



CITY COUNCIL STAFF REPORT

DATE: July 11, 2012 PUBLIC HEARING
SUBJECT: Case No. 5.1281 – CHANGE OF ZONE – CITY-OWNED PROPERTIES
FROM: David H. Ready, City Manager
BY: Planning Department

SUMMARY

On May 16, 2012, the City Council initiated and introduced for first reading a Change of Zone for city-owned properties from their current designations to the Civic Center District / Civic Uses Zone. Following a public hearing on June 13, 2012, the Planning Commission adopted a recommendation to re-zone eighteen city-owned properties to the Civic Center District / Civic Uses (CU) Zone. The ordinance is now ready for final adoption following a required public hearing.

RECOMMENDATION:

1. Open the public hearing and receive public testimony;
2. Waive the reading of the ordinance text in its entirety and read by title only; and
3. ADOPT ORDINANCE NO. ____, "AN ORDINANCE OF THE CITY COUNCIL OF PALM SPRINGS, CALIFORNIA AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF EIGHTEEN PARCELS FROM VARIOUS CURRENT ZONING DESIGNATIONS TO CIVIC CENTER DISTRICT (CIVIC USES) ZONE, CASE NO. 5.1281 CZ (CHANGE OF ZONE)."

BACKGROUND:

The subject parcels are located throughout the City and are presently vacant or developed with public uses, including public parking lots, fire stations, and cultural facilities. The eighteen parcels are listed below with their location / address / Assessors Parcel Number and their current zones:

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
Casa del Camino Property (APN 505-182-004)	C-1
Catholic Church Parking Lot (NW corner Alejo and Belardo Roads)	R-2

ITEM NO. 10

Convention Center (277 North Avenida Caballeros)	PD 164
Convention Center Parking Lot (APN 508-034-012, -013, -014)	HDR
Downtown Parking Garage (275 S. Indian Canyon Drive)	CBD
Fire Station No. 1 (277 N. Indian Canyon Dr.)	CBD
Fire Station No. 4 (1300 Laverne Way)	R-1-C
Food Court Parking Lot (APN 513-082-043)	CBD
Henry Frank Arcade Parking Lot (261-265 N. Indian Canyon Drive)	CBD
Jackie Lee Houston Plaza (APN 008-609-883)	HDR
McManus Village (211-233 S. Palm Canyon Drive)	CD
Plaza Theater (128 S. Palm Canyon Drive)	CBD
Prairie Schooner Parcel (APN 508-055-008, -009, -007)	RA
PSL-15 Subleasehold (S/E corner Amado Rd & Avenida Caballeros)	RA
Vineyard Parking Lot (APN 513-153-015, -016, -25)	CBD
Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

DISCUSSION:

The subject properties are located throughout the City, from the Visitor Center at Tram Way to Fire Station No. 4 on Laverne. Many of the lots are public parking facilities in the downtown area, from Alejo to Ramon. Vacant properties that support the Convention Center and other Section 14 development are included, as well. The proposed redesignation to CC / CU will more correctly describe on the zoning map the current use of these properties and assure that their future uses are consistent with the needs of the community.

General Plan

The proposed change of zone was evaluated by the Planning Commission and found to be consistent with policies and goals of the City's General Plan (meeting minutes not available). The proposed change of zone is in conformity with the general plan map and report, because the proposed changes from C-B-D, C-1 (etc.) to Civic Center District / Civic Uses Zone allows uses on the subject sites, including parks, public parking and other civic-oriented uses, which may be accommodated in all General Plan Land Use Categories, and further support and serve the General Plan Land Uses Categories of the adjacent and surrounding properties. A General Plan amendment is not necessary to allow the change of zone, as proposed.

Change of Zone.

The project proposes to change the zone designation from a number of different zones to Civic Center District / Civic Uses. The change of zone is necessary to correctly align the zoning map with existing and anticipated uses for the properties. Findings for the change of zone are found in PSZO Section 94.07.00 (A) as follows:

1. *The proposed change of zone is in conformity with the general plan map and report.*

The proposed changes from C-B-D, C-1 (etc.) to Civic Center District / Civic Uses Zone allow uses on the subject sites, including parks, public parking and other civic-oriented uses, which may be accommodated in all General Plan Land Use Categories, and further support and serve the General Plan Land Uses Categories of the adjacent and surrounding properties.

