

PALM DESERT CITY COUNCIL MEETING AGENDA

Thursday, March 27, 2025

Closed Session 3:30 p.m.; Regular Session 4:00 p.m.

Council Chamber, City Hall

73-510 Fred Waring Drive

Palm Desert, California

This is a joint meeting of the Palm Desert City Council, Successor Agency to the Palm Desert Redevelopment Agency, Palm Desert Housing Authority and the Palm Desert Board of Library Trustees. Pursuant to Assembly Bill 2449, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person, and up to two Councilmembers may attend remotely.

WATCH THE MEETING LIVE: Watch the City Council meeting live at the City's website: www.palmdesert.gov under the "Meeting Agendas" link at the top of the homepage, or on the City's [YouTube Channel](#).

OPTIONS FOR PARTICIPATING IN THIS MEETING:

If unable to attend the meeting in person, you may choose from the following options:

OPTION 1: VIA EMAIL

Send your comments by email to: CityClerk@palmdesert.gov.

Emails received prior to 10:00 a.m. on the day of the City Council meeting will be made part of the record and distributed to the City Council. Emails will not be read aloud at the meeting.

OPTION 2: LIVE VIA ZOOM

1. Access via palmdesert.gov/zoom or zoom.us, click "Join Meeting" and enter Webinar ID 833 6744 9572.

OPTION 3: LIVE VIA TELEPHONE

1. (213) 338-8477 and enter Meeting ID 833 6744 9572 followed by #.
2. Indicate that you are a participant by pressing # to continue.
3. During the meeting, press *9 to add yourself to the queue and wait for the City Clerk to announce your name/phone number. Press *6 to unmute your line and limit your comments to three minutes.

1. **CALL TO ORDER - CLOSED SESSION - 3:30 P.M.**
2. **PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY**
This time has been set aside for members of the public to address the City Council on items contained only on the Closed Session Agenda within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of this agenda.
3. **RECESS TO CLOSED SESSION**
4. **CLOSED SESSION AGENDA**
The following items will be considered in closed session:
 - 4.a **Closed Session Meeting Minutes: February 27, 2025**
 - 4.b **Conference with Real Property Negotiations pursuant to Government Code Section 54956.8**
Agency: City of Palm Desert
City Negotiator: Chris Escobedo/Richard Cannone/Martin Alvarez
Negotiating Parties: Blieu Companies
Under Negotiation: Price and Terms
 - 4.c **Public Employee Performance Evaluation Pursuant to Government Code 54957**
Interim City Manager
5. **ROLL CALL - REGULAR MEETING - 4:00 P.M.**
6. **PLEDGE OF ALLEGIANCE**
Mayor Harnik
7. **INSPIRATION**
Councilmember Quintanilla
8. **REPORT OF CLOSED SESSION**
City Attorney Shah
9. **AWARDS, PRESENTATIONS, AND APPOINTMENTS**
 - 9.a **WATER CONSERVATION MONTH PROCLAMATION** 9
 - 9.b **CRIME VICTIMS' RIGHTS WEEK PROCLAMATION** 11
 - 9.c **YOUTH IN GOVERNMENT PRESENTATION BY FAMILY YMCA OF THE DESERT**
10. **CITY MANAGER COMMENTS**
 - 10.a **SHERIFF DEPARTMENT UPDATE**
11. **MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION**

12. NONAGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the City Council on issues that are not on the agenda for up to three minutes. Speakers may utilize one of the three options listed on the first page of the agenda. Because the Brown Act does not allow the City Council to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

13. CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the City Council for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

13.a	APPROVAL OF CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY MINUTES	13
	RECOMMENDATION: Approve the Minutes of March 13, 2025.	
13.b	APPROVAL OF WARRANT REGISTERS	21
	RECOMMENDATION: Approve the warrant registers issued for the period 3/6/2025 to 3/13/2025.	
13.c	APPOINTMENT OF AN AD HOC CITY COUNCIL SUBCOMMITTEE FOR THE CITY SEAL REDESIGN	51
	RECOMMENDATION: Confirm the appointment of Mayor Harnik and Councilmember Pradetto to an ad hoc City Council Subcommittee for the City Seal redesign.	
13.d	EL PASEO DELIVERY TRUCK CONCERNS	53
	RECOMMENDATION: Receive and file an update on El Paseo delivery truck concerns.	
13.e	AUTISM CERTIFIED CITY SIGNAGE	55
	RECOMMENDATION: Receive and file an update on Autism Certified City signage.	
13.f	AUTHORIZE OUT-OF-STATE TRAVEL FOR THE DEPUTY DIRECTOR OF ECONOMIC DEVELOPMENT TO ATTEND THE INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC) ANNUAL CONFERENCE IN LAS VEGAS, NEVADA	57
	RECOMMENDATION: Authorize out-of-state travel for the Deputy Director of Economic Development to attend the International Council of Shopping Centers (ICSC) Annual Conference from May 18 through May 20, 2025, in Las Vegas, Nevada.	

