

# 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](mailto: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.

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## 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**

5

**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**

9

**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**

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)”

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- 8.b

**CONTINUE A PUBLIC HEARING FOR A PROPOSED PAD ELEVATION CHANGE FOR PP22-0003 (PALM COMMUNITIES) TO JUNE 3, 2025**

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

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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**

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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](http://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

**PLANNING COMMISSION  
CITY OF PALM DESERT  
REGULAR MEETING MINUTES**

April 1, 2025, 6:00 p.m.

Present: Commissioner Nancy DeLuna, Commissioner John Greenwood,  
Chair Ron Gregory, Commissioner Alex Meyerhoff

Absent: Vice-Chair Lindsay Holt

Staff Present: Recording Secretary Monique Lomeli, Principal Planner Nick  
Melloni, Principal Planner Carlos Flores, Deputy City Attorney  
Verdugo

**1. CALL TO ORDER**

A Regular Meeting of the Planning Commission was called to order by Chairperson Gregory on Tuesday, April 1, 2025, at 6:00 p.m. in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

Commissioner Meyerhoff led the Pledge of Allegiance.

**4. NON-AGENDA PUBLIC COMMENTS**

None.

**5. CONSENT CALENDAR**

**Motion by:** Commissioner DeLuna

To approve the consent calendar as presented.

**5.a APPROVAL OF MINUTES**

Approve the Minutes of March 18, 2025.

**6. BUSINESS ITEMS**

None.

## 7. PUBLIC HEARINGS

### 7.a CONSIDERATION TO ADOPT RESOLUTION NO. 2889 APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH A REAL ESTATE OFFICE WITHIN AN EXISTING GROUND FLOOR COMMERCIAL BUILDING SUITE LOCATED AT 73375 EL PASEO, SUITE D

Principal Planner Flores narrated a PowerPoint presentation and responded to Commissioner inquiries.

Chair Gregory opened the public hearing.

Sam Bell, applicant, shared comments on the intention to enhance the pedestrian experience along El Paseo by showcasing luxury homes and responded to Commissioner's inquiries.

Chair Gregory closed the public hearing, there being no members of the public desiring to speak.

Commissioners DeLuna and Greenwood expressed concerns regarding the density and number of single-use professional offices on El Paseo given it's intended c shared concerns about the number and density of single-use professional offices on El Paseo, noting that the area is intended to support commercial and retail uses.

Chair Gregory stated that he considers the proposed use to be a type of retail and does not view the area as overly dense.

Commissioner Meyerhoff suggested that efforts should prioritize achieving full occupancy along El Paseo and recommended a more selective approach to future Conditional Use Permit applications, emphasizing the importance of aligning with the intent of the ordinance, which considers the placement of office uses.

**Motion by:** Commissioner Meyerhoff

**Seconded by:** Chair Gregory

Adopt Planning Commission Resolution No. 2889 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND A CONDITIONAL USE PERMIT TO ESTABLISH A REAL ESTATE OFFICE WITHIN AN EXISTING GROUND FLOOR COMMERCIAL building SUITE LOCATED AT 73375 EL PASEO, SUITE D (ASSESSOR'S PARCEL NUMBER 627-251-002)".

NOES (1): Commissioner DeLuna

**Motion Carried (3 to 1)**

**7.b CONTINUE A PUBLIC HEARING FOR GENERAL PLAN AMENDMENT 24-0001 AND CHANGE OF ZONE 24-0002 TO APRIL 15, 2025**

Chair Gregory opened the public hearing, opened the public hearing and, seeing no members of the public wishing to speak, closed the public hearing.

**Motion by:** Commissioner DeLuna

**Seconded by:** Commissioner Meyerhoff

Receive public testimony and continue the public hearing for General Plan Amendment 24-0001 and Change of Zone 24-0002 to April 15, 2025.

**Motion Carried (4 to 0)**

**8. INFORMATIONAL REPORTS**

**8.a COMMITTEE MEETING UPDATES**

**8.a.1 Cultural Arts Committee**

None.

**8.a.2 Parks and Recreation Committee**

Principal Planner Melloni provided an update on the recent Parks and Recreations Committee discussions regarding contract updates for the North Sphere Community Park consultants and the development of key performance indicators for park maintenance.

**8.b CITY STAFF**

**8.b.1 SUMMARY OF CITY COUNCIL ACTIONS**

Principal Planner Flores advised that the Historic Context Statement and Survey are available online and scheduled for City Council review in late April 2025.

Principal Planner Melloni provided the following updates from the March 27, 2025, City Council meeting:

- City Council provided feedback on the Hillside Objective Design Standards.
- The City Council accepted the General Plan and Housing Element Annual Progress Reports and requested a future Study Session.
- The housing agreement for the ARC Village Project was approved.

**9. REQUESTS FOR ACTION**

None.

**10. ATTENDANCE REPORT**

Report provided; no action taken.

**11. ADJOURNMENT**

The Planning Commission adjourned at 6:34 p.m.