2. *The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

The subject properties are city-owned and either vacant or presently developed and established with parks, parking lots and other civic-oriented uses, including appropriate accessory uses, access ways and buffers. The proposed Civic Center District / Civic Uses zone specifically allows public uses and uses accessory thereto, and therefore, the properties are suited for the uses permitted in the proposed Civic Center District / Civic Uses zone.

3. *The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents.*

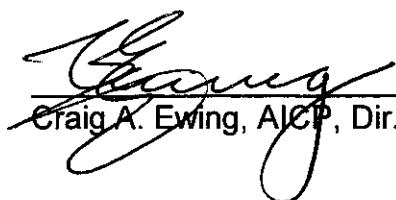
The change of zone to the Civic Center District / Civic Uses zone is specifically designed to identify and regulate the public uses in which the subject properties are presently or anticipated to be developed, and further because the proposed Civic Center District / Civic Uses Zone will not introduce any new uses not presently allowed in the current zones, but assures that parks, public parking and other public facilities are available to serve adjacent and surrounding land uses.

Environmental Assessment


Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed Change of Zone has been deemed “a project”. The Planning Commission has recommended that the proposed change of zone (Case 5.1281 CZ) be deemed Categorical Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act. The proposed change of zone restricts the potential uses of the subject properties to those relating to public purposes and also does not increase land use densities.

FISCAL IMPACT:

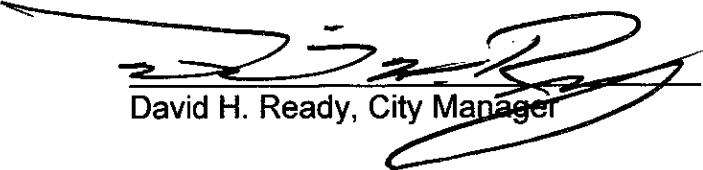
None.



Craig A. Ewing, AICP, Dir. of Plng Svcs



Tom A. Wilson, Asst. City Manager,
Dev't Svcs



David H. Ready, City Manager

Attachments:

1. Draft Ordinance – Change of Zone – Various City-owned Properties
2. Planning Commission Resolution No. 6278 (adopted June 13, 2012)
3. Planning Commission Staff Report (June 13, 2012)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF PALM SPRINGS, CALIFORNIA AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF EIGHTEEN PARCELS FROM VARIOUS CURRENT ZONING DESIGNATIONS TO CIVIC CENTER DISTRICT (CIVIC USES) ZONE, CASE NO. 5.1281 CZ (CHANGE OF ZONE)

City Attorney's Summary

This ordinance amends the Palm Springs Zoning Map to designate eighteen City-owned properties as Civic Center District / Civic Uses from their current zone designations.

The City council of the City of Palm Springs hereby finds:

- A. On May 16, 2012, the City Council initiated and introduced for first reading an ordinance for a Change of Zone for certain specific parcels from their current zoning designation to Civic Center District / Civic Uses Zone, as follows:

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
Casa del Camino Property (APN 505-182-004)	C-1
Catholic Church Parking Lot (NW corner Alejo and Belardo Roads)	R-2
Convention Center (277 North Avenida Caballeros)	PD 164
Convention Center Parking Lot (APN 508-034-012, -013, -014)	HDR
Cork n Bottle (342-344 N. Palm Canyon Drive)	CBD
Desert Hotel Property (284 N. Indian Canyon Drive)	CBD
Downtown Parking Garage (275 S. Indian Canyon Drive)	CBD
Fire Station No. 1 (277 N. Indian Canyon Dr.)	CBD
Fire Station No. 4 (1300 Laverne Way)	R-1-C
Food Court Parking Lot (APN 513-082-043)	CBD
Henry Frank Arcade Parking Lot (261-265 N. Indian Canyon Drive)	CBD
Jackie Lee Houston Plaza (APN 008-609-883)	HDR
McKinney Parcel (190 West Sunny Dunes)	C-2
McManus Village (211-233 S. Palm Canyon Drive)	CD
Plaza Theater (128 S. Palm Canyon Drive)	CBD
Prairie Schooner Parcel (APN 508-055-008, -009, -007)	RA
PSL-15 Subleasehold (S/E corner Amado Rd & Avenida Caballeros)	RA
Vineyard Parking Lot (APN 513-153-015, -016, -25)	CBD
Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

