

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
NEXUS HOTEL AND RESIDENTIAL PROJECT
LAND USE PERMIT NO. 2023-0033
CONDITIONAL USE PERMIT NO. 2023-0018
ARCHITECTURAL REVIEW NO. 2023-0079
DEVELOPMENT PLAN NO. 2023-0017
TENTATIVE TRACT MAP 2023-0014**

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

CONTACT PERSON: Glenn Mlaker, Associate Planner
(760) 323-8245 x 8778

PROJECT TITLE: Nexus Hotel and Residential Project

PROJECT LOCATION: Southeast corner of N. Calle El Segundo and E. Andreas Road,
Palm Springs, CA 92262
Assessor's Parcel Nos. 508-055-007, -008, and -009

PROJECT DESCRIPTION: The Nexus Hotel and Residential Project (Project) proposes to redevelop an existing parking lot with a nine-story resort hotel and residential building consisting of 125 hotel rooms and 132 residential condo units which will be associated with the hotel and have access to hotel amenities and services; and a 6,040 square foot stand-alone restaurant. The hotel and condo units will operate on a 24 hour, 7 day a week basis. The Project will be accessed by multiple driveways on East Andreas Road.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project could have a significant impact on the environment, but that mitigation measures to be implemented by the Project will reduce impacts to less than significant levels. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on January 13, 2025 and end on February 3, 2025 at 6:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: Glenn.Mlaker@palmspringsca.gov Copies of the Initial Study/Mitigated Negative Declaration are available for review on the city website.

PUBLIC MEETING: This matter has not yet been set for hearing before the Planning Commission. Please contact Glenn Mlaker regarding a hearing date.