

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

CHANGE OF ZONE 5.1541
TENTATIVE TRACT MAP NO. 38190
MAJOR ARCHITECTURAL REVIEW 3.4191
VARIANCE 6.560

LEAD AGENCY: City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

FROM: Noriko Kikuchi, Associate Planner (760) 323-8245

PROJECT TITLE: 575 N Palm Canyon Drive - RIOS

PROJECT LOCATION: Assessor's Parcel Number (APN) 505-322-001; 505-322-002;
505-322-002; 505-322-003 and 505-322-004

PROJECT DESCRIPTION: The proposed Project includes a Change of Zone of the Project site from Central Business District (CBD) and Limited Multiple-Family Residential (R-2) to Retail Business (C-1). Approval of the Change of Zone, Tentative Tract Map, Major Architectural Review, and Variance applications would allow for the development of 24 condominiums and 2,214 s.f. of commercial space to be used as a yoga studio, spa, and gym within the Project site. The proposed project is in compliance with SB 330.

FINDINGS / DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt an Initial Study/Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Initial Study/Negative Declaration will commence at 8:00 a.m. on October 5, 2022 and end on October 25, 2022 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: noriko.kikuchi@palmspringsca.gov. Copies of the Initial Study/Negative Declaration are available for review at the above address and at the City Library. The Environmental document and associated studies can be found at <https://www.palmspringsca.gov/government/departments/planning/ceqa-documents>.

PUBLIC HEARING: This matter has been tentatively set for a public hearing before the Planning Commission on November 9, 2022.