

CITY OF PALM DESERT
NOTICE OF PUBLIC HEARING
CASE NOS. CZ/PP/CUP 16-280, TTM 37240, TTM 37241, TTM 37242

NOTICE OF A PUBLIC HEARING BEFORE THE PALM DESERT PLANNING COMMISSION TO CONSIDER A REQUEST BY MCFADDEN ARCHITECTS FOR THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND REZONE THREE PARCELS FROM OPEN SPACE (O.S.) TO MIXED RESIDENTIAL (R-2) FOR THE CONSTRUCTION OF 69 CONDOMINIUM UNITS ON APPROXIMATELY 30 ACRES LOCATED ON THE FORMER EXECUTIVE GOLF COURSE AT PALM DESERT COUNTRY CLUB (APNs 637-190-021, 637-190-024, AND 637-190-027)

The City of Palm Desert (City), in its capacity as the Lead Agency for this project under the California Environmental Quality Act (CEQA), has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level and a mitigated negative declaration has been prepared for this project.

Project Location/Description:

Project Location: 77-200 California Drive, APNs: 637-190-021, 637-190-024, and 637-190-027

Project Description: The project is for the repurpose of the former nine-hole executive golf course at Palm Desert Country Club, with 69 single-story condominium units on approximately 30 acres. Parcel A is proposed for 32 condominium units on 13.56 acres bounded by existing single-family homes on Oklahoma Avenue, Tennessee Avenue, Kentucky Avenue, Oregon Circle, and California Avenue. Parcel B is proposed for 19 condominium units on 6.15 acres surrounded by existing single-family homes on Kentucky Avenue, Tennessee Avenue, and California Avenue. Parcel C is proposed for 18 condominium units on 9.74 acres bounded by existing single-family homes on Colorado Street, New Mexico Drive, California Avenue, Indiana Avenue, Tennessee Avenue and Utah Circle. All three parcels include various private amenities such as pools, sports courts, and open space.

Recommendation: Staff is recommending that the Planning Commission adopt a resolution recommending approval of the project to the City Council.

Public Hearing: The public hearing will be held before the Planning Commission on December 19, 2017, at 6:00 p.m.

Comment Period: Based on the time limits defined by CEQA, your response should be sent at the earliest possible date. The public comment period for this project is from November 30, 2017 to December 19, 2017.

Public Review: The Change of Zone, Precise Plan, Conditional Use Permit, Tentative Tract Maps, Environmental Assessment applications, and related documents are available for public review daily at City Hall. Please submit written comments to the Planning Department. If any group challenges the action in court, the issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at, or prior to the Planning Commission hearing. All comments and any questions should be directed to:

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RYAN STENDELL, Secretary
Palm Desert Planning Commission

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