

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
SUN COMMUNITY BANK
Conditional Use Permit No. 2024-0009
Administrative Minor Modification No. 2024-0006
Major Development Permit No. 2024-0005
Major Architectural Review No. 2024-0054
Change of Zone No. 2024-0001**

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

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

PROJECT TITLE: Sun Community Bank

PROJECT LOCATION: Southeast corner of Ramon Road and Calle Santa Cruz,
Palm Springs, CA 92262
Assessor's Parcel Nos. 680-072-013, -014, -019, -020, -021, & -022

PROJECT DESCRIPTION: The Project proposes the construction of a new 2,895 square foot (SF) freestanding bank with a drive-through ATM and on-site parking. The Change of Zone (COZ) and Conditional Use Permit (CUP) are to modify the site's zoning designation from Professional (P) to Service/Manufacturing (M-1) and to allow for the proposed drive-through ATM. The Administrative Minor Modification (AMM) is to allow a 2.4' yard setback reduction from the 25' requirement along Ramon Road, proposing a 22'6" setback for the bank building. The Major Development Permit (DP) and Major Architectural Review (AR) are part of the standard review process for development projects. Two two-way access points are proposed for the Project. The primary access point will be from the site's western boundary on Calle Santa Cruz, and the secondary access point will be from the southern boundary on Calle de Ricardo. The Project provides a total of 19 on-site parking stalls, of which 2 are ADA compliant and 1 provides electric vehicle (EV) charging.

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 14, 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: Noriko.Kikuchi@palmspringsca.gov Copies of the Initial Study/Mitigated Negative Declaration are available for review on the city website.

PUBLIC MEETING: This matter has been tentatively scheduled for a public hearing before the Planning Commission on February 26, 2025. Please contact Noriko Kikuchi to confirm.