

PLANNING COMMISSION CITY OF PALM DESERT MEETING AGENDA

Tuesday, May 20, 2025

6:00 p.m.

Council Chamber, City Hall

73-510 Fred Waring Drive

Palm Desert, California

Pursuant to Assembly Bill 2449, this meeting will be conducted as a hybrid meeting and there will be in-person access to this location.

- To participate via Zoom, use the following link: <https://palmdesert.zoom.us/j/84739707419> or call (213) 338-8477, Zoom Meeting ID: 847 3970 7419
- Written public comment may also be submitted to PlanningCommission@palmdesert.gov. E-mails received by 3:00 p.m. prior to the meeting will be distributed to the Commission. Any correspondence received during or after the meeting will be distributed to the Commission as soon as practicable and retained for the official record. **Emails will not be read aloud** except as an ADA accommodation.

Pages

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. NONAGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the Planning Commission 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 Planning Commission 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.

5. 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 Planning Commission for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

5.a APPROVAL OF MINUTES

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RECOMMENDATION:

Approve the Minutes of April 1, 2025.

6. CONSENT ITEMS HELD OVER

7. BUSINESS ITEMS

Items listed in this section are presented for the Commission's review and action. The public may comment on individual Business Items within the three-minute time limit. The Commission may provide direction, request additional information, or take action as appropriate.

7.a REVIEW OF FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE CITY OF PALM DESERT GENERAL PLAN

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RECOMMENDATION:

Adopt Planning Commission Resolution No. 2890 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT CALIFORNIA, FINDING THAT THE PROPOSED CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2025-2026 AND EACH OF THE PROJECTS INCORPORATED THEREIN, ARE CONSISTENT WITH THE PALM DESERT GENERAL PLAN AND A FINDING THAT THE ACTION IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

8. PUBLIC HEARINGS

Anyone who challenges any hearing matter in court may be limited to raising only those issues he or she raised at the public hearing described herein, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Remarks shall be limited to a maximum of three minutes unless the Planning Commission authorizes additional time.

- 8.a RECOMMEND THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT FROM SMALL TOWN NEIGHBORHOOD TO NEIGHBORHOOD CENTER AND CHANGE OF ZONE FROM PLANNED RESIDENTIAL TO OFFICE PROFESSIONAL FOR A PROPERTY ON THE NORTHWEST CORNER OF FRED WARING AND FAIRHAVEN** 27
- RECOMMENDATION:
Adopt Resolution 2891 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVE A GENERAL PLAN AMENDMENT FROM SMALL TOWN NEIGHBORHOOD TO NEIGHBORHOOD CENTER AND CHANGE OF ZONE FROM PLANNED RESIDENTIAL TO OFFICE PROFESSIONAL FOR A 2.21 ACRE PROPERTY ON THE NORTHWEST CORNER OF FRED WARING DRIVE AND FAIRHAVEN AVENUE. (ASSESSOR'S PARCEL NUMBER 640-040-016)"
- 8.b CONTINUE A PUBLIC HEARING FOR A PROPOSED PAD ELEVATION CHANGE FOR PP22-0003 (PALM COMMUNITIES) TO JUNE 3, 2025** 43
- RECOMMENDATION:
Receive public testimony and continue the public hearing for a proposed pad elevation change for Precise Plan PP22-0003 (Palm Communities) to June 3, 2025
- 9. INFORMATIONAL REPORTS**
- City staff will provide updates on relevant projects, activities, and other matters within the Commission's scope. These are informational items with no formal action.
- 9.a SUMMARY OF CITY COUNCIL ACTIONS**
- 9.b COMMITTEE MEETING UPDATES**
- 9.b.1 Cultural Arts Committee**
- 9.b.2 Parks and Recreation Committee**
- 9.c PLANNING COMMISSIONERS**
- 9.d CITY STAFF**
- 9.e ATTENDANCE REPORT** 45
- 10. ADJOURNMENT**
- The next Regular Meeting will be held on June 3, 2025, at 6:00 p.m.

11. **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.

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 hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda for the Planning Commission was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting.

/S/ Monique Lomeli, CMC
Senior Deputy Clerk