



CITY OF PALM DESERT

73-510 FRED WARING DRIVE
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February 27, 2025

Palm Desert Country Club Residents,

The City of Palm Desert would like to provide you with updates regarding several ongoing matters in your community.

Soil Stockpile Abatement Update in Construction Site B

The abatement effort for the soil stockpile in Construction Site B (located between Kentucky Avenue and California Avenue) remains in the Riverside County Superior Court process. At this time, the City of Palm Desert cannot take action to abate the soil until the court reaches a decision. The next scheduled hearing is on **March 26, 2025**, and we will continue to keep you informed as updates become available.

Development Proposal for Construction Site B

The City is aware that the developer has shared information with residents about a revised site plan for Construction Site B. The proposed changes include modifying the perimeter wall design from three options that were approved by the City to a vinyl fence and revising the home architecture and design. The developer **has not submitted an application to the City**. Therefore, City staff has not been able to assess or evaluate what is being requested.

Any modifications to the approved site plan, wall design, or architectural elements must go through the City's formal review process, including evaluation by the Architectural Review Commission (ARC), Planning Commission, and City Council. The developer cannot proceed with these changes until they are submitted, reviewed, and approved.

Once submitted, the updated site plan will be added to meeting agendas with advance public notice to allow for community participation. Any changes will be subject to the City's new grading and community engagement ordinances. These ordinances limit pad elevations to a maximum of five feet above existing grade, impose additional restrictions on material stockpiling, and require two community meetings and on-site public notice postings.

Landscape Plan Review by the Architectural Review Commission (ARC) for Site A

The developer submitted a proposed modification to the landscape plan, which is scheduled for review by the ARC on March 11, 2025, at 12:30 p.m. at City Hall. Notices were sent to 29 homes on Oklahoma, Tennessee, and Kentucky Avenues, as these properties are directly affected, but all community members are welcome to attend. A copy of the public hearing notice and site map are attached for reference.

Sincerely,
Ryland Penta
Community Relations Supervisor
City of Palm Desert
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CITY OF PALM DESERT PUBLIC NOTICE CASE NO. LS24-0017

The Architectural Review Commission of the City of Palm Desert will consider a request for final landscape plan approval for a phase of “Parcel A” within Palm Desert Country Club at 77-200 California Drive

PROJECT LOCATION: 77-200 California Drive, Palm Desert, CA 92211 (APN: 637-190-040)

PROJECT DESCRIPTION: A consideration to approve a landscape plan for final landscaping within the Palm Desert Country Club project. The project would include 105,163 square feet of landscaping within “Parcel A” of Palm Desert Country Club, generally located between Kentucky Avenue and Oklahoma Avenue. The City’s Architectural Review Commission will be reviewing the landscape plans for compliance with conditions of approval.

PUBLIC HEARING: NOTICE IS HEREBY GIVEN that the Architectural Review Commission of the City of Palm Desert, California, will consider the item at its meeting on March 11, 2025. The Architectural Review Commission meeting begins at 12:30 p.m. in the Development Services Conference Room at 73510 Fred Waring Drive, Palm Desert, California. Pursuant to Assembly Bill 2449, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person. Options for remote participation will be listed on the Posted Agenda for the meeting at <https://www.palmdesert.gov/departments/city-manager-s-office/city-clerk/committee-calendar>.

PUBLIC REVIEW: The plans and related documents are available for public review Monday through Friday from 8:00 a.m. to 5:00 p.m. by contacting the project planner, Carlos Flores. Please submit written comments to the Planning Division. If any group challenges the action in court, issues raised may be limited to only those issues raised at the meeting described in this notice or in written correspondence at or prior to the Architectural Review Commission. All comments and any questions should be directed to:

Carlos Flores, Principal Planner
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Construction Site Map

