

City of Palm Desert Staff Report

Meeting Date: April 22, 2026

Prepared By: Bobby Keatinge, Associate Planner

Department: Development Services

Subject: CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL TO DESIGNATE 47550 SILVER SPUR TRAIL AS A LANDMARK (CRPC25-0003)

Recommendation

1. Make findings and recommend the City of Palm Desert City Council adopt a resolution to designate the property located at 47550 Silver Spur Trail (APN 630-250-046) as a landmark pursuant to Criteria A and C of Palm Desert Municipal Code (PDMC) Section 29.40.010 (CRPC25-0003).
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3).

Executive Summary

The item before the Historic Preservation Committee (HPC) is a request to designate the single-family residence located at 47550 Silver Spur Trail as a local landmark pursuant to Palm Desert Municipal Code (PDMC) Chapter 29.40. The application was submitted by the property owner and includes supporting documentation demonstrating the property's historical and architectural significance (Attachment 1). The HPC is considering this request to determine whether the property meets the City's designation criteria and to make a recommendation to the City Council, which has final authority on landmark designations.

Need for Action

The applicant has requested designation of the property at 47550 Silver Spur Trail as a local landmark, initiating the formal review process under PDMC Chapter 29.40. Landmark designation requires evaluation by the Historic Preservation Committee (HPC) and a recommendation to the City Council. This item is therefore before the HPC to determine whether the property meets the applicable designation criteria and to advance a recommendation consistent with the Municipal Code.

Background

The subject property is a single-family residence constructed in 1956 and located within the Silver Spur Ranch neighborhood, one of Palm Desert's early planned residential communities. Originally developed as a sales office and model home for the subdivision, the property played a role in the initial marketing and development of the neighborhood.

In April 2025, the City accepted a Historic Context Statement and Citywide Historic Resources Survey, which provides a framework for evaluating potential historic resources. The subject

property was specifically identified in the reconnaissance-level survey appendices as potentially significant (Attachment 3).

The current request was submitted by the property owner and includes a statement of significance, architectural description, and supporting documentation. Public notice for this hearing was provided in accordance with PDMC Section 29.40.060, and no public comments were received at the time of report preparation (Attachment 3).

Analysis

The issue before the HPC is whether the subject property meets any of the criteria for designation as a landmark pursuant to PDMC Section 29.40.010. Staff evaluated the property's historical significance, architectural characteristics, and integrity based on the submitted materials and applicable criteria.

The property retains a high level of integrity, including its original location, design, materials, workmanship, and association with its period of development. Renovations completed in 2022 were undertaken in a manner that preserved the building's character-defining features and overall architectural expression.

Staff finds that the property meets Criterion A for its association with the development of Silver Spur Ranch, where it served as the first structure and functioned as a sales office and model home, contributing to the establishment and identity of the neighborhood. The property also meets Criterion C as an intact example of mid-century modern residential architecture adapted to the desert environment, incorporating design features such as low horizontal massing, passive shading, and integration with the surrounding landscape.

Alternative actions considered include denial of the designation request; however, given the property's demonstrated significance and integrity, staff finds that designation is appropriate and consistent with the City's adopted Historic Context Statement and preservation policies.

The HPC's role is advisory. If the HPC recommends approval, the item will be forwarded to the City Council for final consideration and potential adoption of a resolution designating the property as a landmark.

Environmental Review

The proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines, as the designation of a landmark does not result in a direct or reasonably foreseeable indirect physical change in the environment and is not considered a project as defined by CEQA.

Legal Review

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

Financial Impact

The proposed action has no direct fiscal impact. Landmark designation does not require City expenditure; however, it may result in minor ongoing administrative costs associated with staff

review of future Certificates of Appropriateness and related preservation activities. These costs are typically absorbed within existing departmental operations.

Attachments

1. Application
2. Public Notice
3. Historic Context Statement and City-wide Resources Survey Document (Excerpt)