

Change of Zone 23-0001

PALM DESERT CITY COUNCIL

AUGUST 24, 2023



Vicinity Map



Project Request

Project Applicant: 72221 Highway 111 LLC

Change the zoning designation of the 1.34-acre site from PC-4 (Resort Commercial Center) to PC-2 (District Commercial Center) containing a development known as Bump and Grind Plaza

Assessor's Parcel Number 640-020-054

Consistent with General Plan Land Use Designation (Suburban Retail Center)

Project recommend for approved by Palm Desert Planning Commission on July 18, 2023, per Resolution No. 2837.



SITE PLAN

CLIENT:
 THE FIRM
 72221 HWY 111
 PALM DESERT, CA

DESIGNED BY:
 DMA DESIGN AND CONSTRUCTION
 GENERAL CONTRACTOR LIC# 655470
 22421 BARTON RD #680
 GRAND TERRACE, CA 92313
 (951)712-4575

DATE: 5/14/2021

SHEET:

A-1



Analysis

No findings established by the Palm Desert Municipal Code.

- ✓ General Plan Land Use Consistency.
- ✓ Conformance of existing site conditions with Zoning Requirements.
- ✓ Site served by existing utilities
- ✓ Conformance with SB 330, with regard to downzoning for housing.

Public Notice sent on August 13, 2023 to property owners within 300 feet of project site.

Analysis – Land Use Consistency

Existing or Proposed Land Use Classification	Land Use Classification	Regulation under PC-4	Regulation under PC-2	Conformance (Allowed by Zone)
Pet Groomer	Personal Services	Permitted by right	Permitted by right	Yes
Restaurant	Personal Services	Permitted by right	Allowed by administrative use permit	Yes
Tattoo Shop	Personal Services	Permitted	Permitted	Yes
Bar/Lounge	Not listed – Use Determination Required	Not listed – Use Determination Required	Not listed – Use Determination Required	Not listed

Analysis – Development Standards

Development Standard	Existing Site Condition	PC-4 Requirement	PC-2 Requirement	Conformance under PC-2
Lot size minimum area	1.37 acres	4 acres	5 acres	No
Front yard setback minimum	21'	None	None	Yes
Side yard (interior)	1.2' minimum	0'	0'	Yes
Street side yard	N/A	None	None	Yes
Rear yard, minimum	120'+	20'	20'	Yes
Floor area ratio	0.27	1.0	0.10	Yes
Maximum building height	Approximately 20'	35'	55'	Yes
Maximum building size	16,008square feet	None	30,000 square feet maximum	Yes

CEQA

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.

Recommendation

Waive further reading and pass to second reading City Council Ordinance No. 1398 adopting a notice of exemption, and approving Case No. Change of Zone (CZ) 23-0001.