

April 10, 2025

Carlos Flores, Principal Planner
City of Palm Desert
73510 Fred Waring Drive, Palm Desert, CA 92260

via email: cflores@palmdesert.gov

Re: Proposed Zoning Change for 72700 Fred Waring Drive

Dear Mr. Flores:

My family are long term residents of the City of Palm and own a house at 651 Vista Bonita immediately behind the above referenced property. As a professional engineer, I have several comments and recommendations regarding the Applicant's project.

First, the proposed zoning change and land use change is unnecessary since a change of use permit (CUP) and/or administrative use permit (AUP) are sufficient ways to accomplish the Applicant's proposed plan to change use of the church to a medical office building. Further, the existing building is already commercial construction. Therefore, we would not object to a CUP for the existing building since it is situated near the front of the property and has a large rear setback.

Second, a change in zoning for this property is premature without more in depth study of potential impacts to neighboring residential neighborhoods. Applicant has simply requested the same zoning as the parcel immediately west of it without any analysis of the proximity to residences. It should be noted that other properties including 72500 Fred Waring could potentially be re-zoned similar to that of the Applicant. When multiple properties may be similarly situated, it is my understanding and firm belief that a master planning approach should be used instead of an incremental approach of a single property at a time. Therefore, before any zoning or land use change is considered, the City should undertake a review of all of these properties on Fred Waring that may have change of use.

In conclusion, a change in use permit (CUP) should be sufficient and avoids the need for an in-depth study of potential impacts. If the City's Planning Commission recommends approval of a zoning change for this property without a more in depth study of potential impacts, I request requiring as a condition of approval to maintain the existing setback from the rear of property.

Please feel free to contact me (mobile 760-641-8830) with any questions. Thank you.

Sincerely,



Kenyon Potter, P.E.

From: [Lindsey L Harris](#)
To: [Planning Commission](#)
Cc: [Carlos Flores](#)
Subject: Support of Staff recommendation for Planning Commission Public Hearing on May 20, 2025, Case No. GPA24-0001/CZ24-0002
Date: Friday, May 9, 2025 12:24:00 PM



Dear Commissioners,

The purpose of this email is to provide additional written input for consideration relating to the Planning Commission Public Hearing on May 20, 2025, Case No. GPA24-0001/CZ24-0002. This item refers to a proposal for changes to land use on the property located at the NW corner of Fred Waring Dr and Fairhaven Dr, currently an abandoned church.

We are in support of the Planning Commission recommending to the City Council approval of the General Plan, to be amended to the land use designation of Neighborhood Center, and the Zoning changed to Office Professional.

Our understanding is that the current land use proposal is for the existing church structure to be converted for use as a medical use building, with no additional structures to be constructed.

Since my meeting with Carlos Flores, where I expressed several concerns shared with many of the neighbors who live near this property, our active Palm Dell Neighborhood Watch Group has met and discussed some critical issues.

It is imperative that the barricades on Fairhaven Dr and Adonis Dr are retained. The City Council has heard our concerns about this in the past and understands our neighborhood's insistence that these barricades are to be permanently maintained. The advantage to the City is in reducing traffic congestion, eliminating speeding, and increasing public safety, especially for pedestrians. City Council has agreed to this publicly.

Any driveway in and out of development should only be accessible on the south side of the barricade onto Fairhaven Dr, or directly onto Fred Waring Dr, and only if required for public safety. No vehicle access should be allowed directly into the adjacent residential neighborhoods. There are two other existing access/egress driveways easily accessible and available to this property.

For the safety of pedestrians in the area, the sidewalk should be extended along the west side of Fairhaven Dr, from the end of the existing sidewalk to connection with sidewalk at the corner of Fred Waring Dr.

Any new buildings proposed for that site should be restricted to single or two story height due to the property being adjacent to single story, single family homes. At a minimum there should not be any windows allowed on the north side of any building more than one story in height. Privacy, security, and safety for the families in the adjacent homes has also been discussed and approved in the past.

Night lighting must be kept to a low level and minimal for many reasons, especially due to proximity to single family neighborhoods.

Building and parking layout and design should carefully eliminate any spaces that

encourage loitering, or homeless encampments, or areas where trash build up could occur. The property owner must be responsible for any hazards or unsightly mess that occur no matter how unintentional.

Thank you for your thoughtful consideration of our ideas and concerns.

Sincerely, -Lindsey and James (Mike) Harris

43754 Fairhaven Dr, Palm Desert, CA 92260

From: [Bruce Schon](#)
To: [Carlos Flores](#)
Subject: Case no. GPA24-0001CZ24-0002
Date: Monday, March 24, 2025 9:10:53 AM



Dear Mr. Flores:

My home is located in Paseo Vista Community (623 Vista Bonita) and backs up to parking lot for the property at the northwest corner of Fred Waring and Fairhaven. I am against the change in code designation from residential to office/professional.

With this location currently used a church, the traffic, noise, and congestion is limited to the day services are held and an occasional evening gathering now and then. It is minimally intrusive. Changing to office/professional will significantly increase these negative factors.

With Fairhaven a blocked street, entering and exiting the parking lot for this structure is cumbersome. Given limited traffic as a church, this is not a significant problem. It will be a significant problem if zoning is changed to office/professional. Traffic accidents between this church and the church across Fairhaven seem to occur more often than normal already without adding more cars into the mix.

One of the reasons I chose my home, was that it is one of the few in the Paseo Vista Community with expansive, uninterrupted views of the mountains. It would decrease property values significantly for the homes like mine that directly back up to the existing structure if things proceed and it is replaced with a larger or taller structure. I am against any steps that increase the likelihood that this could happen — this change in zoning could be a first step in that direction.

Respectfully,

Bruce Schon
623 Vista Bonita
Palm Desert, CA 92260
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bschon@dc.rr.com