

# INDIAN WELLS PLANNING COMMISSION

## July 18, 2024



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**To:** City Council

**From:** Community Development Department

**Prepared by:** Luis Rubalcava, Planner

**Subject:** **Resolution Approving Modification to Conditional Use Permit No. 2024-01 (Riverside County CUP No. 1382) To Construct A New 425 Square Foot Comfort Station within the Portion of the Ironwood Country Club Golf Course Which Extends into Indian Wells (APN 771-070-027) and Finding the Project Exempt from CEQA.**

### RECOMMENDED ACTIONS:

Council **ADOPTS** Resolution approving modification to Conditional Use Permit No. 2024-01 (Riverside County CUP No. 1382) to construct a new 425 square foot comfort station within a portion of the City of Palm Desert's Ironwood Country Club Golf Course which extends into the City of Indian Wells; and

**FINDS** the project exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(c), New Construction or Conversion of Small Structures.

### DISCUSSION:

PVG Architects, on behalf of the Ironwood Country Club, has submitted a Conditional Use Permit ("CUP") Modification application proposing to construct and operate a new 425 sq. ft. restroom ("comfort station") within a portion of their Golf Course that extends into the City of Indian Wells. The new comfort station will expand restroom amenities offered to golfers, complementing the existing restroom facility that is located approximately 300-yards south of the proposed comfort station (Attachment 2).

The Ironwood Country Club was originally approved under CUP No. 1382 by the Riverside County Board of Supervisors on May 2, 1972 (see Attachment 3). The CUP authorized a Planned Unit Development with up to 2,716 dwelling units and 428 acres of golf course spanning across the present municipal boundaries of Palm Desert and Indian Wells. Currently, 119 acres of the golf course area exists within Indian Wells' jurisdiction. This request seeks to modify the original County-approved entitlement to relocate the restroom facility and update the CUP number to align with the City's numbering system.

The Planning Commission held a duly noticed public hearing to consider modification to the CUP on June 27, 2024, and unanimously recommended approval to the City Council in accordance with Planning Commission Resolution No. 2024-05 (Attachment 8).

## **ANALYSIS:**

The comfort station is proposed within a 119-acre portion of the Ironwood Country Club golf course in Indian Wells generally located south of the Reserve Club and North of the Philip L. Boyd Deep Canyon research center (Attachment 4). The rest of the Club's golf course, clubhouse, driving range, and homeowners' association are located further west in the City of Palm Desert. The course is physically divided by a Coachella Valley Water District stormwater channel, with access to the Indian Wells section via a pedestrian golf cart bridge. The new comfort station in this section will be accessible through enhancements to the existing golf cart paths.

The subject site has an Open Space Land Use designation and is located within the City's Planning Area 11 (Vintage/Living Desert/Hidden Valley Area) overlaid with the Golf Course Overlay, which governs the use and development of the golf course. Surrounding areas include residential uses to the north, additional golf course areas to the west, and open space to the east and south.

According to Section 21.40.030 of the Indian Wells Municipal Code ("IWMC"), facilities directly related to the operation and maintenance of the golf course are permitted within the Golf Course Overlay zone. The new comfort station, exclusively for Ironwood Country Club Golf Club members, will serve as an additional amenity to the existing golf course. IWMC Section 21.40.040 requires that modifications to the golf course be shown on a detailed site plan for approval by the City Council, as there are no explicit development standards for Golf Course Overlay Zoning district. However, the new structure will measure approximately 25 ft. x 25 ft. with patio cover included and reach a maximum height of 15 ft. 8 in. (Attachment 5). The design of the facility aligns with the standards found in the City's Residential Very Low Density ("RVLD") Zoning which is the immediate adjacent use to the north. The nearest single-family home is located approximately 1,100 ft. to the west as the crow flies.

The structure is designed to complement the surrounding area with a Spanish tile roof and exterior plaster painted to match the Ironwood Country Club's clubhouse (Attachment 6). Located in a shallow flooding area designated as AO Zone on the FEMA Flood Insurance Rate Map, the structure must meet the construction and floodproofing standards of Municipal Code Section 16.36.120. In addition, a new underground septic system will be installed, requiring a County Environmental Health permit to ensure proper functionality and environmental protection. The applicant also received Property Owner Authorization to develop the new comfort station (Attachment 7).

IWMC Section 21.40.040 states that any new improvements to existing golf courses exceeding \$5,000 must be approved through a Master Development Plan, CUP, or Variance application. Furthermore, Section 20.06.040 of the IWMC requires that the Planning Commission review and make a recommendation to the City Council to approve, conditionally approve or disapprove CUP modifications. The CUP Modification application meets the review and approval procedure required by the IWMC for modifications to existing golf courses in the City.

### **FISCAL IMPACT:**

No fiscal impact. The applicant has submitted and paid for all the required City applications under consideration, and the project will have no impact on the City's General Fund.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

This project has been reviewed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, has determined the project qualifies as being Categorically Exempt from CEQA pursuant to Section 15303(c), Construction or Conversion of Small Structures. The proposed structure does not exceed 2,500 sq. ft. feet in size, and would result in only minor modification to existing facilities within the Ironwood Country Club golf course.

### **ATTACHMENTS:**

1. Resolution
2. Aerial Vicinity Map and Existing Restroom
3. Riverside County CUP 1382
4. Site Map
5. Plans
6. Color and Material Board
7. Property Owner Authorization
8. PC Resolution No. 2024-05