Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Riverside

From: (Public Agency): City of Palm Springs

3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262

(Address)

Project Title: The Verb Hotel - Case No. DP-2025-0003

Project Applicant: o2 Architecture

Project Location - Specific:

1973 North Palm Canyon Drive (APN:504-310-033)

Project Location - City: Palm Springs Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

Development Permit Application to remodel, expand, and rebrand an existing two-story hotel and restaurant. The project proposes renovations to existing structures, construction of a new two-story building, an increase in hotel capacity from 107 to 179 guest rooms, and the relocation and expansion of the on-site restaurant.

Name of Public Agency Approving Project: City of Palm Springs

Name of Person or Agency Carrying Out Project: Xander Brown, Spot On Ventures, LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15332 "In-Fill"
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is consistent with General Plan; is less than 5 acres in size; has no value as habitat for endangered species; no significant impacts to air quality, water, traffic, or noise; can be adequately served by existing utilities and public services.

Lead Agency Contact Person: Alex Rubalcava Area Code/Telephone/Extension: 760-323-8245 x 8794

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ▪ Yes ☐ No

Signature: Alex Rubalcava Date: 1/14/2026 Title: Assistant Planner

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____