

PLANNING COMMISSION RESOLUTION NO. 2904

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING AN INITIAL STUDY MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A PRECISE PLAN FOR THE CONSTRUCTION OF A 546 SINGLE FAMILY UNIT RESIDENTIAL COMMUNITY LOCATED SOUTH OF FRANK SINATRA DRIVE AND WEST OF PORTOLA AVENUE

CASE NO. PP/EA 25-0003

WHEREAS, Blue Fern West (“Applicant”), submitted a Precise Plan and Initial Study Mitigated Negative Declaration to construct 546 single-family residences on approximately 81 acres, including onsite circulation, utility infrastructure, stormwater facilities, lighting, and open space areas. The project is consistent with the City’s Planned Residential (PR)-22 density designation (7–22 units per acre). The community will include a mix of single- and two-story homes distributed across four planning areas to provide a variety of housing types: 88 homes on 5,000-square-foot lots in the northwest, 255 clustered homes on lots ranging from 2,120 to 2,460 square feet in the northeast, 103 homes on 3,000-square-foot lots in the central area, and 100 homes on 4,050-square-foot lots in the southern portion of the site. The project is located South of Frank Sinatra Drive and west of Portola Avenue on APN 620-170-009 (“Project”); and

WHEREAS, the Project site is within the PR-22 zoning district, and is designated as Town Center Neighborhood by the Palm Desert General Plan; and

WHEREAS, the proposed Project establishes site layout, minimum lot sizes, circulation, recreation and open space areas, and location of single and two-story homes, including the allowance of two-story homes along the eastern perimeter of the project; and

WHEREAS, for approval of the home design and development, the Project would need to apply for subsequent Precise Plan(s) applications to establish development standards, including setbacks and height, and architecture, including landscaping, consistent with the conditions of approval listed herein. This can be established per single or multiple planning areas identified on TTM 39160; and

WHEREAS, the proposed Project conforms to the General Plan land use designation for Town Center Neighborhood and the development standards listed in the City’s Zoning Ordinance for the PR-22 zoning district; and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City of Palm Desert’s (“City’s”) Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, the Project has complied with the requirements of the “2024 Local Guidelines for Implementing the California Environmental Quality Act for the City Palm Desert” Resolution No. 2024-035, an Initial Study Mitigated Negative Declaration was prepared and found that although the proposed project could have a significant effect on the

PLANNING COMMISSION RESOLUTION NO. 2904

environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 18th day of November, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report, exist to justify approval of said request:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Findings on Precise Plan. Under Palm Desert Municipal Code Section 25.72.030(E), the findings for the PP25-0003 are the following:

1. The proposed location of the Precise Plan is in accord with the objectives of this title and the purpose of the district in which the site is located.

Project Compliance: Yes. It is the purpose of the PR district to provide for flexibility in development, creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, and community facilities. The PR district is further intended to provide for the optimum integration of urban and natural amenities within developments. The PR district is also established to give a land developer assurance that innovative and unique land development techniques will be given reasonable consideration for approval and to provide the City with assurances that the completed project will contain the character envisioned at the time of approval.

2. The proposed location of the Precise Plan under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Project Compliance: Yes. The Project has been reviewed in accordance with all applicable requirements of the PR-22 Zoning Ordinance, as well as engineering, building, fire safety, and utility regulations, to ensure compliance with all relevant safety and usability standards. The Project was found to not be detrimental to the health, safety, or welfare of the public, nor will it be materially injurious to the properties in the vicinity. The Project provides setbacks from adjacent properties that meet the standards of the PR-22 zoning district.

PLANNING COMMISSION RESOLUTION NO. 2904

3. The proposed Precise Plan use will comply with each of the applicable provisions of this title, except for approved variances or adjustments.

Project Compliance: Yes. The proposed development conforms with all applicable standards of the Palm Desert Municipal Code, including all standards of the PR-22 zoning designation. The Project conforms with all applicable development standards. Approval of the home design and development, the Project would need to apply for subsequent Precise Plan(s) applications to establish development standards, including setbacks and height, and architecture, including landscaping, consistent with the conditions of approval listed herein. This can be established per single or multiple planning areas identified on TTM 39160. Per Palm Desert Municipal Code section 25.10.050(B)(14), two-story, single-family detached buildings shall be setback a minimum of 100 feet. The Commission may waive this requirement when adjacent developments are planned simultaneously. The Applicant is proposing for homes on the eastern perimeter to be two-story homes, only setback 55'. The Applicant has submitted applications for a development directly abutting this east perimeter, as the same ownership, and requested to meet the allowance of two-story homes.

4. The proposed conditional use complies with the goals, objectives, and policies of the City's General Plan

Project Compliance: Yes. The proposed use complies and is consistent with the site's Town Center Neighborhood land use designation as outlined by the Palm Desert General Plan. The Project provides a single family housing and aligns with the surrounding neighborhood. The Project meets objective design standards and incorporates drought-tolerant landscaping throughout the site, enhancing sustainability and reducing water consumption in accordance with the City's planning and environmental goals. The following General Plan Policies are implemented with this Project:

Land Use Policy 3.15 – The Project provides on-site recreational open space as required by the General Plan.

Land Use Policy 3.16 – The Project provides single family residential units at a scale and density consistent with the surrounding uses and satisfy the City's objective for transitional development.

Land Use Policy 3.20 – The Project enhances and preserves the characteristics of the existing surrounding neighborhoods.

SECTION 3. CEQA. The Planning Commission finds that the project complies with the requirements of the "2025 California Environmental Quality Act (CEQA) Statute and Guidelines," and is not exempt from CEQA pursuant to Section 15303 of the State CEQA guidelines. The prepared Mitigation Negative Declaration and associated mitigation measures are the proper level of CEQA analysis. Under the State and CEQA guidelines, an Initial Study has been prepared to analyze the environmental impacts of the project. The documents have been completed in compliance with the CEQA, the State CEQA Guidelines, and the City of Palm Desert local CEQA guidelines. The document finds that all environmental impacts of the Project are either insignificant or can be mitigated to a less

PLANNING COMMISSION RESOLUTION NO. 2904

than significant level pursuant to the mitigation measures outlined in the Mitigated Negative Declaration. The Mitigated Negative Declaration and the corresponding Mitigation Monitoring Reporting Program can be found attached to this Resolution as “Exhibit A”. All Appendices are found on the City’s Planning website and on file with the City’s Development Services department. The Planning Commission determines that they adopt the MND.

SECTION 4. Project Approval. The Planning Commission hereby recommends adoption of a Mitigated Negative Declaration as identified in Exhibit A subject to the included Mitigation and Monitoring Program in Exhibit A, approval of PP/EA 25-0003, subject to the conditions of approval identified in Exhibit B, and TTM 39160, subject to the conditions of approval identified in Exhibit C.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City’s office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Rosie Lua, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

ADOPTED ON November 18, 2025.

LINDSAY HOLT
CHAIRPERSON

ATTEST:

ROSIE LUA
SECRETARY

I, Rosie Lua, Secretary of the City of Palm Desert Planning Commission, hereby certify that Resolution No. _____ is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on November 18, 2025, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- RECUSED:

PLANNING COMMISSION RESOLUTION NO. 2904

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on November ____, 2025.

ROSIE LUA
SECRETARY

DRAFT