- B. The proposed change of zone (Case 5.1281 CZ) is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and it has been recommended that the proposed amendment be determined to be Categorical Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act, because the proposed change of zone restricts the potential uses of the subject properties to those relating to public purposes and also does not increase land use densities.
- C. A notice of public hearing of the Planning Commission of the City of Palm Springs, California for Case 5.1281 CZ (Change of Zone) was given in accordance with applicable law.
- D. On June 13, 2012, a public hearing of the Planning Commission was held to review said case and at said hearing the Planning Commission reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented and voted to recommend a Categorical Exemption for the project under CEQA and to recommend approval of change of zone.
- E. A notice of public hearing of the City Council of the City of Palm Springs, California for Case 5.1281 CZ was given in accordance with applicable law.
- F. On _____, 2012, a public hearing on Case 5.1281 CZ was held by the City Council in accordance with applicable law and at said hearing the City Council carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.
- G. A Change of Zone is adopted by ordinance and includes two readings and a thirty-day period before it is effective.
- H. An ordinance was prepared for two readings before this Council for the approval of Case 5.1281 CZ.
- I. The proposed change of zone is in conformity with the general plan map and report, because the proposed changes from C-B-D, C-1 (etc.) to Civic Center District / Civic Uses Zone allows uses on the subject sites, including parks, public parking and other civic-oriented uses, which are permitted in the applicable General Plan Land Use Categories, and further support and serve the General Plan Land Uses Categories of the adjacent and surrounding properties.
- J. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council,

because the subject properties are city-owned and either vacant or presently developed and established with parks, parking lots and other civic-oriented uses, including appropriate accessory uses, access ways and buffers; the proposed Civic Center District / Civic Uses zone specifically allows public uses and uses accessory thereto, and therefore, the properties are suited for the uses permitted in the proposed Civic Center District / Civic Uses zone.

- K. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents, because the change of zone to the Civic Center District / Civic Uses zone is specifically designed to identify and regulate the public uses in which the subject properties are presently or anticipated to be developed, and further because the proposed Civic Center District / Civic Uses Zone will not introduce any new uses not presently allowed in the current zones, but assures that parks, public parking and other public facilities are available to serve adjacent and surrounding land uses.

**THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA
ORDAINS:**

Section 1. Pursuant to CEQA, the City Council hereby determines that the propose change of zone (Case 5.1281 CZ) is Categorically Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act because the proposed change of zone restricts the potential uses of the subject properties to those relating to public purposes and also does not increase land use densities.

Section 2. The City Council amends the Palm Springs Zoning Map to change the zoning designation of the following properties from the current zone, as shown, to Civic Center District / Civic Uses Zone:

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
Casa del Camino Property (APN 505-182-004)	C-1
Catholic Church Parking Lot (NW corner Alejo and Belardo Roads)	R-2
Convention Center (277 North Avenida Caballeros)	PD 164
Convention Center Parking Lot (APN 508-034-012, -013, -014)	HDR
Cork n Bottle (342-344 N. Palm Canyon Drive)	CBD
Desert Hotel Property (284 N. Indian Canyon Drive)	CBD
Downtown Parking Garage (275 S. Indian Canyon Drive)	CBD
Fire Station No. 1 (277 N. Indian Canyon Dr.)	CBD
Fire Station No. 4 (1300 Laverne Way)	R-1-C
Food Court Parking Lot (APN 513-082-043)	CBD

