

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
SUNRISE TOWNHOMES
CASE GPA-2025-0002
DP-2025-0008
AR-2025-0054
STM-2026-0001**

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

CONTACT PERSON: Ken Lyon, Principal City Planner
(760) 322-8364 Ext.8786

PROJECT TITLE: Sunrise Townhomes

PROJECT LOCATION: Northwest corner of N. Sunrise Way and E. Amado Road
Palm Springs, CA 92263
Assessor's Parcel No. 508-060-037

PROJECT DESCRIPTION: The Project proposes a 16-unit townhome complex and a General Plan Amendment (GPA) which would allow the construction of the townhomes. Under the City's General Plan, the Project site is designated as Neighborhood/Community Commercial (NCC). The subject parcel occurs within the City's Section 14 Specific Plan boundary and is zoned Residential Medium (MR). The proposed GPA would change the GPLU designation to Medium Density Residential (MDR). As the MR zoning designation allows the multi-family townhome Project, no change in zoning is required.

The multi-family townhome complex consists of two 2-story buildings each containing eight units. Each 2,220-square-foot (sf) unit includes two bedrooms, two bathrooms, and a den on the upper level, and kitchen/living/dining space, powder room, a private patio, 96-sf pool and a two-car garage on the lower level. The complex will provide four additional guest parking spaces, four bicycle racks, a trash enclosure, two outdoor recreational areas, and drought-tolerant landscaping. Driveway access on the south side from Amado Road will allow vehicles to drive between the rear sides of the two buildings. A hammerhead will be provided at the north end of the driveway to allow vehicles, including fire trucks, to turn around on the site. The hammerhead will be flanked by two landscaped retention basins to the east and west.

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 Initial Study/Mitigated Negative Declaration will commence on May 18, 2026 at 8:00 a.m. and end on June 8, 2026 at 6:00 p.m. for interested individuals and public agencies to submit written comments on the document. All written comments must be received within the public review period at either the above address, or you may email comments to the following address: Ken.Lyon@palm Springsca.gov

Copies of the Initial Study/Mitigated Negative Declaration are available for review on the city website at <https://www.palm Springsca.gov/government/departments/planning/ceqa-documents>.

PUBLIC MEETING: This matter has been tentatively scheduled for a public hearing before the Planning Commission on June 23, 2026. Please contact Ken Lyon to confirm.