

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: August 24, 2023

PREPARED BY: Nick Melloni, Principal Planner

REQUEST: ORDINANCE TO CHANGE THE ZONING DESIGNATION OF PARCEL 1 OF PARCEL MAP NO. 36614, LOCATED APPROX. 500 FEET FROM NW CORNER OF HWY 111 AND FRED WARING DR. FROM RESORT COMMERCIAL CENTER (PC-4) TO DISTRICT COMMERCIAL CENTER (PC-2) – CEQA FINDING

RECOMMENDATION:

Waive full reading and introduce Ordinance entitled “An Ordinance of the City of Palm Desert, California, adopting a Notice of Exemption in accordance with the California Environmental Quality Act (CEQA) and approving a change of zone from PC-4 to PC-2 for the property located on Parcel 1 of Parcel Map No. 36614 at 72221 Highway 111 (Assessor’s Parcel Number 640-020-054)”

BACKGROUND/ANALYSIS:

The project is a request by 72221 Highway 111 LLC (Applicant) to change the zoning designation of a parcel located at 72221 Highway 111 (Assessor’s Parcel Number 640-020-054) from Resort Commercial Center (PC-4) to District Commercial Center (PC-2). This is a 1.34-acre parcel developed with an existing 16,008-square-foot multi-tenant commercial building and associated parking lot, which is shared with neighboring parcels in the same shopping center.

Strategic Plan:

The project implements Goal 5 of Land Use, Housing & Open Space priorities by making the zoning of the site more consistent with the General Plan Land Use element.

Appointed Body Recommendation:

At its July 18, 2023, regular meeting, the Planning Commission adopted Resolution No. 2837 (Attachment #2) recommending that the City Council adopting a notice of exemption in accordance with CEQA and approving the Change of zone request.

Project Description:

The proposed Change of Zone will not result in non-conformities for the existing land uses within the center, and will not result in non-conformities to development standards for the parcel. The requested zoning designation is consistent with the General Plan Land Use Designation for the site, Suburban Retail Center. Additionally, the change is consistent with requirements of Senate Bill 330 regarding “downzoning”, or reducing density levels, for housing. A detailed analysis of this is provided in the Planning Commission Staff Report Dated July 18, 2023, provided as Attachment #3 of this report.

Public Notification:

Public noticing was conducted for the August 24, 2023, 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 ten (10) days before the hearing date in *The Desert Sun* newspaper. Notices were mailed to all property owners within 300 feet of the project site. No comments have been received as of the date of this report.

Environment Review:

Pursuant to CEQA and the State CEQA Guidelines, the project was found to be exempt from further environmental review per Section 15061(b)(3) (General Rule exemption). The project enacts the General Plan in accordance with the Zoning Ordinance by changing the designation of the site to PC-2. The project site is an existing approved commercial center. No significant impacts on the environment are anticipated.

FINANCIAL IMPACT:

There is no fiscal impact associated with the recommended action.

ATTACHMENTS:

1. Ordinance No. _____
2. Planning Commission Resolution No. 2837
3. Planning Commission Staff Report – July 18, 2023
4. Draft Planning Commission Minutes – July 18, 2023
5. Notice of Exemption
6. Reference Site Plan
7. Public Hearing Notice
8. Council PowerPoint