

CITY OF PALM SPRINGS
NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION

CASE NOS. 5.1541 CZ, 3.4191 MAJ, TTM 38190, 6.560 VAR
575 NORTH PALM CANYON ("RIOS")
575 NORTH PALM CANYON DRIVE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Palm Springs, California, will hold a public hearing at its meeting of February 8, 2023. The Planning Commission meeting begins at 5:30 p.m. Pursuant to Assembly Bill 361, this meeting may be conducted by teleconference and there will be no in-person public access to the meeting location. View the Planning Commission meeting live at the City's website at www.palmspringsca.gov/pstv, YouTube, or Channel 17 (Spectrum).

The purpose of this hearing is to consider a proposed mixed-use project on 2.4-acre undeveloped parcels located on the north side of West Chino Drive between North Palm Canyon Drive and North Belardo Road (APNs: 505-322-001 through 505-322-004). The proposed mixed-use development includes 24 condominium units and 5,411-square-foot commercial space.

ENVIRONMENTAL DETERMINATION: An environmental assessment was prepared under the guidelines of the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) has been recommended. Members of the public may request to view this document by contacting the Department of Planning Services and could email written comments prior to the Planning Commission meeting.

REVIEW OF PROJECT INFORMATION: The proposed application, site plan, and related documents are available for public review via email by contacting the project planner: Noriko Kikuchi, Associate Planner, at Noriko.Kikuchi@palmspringsca.gov. Staff is available to answer questions by telephone at (760) 323-8245 between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday.

COMMENT ON THIS APPLICATION: Response to this notice may be made as follows:

- You may provide oral comments at the meeting via Zoom by following the instructions on the posted agenda. Agendas are available at least 72 hours in advance of the meeting by visiting www.palmspringsca.gov/agendas.
- Written comments may be submitted to the Planning Commission by email at planning@palmspringsca.gov or letter to the address below. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission as soon as practicable and retained for the official record.

Christopher Hadwin, Director of Planning Services
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]).

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Jackie Linares, teléfono (760) 323-8245.

/s/ Brenda Pree
Brenda Pree
Palm Springs City Clerk