

REPORT TO THE CITY COUNCIL



DATE: February 19, 2019

TITLE: An Ordinance to Amend the City's Zoning Map 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

- 1) Staff Report;
- 2) Entertain Questions of Staff from the City Council;
- 3) Open the Public Hearing;
- 4) Take testimony from Applicant;
- 5) Take testimony from those in favor;
- 6) Take testimony from those opposed;
- 7) Take testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing;
- 10) City Council discussion and questions to Staff; and
- 11) Approve: A) An Exemption to the California Environmental Quality Act (CEQA) Pursuant to Section 15061(b)(3), General Rule, of the CEQA Statutes and Guidelines; and B) Introduce for First Reading and read by title only "An Ordinance of the City Council 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 No. 657-050-003 for the Palm Claire Group Project located at the southwest corner of Palm Drive and Claire Avenue.

EXECUTIVE SUMMARY

On December 12, 2018, the City Council approved the Palm Claire Group's request for a General Plan and Zone Map amendment for the property located at the southwest corner of Palm Drive and Claire Avenue. The attached Ordinance (Exhibit 3) will simply implement the change to the City's Zoning Map.

No other changes are proposed at this time, and any proposed development will come back for review and approval by the City by way of a Development Permit/Design Review and/or a Conditional Use Permit application. Staff would like to note that, at that time, the project will be subject to further CEQA review, and will be evaluated for intensity, design, architecture and compliance with the City's development standards.

Findings

The required findings were made as part of the approval on December 12, 2018 and can be found in the attached staff report from the December 12, 2018 Council meeting (Exhibit 1).

Public Hearing Notice

The project was duly noticed prior to the City Council hearing on February 19, 2019. A public hearing notice was advertised in the Desert Star Weekly on Friday February 8, 2019 and was mailed to all property owners within a 300-foot radius of the subject property on Thursday February 7, 2019. As of this writing, staff has not received any public comments.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15061(b)(3) & Section of the California Environmental Quality Act (CEQA) Guidelines, staff has determined that the Ordinance for the Zone Map Amendment is exempt by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty, as in the case of a Zone Map Amendment (which only changes the designation and does not propose any construction or require any improvements) that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

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) City Council Staff Report, dated December 12, 2018
- 2) Final Conditions of Approval
- 3) Draft Ordinance (Amendment to the City's Zoning Map)