- 13.g

AUTHORIZE SUBSTITUTE OUT-OF-STATE TRAVEL FOR SENIOR MANAGEMENT ANALYST TO ATTEND THE U.S. HOUSING AND COMMUNITY DEVELOPMENT CONFERENCE IN DALLAS, TEXAS

RECOMMENDATION:
Authorize substitute out-of-state travel for the Senior Management Analyst to attend the U.S. Housing and Community Development Conference on March 31, through April 3, 2025, in Dallas, Texas.

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- 13.h

REJECT PROPOSALS SUBMITTED FOR CAMERA PROCUREMENT, INSTALLATION, AND OFF-SITE MONITORING SERVICE FOR HOUSING AUTHORITY PROPERTIES

RECOMMENDATION:
Reject all proposals submitted in response to a published RFP titled Camera Procurement, Installation and Off-Site Monitoring Service for Housing Authority Residential Properties.

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- 13.i

REVIEW THE 2024 CALENDAR YEAR GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND AUTHORIZE SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATION:
 1. Receive and file the 2024 General Plan and Housing Element Annual Progress Report.
 2. Authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

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- 13.j

APPROVE BLIEU COMPANIES LEASE FOR SUITE 117 AT THE PARKVIEW BUILDING

RECOMMENDATION:
 1. Approve a short-term lease with Blieu Companies for suite 117 at the Parkview Building for tenant qualifying and interview purposes.
 2. Approve leasing term requested by Blieu from April 2025 to September 2025.
 3. Authorize the City Attorney to make any necessary non-monetary changes to the agreement.
 4. Authorize City Manager to execute all documents required to effectuate lease.

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14.

ACTION CALENDAR

None.

15. PUBLIC HEARINGS

The public may comment on individual Public Hearing Items within the three-minute time limit. The applicant or appellant will be provided up to five minutes to make their presentation. Speakers may utilize one of the three options listed on the first page of this agenda.

15.a PUBLIC HEARING TO APPORVE AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT, AND RELATED RESOLUTIONS, FOR ARC VILLAGE PROJECT WITH CHELSEA INVESTMENT COPORATION PURUSANT TO H&S SECTION 33433

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RECOMMENDATION:

1. Hold a joint public hearing and adopt a Housing Authority Resolution entitled, "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY APPROVING AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE AUTHORITY AND CHELSEA INVESTMENT CORPORATION, OR ITS DESIGNEE ("Parties") PURSUANT TO HEALTH AND SAFETY CODE SECTION 33433."
2. Adopt a Housing Authority Resolution entitled, "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY DECLARING A HOUSING AUTHORITY OWNED PARCEL LOCATED OFF COUNTY CLUB DRIVE IN THE CITY OF PALM DESERT TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(F)."
3. Approve Amendment to Disposition Development and Loan Agreement ("Amendment to DDLA") between the Parties, including the exhibits, for the conveyance of the Authority-owned vacant property located off of Country Club known as APN 622-370-014 to Chelsea Investment Corporation, or its designee, (the "Developer" or "Chelsea") for the construction of 39 units for rental to extremely low, very low and low income qualified households and one manager unit (the "Project"), pursuant to Health and Safety Code Section 33433.
4. Authorize Housing Authority Loan to the Developer for the purchase and construction of the Project in the amount of \$4,680,000, pursuant to terms of the Amendment to DDLA with the loan being secured by a subordinate deed of trust on the Project.
5. Authorize Director of Finance to Appropriate \$1,680,000 from unobligated Housing Asset Fund monies to Account Number 8734195-4663900.
6. Authorize the Executive Director to finalize and execute the Amendment to DDLA and documents deemed necessary to effectuate the Amendment to DDLA, the conveyance of the property and conditions of approval, with such changes thereto as the Executive Director, in consultation with legal counsel, may deem necessary and consistent with the purpose of the DDLA, as amended by the Amendment to DDLA, and conditions of approval.

- 7. Authorize the Chairperson and Executive Director to execute documents necessary to effectuate the transfer.
- 8. Adopt a City Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT MAKING FINDINGS PURSUANT TO THE HEALTH AND SAFETY CODE SECTION 33433 IN CONNECTION WITH A PROPOSED AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE PALM DESERT HOUSING AUTHORITY AND CHELSEA INVESTMENT CORPORATION OR ITS DESIGNEE.”

15.b SUBSTANTIAL AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2024 ANNUAL ACTION PLAN AND THE CITIZEN PARTICIPATION PLAN

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RECOMMENDATION:
Continue the Public Hearing to a date uncertain.

- 16. INFORMATION ITEMS**
- 17. ADJOURNMENT**

18. **PUBLIC NOTICES**

Agenda Related Materials: Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City's website at www.palmdesert.gov by clicking "*Meeting Agendas*" at the top of the page.

Americans with Disabilities Act: It is the intention of the City of Palm Desert to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I, Michelle Nance, Acting Assistant City Clerk of the City of Palm Desert, do hereby certify, under penalty of perjury under the laws of the State of California, that the foregoing agenda for the Palm Desert City Council, Successor Agency for the Palm Desert Redevelopment Agency, and Housing Authority, was posted on the City Hall bulletin board and City website www.palmdesert.gov no less than 72 hours prior to the meeting.

/S/ Michelle Nance
Acting Assistant City Clerk