

ZOA24-0004 Public Noticing Requirements

PALM DESERT CITY COUNCIL
JANUARY 9, 2025



Request Overview

- Introduce and pass to second reading: Zoning Ordinance Amendment (“ZOA”) to amend the text of various sections of Palm Desert Municipal Code (“PDMC”) Title 25 (“Zoning Ordinance”) per Draft Ordinance:
 - Section 1 – PDMC 25.60.060 Public Hearing and Public Notice
 - Section 2 – PDMC 25.60.160 Community Engagement
 - Section 3 – PDMC 25.78.020(C) Procedures for Hillside Development Plan application
- This ordinance is City-initiated at the direction of the City Council and generally intends to expand public notice and community engagement for development projects within the City of Palm Desert.

Background

- On October 10, 2024, Council initiated a request for staff to research options to expand noticing and engagement for development projects.
- On November 14, 2024, staff presented policy recommendations to the council:
 - The Council supported all policy recommendations and added addition request to expand notice for hillside development plans.
- December 17, 2024 – Planning Commission adopted Resolution No. 2887 recommending approval of the ZOA.

Section 1 – PDMC 25.60.060 - Overview

- Proposed amendments to PDMC 25.60.060 include:
 1. Expanded notice from 300' to 500' minimum (PDMC 25.60.080(B)(2))
 2. Require notice be sent to any association governing common interest development (PDMC 25.60.080(B)(2))
 3. Require hearings before ARC which require final approval by the Planning Commission and/or City Council be noticed as public hearings (PDMC 25.60.080(B)(2)(c))
 4. Require notice on-site sign posting for public hearings.

Below: Example of on-site signage posting



Section 2 – PDMC 25.60.160 - Overview

- Proposed amendments to PDMC 25.60.160 include:
 1. Specify that Community Engagement is required for discretionary projects of 5 acres or greater. Allow the Director the discretion to require community engagement on projects due to extraordinary or exceptional factors such as location or impact on adjacent uses.
 2. Outlines minimum standards for Community Engagement Plans
 3. Require a minimum of two community engagement meetings. The first occurring not more than 30-days prior to and not later than 20-days after submittal of the application. The second must occur within 30 days after the project is deemed or determined to be complete.
 4. Require a Community Engagement Report summarizing the meeting occurrences and issues raised.

Section 3 – PDMC 25.78.020(C) - Overview

- Require notice to all homeowner's associations south of Highway 111 for hillside development plans.

General – Notice and CEQA

- Public noticing was conducted for the January 9, 2025, City Council meeting per the requirements of PDMC Section 25.60.060 and Government Code Sections 65090 to 65094. A public hearing notice was published a minimum of 10 days before the hearing.
- The project can be found exempt from further environmental review pursuant to CEQA Guidelines Section §15061(b)(3). The amendments do not have the potential to cause either a direct physical change or a reasonably foreseeable indirect physical change in the environment

Recommendation

INTRODUCE AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING SECTIONS 25.60.080, 25.60.160, AND 25.78.020(C) OF PALM DESERT MUNICIPAL CODE TITLE 25 AND MAKING A FINDING THAT THE ACTION IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).”