATTACHMENTS:

1. Draft Planning Commission Resolution No. 2868
2. Public Hearing Notice
3. CEQA Notice of Exemption
4. Project Exhibits