**12. PUBLIC NOTICES**

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Monique Lomeli, Senior Deputy Clerk  
Recording Secretary

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Richard Cannone, Director of Development Services  
Staff Liaison

# **CITY OF PALM DESERT PLANNING COMMISSION STAFF REPORT**

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MEETING DATE: May 20, 2025

PREPARED BY: Carlos Flores, AICP, Deputy Director of Development Services

SUBJECT: 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).

## **BACKGROUND/ANALYSIS:**

In accordance with California Government Code ("GC") Section 65103(c) and GC 65401, the City of Palm Desert Planning Commission ("Planning Commission") must review the City of Palm Desert's ("City") annual capital improvement program ("CIP") for consistency with the General Plan. To assist the Planning Commission in this effort, staff has evaluated each project for the Fiscal Year ("FY") 2025-2026 CIP with the relevant General Plan sections, goals, policies, and objectives to demonstrate each project's consistency with the General Plan.

The CIP schedules the funding and construction of public facilities, including infrastructure construction and rehabilitation projects, and is a component of the proposed City 2025-2026 Budget. The CIP fulfills state law requirements to prepare a coordinated program of proposed public works capital projects for ensuing fiscal years for the City's budget cycle.

California law requires cities to adopt a General Plan to guide long-term physical development within and around their boundaries (Gov. Code § 65300). This plan directs land use decisions and must align with actions such as subdivisions, development agreements, and capital improvements. Palm Desert's current General Plan was adopted on November 10, 2016, by Resolution No. 2016-87.

Capital Improvement Planning (CIP) typically spans five years, outlining the City's capital project priorities. The first two years form the capital budget with authorized funding, while the remaining three years guide future investments. The CIP reflects infrastructure needs and anticipated development, adjusting as priorities evolve.

State law requires a city’s Planning Commission to annually review the City’s CIP to ensure its consistency with the General Plan. It is not the Planning Commission’s responsibility to evaluate the merits of the proposed CIP projects and a Planning Commissioner’s vote in favor of the recommended resolution does not express approval of any particular CIP project. The Planning Commission’s role is to evaluate whether CIP projects are consistent with the City’s General Plan.

Staff has provided an evaluation of new CIP projects and their consistency with the General Plan, in the table below (Table 1). This table is also provided in Section 3 of the draft resolution. A General Plan reference table is provided as Attachment #2 of this report.

Table 1 – CIP Projects General Plan Consistency

<b>PROJECT CODE</b>	<b>PROJECT NAME</b>	<b>FUNDING SOURCE</b>	<b>GENERAL PLAN ELEMENT</b>	<b>APPLICABLE GENERAL PLAN POLICIES</b>
CRB00001	Cook and Gerald Ford Retention Basin	Capital Drainage Funds	Safety	3.3
CLS00005	Country Club Median Landscape Improvements	Capital Bond Fund	Health and Wellness	7.1
CST00024	El Paseo Street Rehab & Mid-Block Crossing	Gas Tax, Measure A, Capital Bond Fund	Mobility	1.1, 3.1, 3.2, 4.2, 6.3, 7.1
CST00023	El Dorado Drive Rehab	Gas Tax, SB1, Measure A	Mobility	6.3, 7.1
CPK00005	Homme Adams Park Improvements	Capital Bond Fund	Health and Wellness	1.1, 1.7
GDR00001	North Sphere Floor Control	Measure G	Safety	3.3
CPK00009	Randall Henderson Trailhead Improvements	Capital Improvement Fund	Health and Wellness	1.9, 7.1
CPL00004	University Park Street Improvements	Gas Tax	Mobility	6.3, 7.1
MPK00006	Bump & Grind Trailhead Improvements	Capital Improvement Fund	Health and Wellness	1.9, 7.1

CSS00001	Citywide Entry Monument Signage	Capital Bond Fund	Health and Wellness	7.1
CST00013	El Paseo Parkway Improvements	Capital Improvement Fund	Health and Wellness	7.1
CEQ00006	Fiber Optic Communication Upgrades	Measure A	Public Utilities and Service	5.1, 5.2
MPK00001	Freedom Park Improvements	Capital Improvement Fund	Health and Wellness	1.1, 1.7
MPK00008	Ironwood Park Improvements	Capital Improvement Fund	Health and Wellness	1.1, 1.7
MLS00003	Golf Course Tree Pruning	Golf Capital	Health and Wellness	7.1

Staff is recommending that the Planning Commission find the proposed FY 2025-2026 CIP consistent with the City's General Plan in accordance with GC Section 65103(c) and 65401. The Planning Commission's findings will be forwarded to the City Council as required by State law. The final approval of the CIP and its component projects is subject to approval by the City Council.

**Environmental Assessment/Environmental Review:**

The finding of General Plan consistency for the CIP is exempt from environmental review pursuant to the California Environmental Quality Act ("CEQA") guidelines section 15061(b)(3) because there is no possibility that making this finding may have a significant impact on the environment. The CIP schedules the funding and construction of public facilities including infrastructure construction, rehabilitation projects, and is a component of the proposed City Budget and does not have the potential to cause a significant impact on the environment. No physical changes in the environment contemplated by any of the component projects of the CIP will occur until the required environmental analysis is conducted for said project. Further, the action is not considered a project per CEQA Guidelines Section 15378(b)(5), as it is an administrative activity that will not result in direct or indirect physical changes in the environment.