Henry Frank Arcade Parking Lot (261-265 N. Indian Canyon Drive)	CBD
Jackie Lee Houston Plaza (APN 008-609-883)	HDR
McKinney Parcel (190 West Sunny Dunes)	C-2
McManus Village (211-233 S. Palm Canyon Drive)	CD
Plaza Theater (128 S. Palm Canyon Drive)	CBD
Prairie Schooner Parcel (APN 508-055-008, -009, -007)	RA
PSL-15 Subleasehold (S/E corner Amado Rd & Avenida Caballeros)	RA
Vineyard Parking Lot (APN 513-153-015, -016, -25)	CBD
Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

Section 3. Effective Date: This Ordinance shall be in full force and effect thirty (30) days after passage.

Section 4. Publication: The City Clerk is hereby ordered to and directed to certify to the passage of this Ordinance, and to cause the same or summary thereof or a display advertisement, duly prepared according to law, to be published in accordance with law.

ADOPTED this ____th day of _____, 2012.

MAYOR

ATTEST:

City Clerk

CERTIFICATION:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Ordinance No. ____ is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Springs City Council on _____ and adopted at a regular meeting of the City Council held on _____ by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California \

RESOLUTION NO. 6278

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA FOR APPROVAL OF CASE 5.1281 CZ, A REQUEST FOR A CHANGE OF ZONE AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF EIGHTEEN PARCELS FROM VARIOUS CURRENT ZONING DESIGNATIONS TO CIVIC CENTER DISTRICT (CIVIC USES) ZONE.

WHEREAS, on May 16, 2012, the City Council initiated and introduced for first reading an ordinance for a Change of Zone for certain specific parcels from their current zoning designation to Civic Center District / Civic Uses Zone, including:

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
Casa del Camino Property (APN 505-182-004)	C-1
Catholic Church Parking Lot (N/W corner Alejo and Belardo Roads)	R-2
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Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

; and

WHEREAS, the proposed change of zone (Case 5.1281 CZ) is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and it has been recommended that the propose amendment be determined to be Categorically Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act, because the proposed change of zone restricts the potential uses of the subject properties to

those relating to public purposes and also does not increase land use densities; and

WHEREAS, a notice of public hearing of the Planning Commission of the City of Palm Springs, California for Case 5.1281 CZ (Change of Zone) was given in accordance with applicable law; and

WHEREAS, on June 13, 2012, a public hearing of the Planning Commission was held to review said case and at said hearing the Planning Commission reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented and voted to recommend a Categorical Exemption for the project under CEQA and to recommend approval of change of zone.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

SECTION 1. Pursuant to CEQA, the Planning Commission hereby recommends to the City Council that the propose change of zone (Case 5.1281 CZ) be determined to be Categorically Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act because the proposed change of zone restricts the potential uses of the subject properties to those relating to public purposes and also does not increase land use densities.

SECTION 2: Pursuant to PSZC Section 94.07.00 (Change of Zone), the Planning Commission finds as follows:

1. *The proposed change of zone is in conformity with the general plan map and report.*

The proposed changes from C-B-D, C-1 (etc.) to Civic Center District / Civic Uses Zone allows uses on the subject sites, including parks, public parking and other civic-oriented uses, which are permitted in the applicable General Plan Land Use Categories, and further support and serve the General Plan Land Uses Categories of the adjacent and surrounding properties.

2. *The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

The subject properties are city-owned and either vacant or presently developed and established with parks, parking lots and other civic-oriented uses, including appropriate accessory uses, access ways and buffers. The proposed Civic Center District / Civic Uses zone specifically allows public uses and uses accessory thereto, and therefore, the properties are suited for the uses permitted in the proposed Civic Center District / Civic Uses zone.

3. *The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents.*

The change of zone to the Civic Center District / Civic Uses zone is specifically designed to identify and regulate the public uses in which the subject properties are presently or anticipated to be developed, and further because the proposed Civic Center District / Civic Uses Zone will not introduce any new uses not presently allowed in the current zones, but assures that parks, public parking and other public facilities are available to serve adjacent and surrounding land uses.

