

## REPORT TO THE CITY COUNCIL

---



**DATE:** March 5, 2019

**TITLE:** Second Reading and Adoption of an Ordinance Approving a Zoning Map Amendment (ZMA 01-18) for the Palm Claire Group Project Located at the Southwest Corner of Palm Drive and Claire Avenue (APN: 657-050-003)

**Prepared by:** Scott Taschner, Senior Planner

**Reviewed by:** Rebecca Deming, Community Development Director

---

### **RECOMMENDATION**

Approve Second Reading, read by title only and adopt, "An Ordinance of the City Council of the City of Desert Hot Springs amending the City's Zoning Map to reflect a change in Land Use Designation from R-R (Rural Residential) to C-N (Commercial Neighborhood) for APN 657-050-003 located at the Southwest corner of Palm Drive and Claire Avenue.

### **BACKGROUND**

The Ordinance (Exhibit 3) was introduced and approved for first reading by the City Council on February 19, 2019. The February 19, 2019 staff report and Conditions of Approval are attached for reference (Exhibits 1 and 2).

The Ordinance shall take effect thirty (30) days after its second reading.

### **FISCAL IMPACT**

The applicant has paid all required fees as part of the Zone Map and General Plan Amendments and will be required to pay all fees associated with future development entitlements and building permits. Any future commercial/mixed-use development will also be subject to annual property taxes as well as any sales taxes generated from retail uses.

### **EXHIBITS:**

- 1) Conditions of Approval
- 2) Staff Report from First Reading (February 19, 2019)
- 3) Ordinance Approving the Zoning Map Amendment for the Palm Claire Group project site