

## **City of Desert Hot Springs**

### **NOTICE OF PUBLIC HEARING**

General Plan Amendment No. 02-08

Zoning Map Amendment No. 02-08

Development Permit No. 03-08

Design Review No. 04-08

Conditional Use Permit No. 05-08

Tentative Parcel Map No. 35583

**NOTICE IS HEREBY GIVEN** that the **Desert Hot Springs City Council** will hold a public hearing at **5:00 PM on Tuesday, March 20, 2012** in the Carl May Community Center located at 11711 West Drive, Desert Hot Springs, California to consider the following items:

**Project Name and Description:** Pierson Professional Plaza, Tahiti Partners, LLC, proposes a General Plan Amendment and Zone Change from Residential Low Density (R-L, 0-5 du/ac) to Neighborhood Commercial (C-N); and proposes a Development Permit, Design Review, Conditional Use Permit, and a Tentative Parcel Map to develop the Pierson Professional Plaza, an 80,000 commercial center to include medical offices, retail uses and restaurants on a 9.4 acre parcel.

**Project Location:** The project is located on the southwest corner of Pierson Boulevard and Cholla Drive (Assessor Parcel Number: 663-290-003). See attached map.

**NOTICE IS FURTHER GIVEN** that an Initial Study has been completed pursuant to the California Environmental Quality Act (CEQA) for the proposed project. On the basis of the Initial Study it was concluded that the project will not have a significant adverse impact on the environment and a Mitigated Negative Declaration will be filed.

Any persons wishing to speak for or against the matter should attend the public hearing. Any persons wishing to provide written comments on this matter must do so prior to the City Council meeting. Written comments may be sent via U.S. Mail, or by hand delivery, to the City of Desert Hot Springs City Hall, 65950 Pierson Boulevard, Building A, Desert Hot Springs, California 92240. Please feel free to contact Martin Magaña, Community Development Director, at City Hall, 760-329-6411, x259. If this matter should at some future date go to court, court testimony may be limited to only those items that were raised at the hearing as per Government Code Section 65009. All Information regarding these items is available for review at City Hall.

In the City's efforts to comply with the requirements of the Americans with Disabilities Act, the Development Department requires that any person in need of any type of special equipment, assistance or accommodation(s) in order to communicate at a City public meeting, must inform the City Clerk/Development Department a minimum of 48 hours prior to the scheduled meeting.

**LEGEND:**

P/S: Public School (DHS High School)

C-G: General Commercial

C-N: Neighborhood Commercial

R-L: Single-Family Residential

R-M: Medium-Density Residential