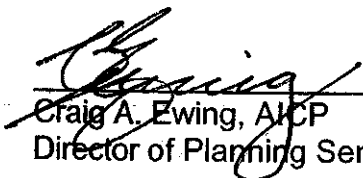
NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends that the City Council determine that the proposed change of zone Case 5.1281 CZ is Categorically Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act and also recommends adoption of an ordinance to approve a change the zone (Case 5.1281 CZ) of eighteen city-owned properties to Civic Center District / Civic Uses Zone, as set forth in Exhibit A.

ADOPTED this 13th day of June 2012.

AYES: 5, Klatchko, Calderine, Roberts, Hudson and Chair Donenfeld
NOES: None
ABSENT: 1, Conrad
ABSTAIN: 1, Munger

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA



Craig A. Ewing, AICP
Director of Planning Services

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF PALM SPRINGS, CALIFORNIA AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF EIGHTEEN PARCELS FROM VARIOUS CURRENT ZONING DESIGNATIONS TO CIVIC CENTER DISTRICT (CIVIC USES) ZONE, CASE NO. 5.1281 CZ (CHANGE OF ZONE)

City Attorney's Summary

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- A. On May 16, 2012, the City Council initiated and introduced for first reading an ordinance for a Change of Zone for certain specific parcels from their current zoning designation to Civic Center District / Civic Uses Zone, as follows:

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Catholic Church Parking Lot (N/W corner Alejo and Belardo Roads)	R-2
Convention Center (277 North Avenida Caballeros)	PD 164
Convention Center Parking Lot (APN 508-034-012, -013, -014)	HDR
Cork n Bottle (342-344 N. Palm Canyon Drive)	CBD
Desert Hotel Property (284 N. Indian Canyon Drive)	CBD
Downtown Parking Garage (275 S. Indian Canyon Drive)	CBD
Fire Station No. 1 (277 N. Indian Canyon Dr.)	CBD
Fire Station No. 4 (1300 Laverne Way)	R-1-C
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Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

- B. The proposed change of zone (Case 5.1281 CZ) is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and it has been recommended that the proposed amendment be determined to be Categorical Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act, because the proposed change of zone restricts the potential uses of the subject properties to those relating to public purposes and also does not increase land use densities.
- C. A notice of public hearing of the Planning Commission of the City of Palm Springs, California for Case 5.1281 CZ (Change of Zone) was given in accordance with applicable law.
- D. On June 13, 2012, a public hearing of the Planning Commission was held to review said case and at said hearing the Planning Commission reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented and voted to recommend a Categorical Exemption for the project under CEQA and to recommend approval of change of zone.
- E. A notice of public hearing of the City Council of the City of Palm Springs, California for Case 5.1281 CZ was given in accordance with applicable law.
- F. On _____, 2012, a public hearing on Case 5.1281 CZ was held by the City Council in accordance with applicable law and at said hearing the City Council carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.
- G. A Change of Zone is adopted by ordinance and includes two readings and a thirty-day period before it is effective.
- H. An ordinance was prepared for two readings before this Council for the approval of Case 5.1281 CZ.
- I. The proposed change of zone is in conformity with the general plan map and report, because the proposed changes from C-B-D, C-1 (etc.) to Civic Center District / Civic Uses Zone allows uses on the subject sites, including parks, public parking and other civic-oriented uses, which are permitted in the applicable General Plan Land Use Categories, and further support and serve the General Plan Land Uses Categories of the adjacent and surrounding properties.
- J. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council,

because the subject properties are city-owned and either vacant or presently developed and established with parks, parking lots and other civic-oriented uses, including appropriate accessory uses, access ways and buffers; the proposed Civic Center District / Civic Uses zone specifically allows public uses and uses accessory thereto, and therefore, the properties are suited for the uses permitted in the proposed Civic Center District / Civic Uses zone.

- K. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents, because the change of zone to the Civic Center District / Civic Uses zone is specifically designed to identify and regulate the public uses in which the subject properties are presently or anticipated to be developed, and further because the proposed Civic Center District / Civic Uses Zone will not introduce any new uses not presently allowed in the current zones, but assures that parks, public parking and other public facilities are available to serve adjacent and surrounding land uses.

**THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA
ORDAINS:**

Section 1. Pursuant to CEQA, the City Council hereby determines that the propose change of zone (Case 5.1281 CZ) is Categorically Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act because the proposed change of zone restricts the potential uses of the subject properties to those relating to public purposes and also does not increase land use densities.

Section 2. The City Council amends the Palm Springs Zoning Map to change the zoning designation of the following properties from the current zone, as shown, to Civic Center District / Civic Uses Zone:

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
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Fire Station No. 4 (1300 Laverne Way)	R-1-C
Food Court Parking Lot (APN 513-082-043)	CBD



Planning Commission Staff Report

June 13, 2012

Case: 5.1281 CZ
Application Type: Change of Zone (CZ)
Location: Various Locations throughout the City (18 parcels)
Applicant: City of Palm Springs
Zone: Various
General Plan: Various
APN: Various
From: Craig A. Ewing, AICP, Director of Planning Services

PROJECT DESCRIPTION:

An application by City of Palm Springs to change the zone designation of eighteen separate parcels from their current designations to Civic Center District / Civic Uses Zone.

RECOMMENDATION:

1. Open the public hearing and receive any testimony.
2. Adopt the attached draft resolution recommending the City Council change the zoning designation of eighteen parcels from various current zoning designations to Civic Center District (Civic Uses) Zone.

PRIOR ACTIONS TAKEN ON THE PROJECT:

On May 16, 2012, the City Council initiated the Change of Zone for city-owned properties from their current designations to the Civic Center District / Civic Uses Zone.

BACKGROUND AND SETTING:

The subject parcels are located throughout the City and are presently vacant or developed with public uses, including public parking lots, fire stations, and cultural facilities. The eighteen parcels are listed below with their location / address / Assessors Parcel Number and their current zones:

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
Casa del Camino Property (APN 505-182-004)	C-1
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Food Court Parking Lot (APN 513-082-043)	CBD
Henry Frank Arcade Parking Lot (261-265 N. Indian Canyon Drive)	CBD
Jackie Lee Houston Plaza (APN 008-609-883)	HDR
McManus Village (211-233 S. Palm Canyon Drive)	CD
Plaza Theater (128 S. Palm Canyon Drive)	CBD
Prairie Schooner Parcel (APN 508-055-008, -009, -007)	RA
PSL-15 Subleasehold (S/E corner Amado Rd & Avenida Caballeros)	RA
Vineyard Parking Lot (APN 513-153-015, -016, -25)	CBD
Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

ANALYSIS:

The subject properties are located throughout the City, from the Visitor Center at Tram Way to Fire Station No. 4 on Laverne. Many of the lots are public parking facilities in the downtown area, from Alejo to Ramon. Vacant properties that support the Convention Center and other Section 14 development are included, as well. The proposed redesignation to CC / CU will more correctly describe on the zoning map the current use of these properties and assure that their future uses are consistent with the needs of the community.

General Plan

The proposed change of zone was evaluated and found to be consistent with policies and goals of the City's General Plan. The proposed change of zone is in conformity with the general plan map and report, because the proposed changes from C-B-D, C-1 (etc.) to Civic Center District / Civic Uses Zone allows uses on the subject sites, including parks, public parking and other civic-oriented uses, which may be accommodated in all General Plan Land Use Categories, and further support and serve the General Plan Land Uses Categories of the adjacent and surrounding properties. A

General Plan amendment is not necessary to allow the change of zone, as proposed.

Change of Zone.

The project proposes to change the zone designation from a number of different zones to Civic Center District / Civic Uses. The change of zone is necessary to correctly align the zoning map with existing and anticipated uses for the properties. Findings for the change of zone are found in PSZO Section 94.07.00 (A) as follows:

1. *The proposed change of zone is in conformity with the general plan map and report.*

The proposed changes from C-B-D, C-1 (etc.) to Civic Center District / Civic Uses Zone allow uses on the subject sites, including parks, public parking and other civic-oriented uses, which may be accommodated in all General Plan Land Use Categories, and further support and serve the General Plan Land Uses Categories of the adjacent and surrounding properties.

2. *The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.*

The subject properties are city-owned and either vacant or presently developed and established with parks, parking lots and other civic-oriented uses, including appropriate accessory uses, access ways and buffers. The proposed Civic Center District / Civic Uses zone specifically allows public uses and uses accessory thereto, and therefore, the properties are suited for the uses permitted in the proposed Civic Center District / Civic Uses zone.

3. *The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents.*

The change of zone to the Civic Center District / Civic Uses zone is specifically designed to identify and regulate the public uses in which the subject properties are presently or anticipated to be developed, and further because the proposed Civic Center District / Civic Uses Zone will not introduce any new uses not presently allowed in the current zones, but assures that parks, public parking and other public facilities are available to serve adjacent and surrounding land uses.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed Change of Zone has been deemed “a project”. Staff has determined that the proposed change of zone (Case 5.1281 CZ) may be deemed Categorically Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act. The proposed change of zone restricts the potential uses of the subject properties to those relating to public

purposes and also does not increase land use densities.

NOTIFICATION:

A public hearing notice was advertised and was mailed to all property owners within 400 feet of the subject property. As of the writing of this report, staff has not received any comment.

Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS

1. Draft Resolution and Ordinance

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



City Council

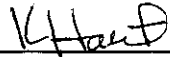
Meeting Date: July 11, 2012

Subject: CASE 5.1281 CZ – CHANGE OF ZONE – VARIOUS PROPERTIES

AFFIDAVIT OF MAILING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on June 28, 2012, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (6 notices)

I declare under penalty of perjury that the foregoing is true and correct.




Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun as a 1/8 page display ad on June 30, 2012.

I declare under penalty of perjury that the foregoing is true and correct.

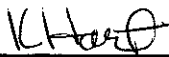


Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on June 28, 2012.

I declare under penalty of perjury that the foregoing is true and correct.



Kathie Hart, CMC
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

CASE 5.1281 CZ – CHANGE OF ZONE
VARIOUS PROPERTIES

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of July 11, 2012. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of this hearing is to consider a recommendation by the Planning Commission for a change of zone (CZ) for the properties listed below from the current zones as shown to CU – Civic Uses Zone (formerly the “CC” Civic Center District Zone):

Blue Coyote Parking Lot (APN 513-082-023, -040)	CBD
Casa del Camino Property (APN 505-182-004)	C-1
Catholic Church Parking Lot (NW corner Alejo and Belardo Roads)	R-2
Convention Center (277 North Avenida Caballeros)	PD 164
Convention Center Parking Lot (APN 508-034-012, -013, -014)	HDR
Downtown Parking Garage (275 S. Indian Canyon Drive)	CBD
Fire Station No. 1 (277 N. Indian Canyon Dr.)	CBD
Fire Station No. 4 (1300 Laverne Way)	R-1-C
Food Court Parking Lot (APN 513-082-043)	CBD
Henry Frank Arcade Parking Lot (261-265 N. Indian Canyon Drive)	CBD
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Vineyard Parking Lot (APN 513-153-015, -016, -25)	CBD
Visitor Center (2901 N. Palm Canyon Drive)	ESA-SP
Welwood Murray Memorial Library (100 S. Palm Canyon Drive)	CBD

ENVIRONMENTAL DETERMINATION: The project is proposed as Categorically Exempt from the terms of the California Environmental Quality Act ("CEQA") under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act. Members of the public may view this document at the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday and submit written comments at, or prior to, the City Council meeting.

REVIEW OF INFORMATION: The staff report and other supporting documents regarding this are available for public review at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

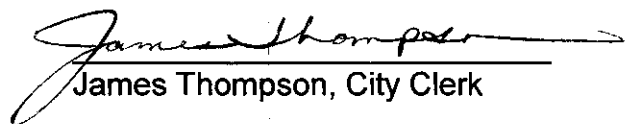
COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. (Government Code Section 65009[b][2]).

An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Craig A. Ewing, AICP, Director of Planning Services, at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.


James Thompson, City Clerk