**Legal Review:**

This report has been reviewed by the City Attorney's office.

**FINANCIAL IMPACT:**

There is no fiscal impact as a result of this request for the state-mandated review of the proposed FY 2025-2026 CIP to determine consistency with the City's General Plan. The 2025-2026 CIP is included in the proposed FY 2025-2026 budget, which will be presented to the City Council for final consideration.

**ATTACHMENTS:**

1. Draft Planning Commission Resolution No. 2890
2. General Plan Reference Guide
3. FY 2025-26 Five Year CIP List

PLANNING COMMISSION RESOLUTION NO. 2890

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).

WHEREAS, the City of Palm Desert ("City") has an adopted a General Plan, which designates land uses and corresponding building intensities, circulation networks, open space, and public facilities throughout the City; and

WHEREAS, Government Code Sections 65103(c) and 65401 require the City's proposed Capital Improvement Program budget to be annually reviewed by the City of Palm Desert's Planning Commission to determine its consistency with the City's General Plan; and

WHEREAS, on May 20, 2025, the Planning Commission reviewed the City's proposed Capital Improvement Program for the fiscal year 2025-2026 ("CIP") and component public works projects ("Project" or "Projects"), as identified in the staff report and attachments, and incorporated herein by reference, to determine their consistency with the General Plan

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Consistency with General Plan. Based on evidence in the staff report, and attachments, the Planning Commission hereby finds and determines that the Fiscal Year 2025-2026 Capital Improvement Program and Projects are consistent with the City's adopted General Plan as to location, purpose, and extent necessary to facilitate the implementation of the General Plan and provide for orderly development patterns and the timely extension and provision of public facilities because the projects identified therein are consistent with the General Plan, specifically the following policies:

Mobility Element

Policies

- 1.1 Complete Streets. Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists and public transit users of all ages and capabilities.

## PLANNING COMMISSION RESOLUTION NO. 2890

- 3.1 Pedestrian Network. Provide a safe and convenient circulation system for pedestrians that include sidewalks, crosswalks, places to sit and gather, appropriate street lighting, buffers from moving vehicles, shading, and amenities for people of all ages.
- 3.2 Prioritized Improvements. Prioritize pedestrian improvements in areas of the city with community and/or education facilities, supportive land use patterns, expressed community interest in better pedestrian infrastructure, and non-automotive connections such as multi-use trails and transit stops.
- 4.2 Prioritized Improvements. Prioritize and capitalize on opportunities to provide bicycle facilities that connect community facilities, supportive land use patterns, pedestrian routes, and transit stations.
- 6.3 Operations and Maintenance Costs. Evaluate potential changes in Citywide operations and maintenance costs for transportation facilities prior to the construction of any new facilities.
- 7.1 Ongoing Monitoring. Regularly monitor the performance of all major transportation facilities within the City including major roadways, pedestrian facilities, bicycle lanes, and transit stops.
- 7.2 Safety Review. Continue to coordinate with law enforcement agencies to identify major accident locations including those affecting vehicles, bicyclists, and pedestrians. Regularly publish reports regarding traffic safety conditions in the city.

### Safety Element

- 1.4 Critical Facilities. Prepare existing critical facilities for resilience to hazards and develop new facilities outside of hazard-prone areas.
- 3.3 Stormwater Management. Monitor, update, and enforce stormwater management plans in coordination with regional agencies, utilities, and other jurisdictions.

### Public Utilities & Services Element

- 5.1 Plan for Fiber. During construction of streets, pathways, etc., and when feasible, conduit for future fiber optic cable shall be installed.
- 5.2 Quality telecommunication services. Support the creation of a broadband service throughout Palm Desert.

### Health & Wellness Element

- 1.1 Park amenities. In the design of parks or open spaces, provide paths, running tracks, playgrounds, sport courts, and drinking fountains.
- 1.7 Design for safety. Utilize CPTED design techniques such as providing clear lines of sight, adequate lighting, and wayfinding signs, to ensure parks are safe.
- 1.9 Open space trails. Develop and enhance existing open space and trails that provide City residents and visitors access to undisturbed desert and mountain environments, while preserving these resources, including sensitive plant and animal species, in their natural environments.

## PLANNING COMMISSION RESOLUTION NO. 2890

- 7.1 Physical plan. Facilitate the construction of a built environment that supports a healthy physical and social environment for new and existing neighborhoods and strengthens community cohesion.

SECTION 3. New Projects. The projects listed in the Fiscal Year 2025-2026 Capital Improvement Program and Projects are consistent with the General Plan based on the General Plan objective or policy identified therein:

PROJECT CODE	PROJECT NAME	FUNDING SOURCE	GENERAL PLAN ELEMENT	APPLICABLE GENERAL PLAN POLICIES
CRB00001	Cook and Gerald Ford Retention Basin	Capital Drainage Funds	Safety	3.3
CLS00005	Country Club Median Landscape Improvements	Capital Bond Fund	Health and Wellness	7.1
CST00024	El Paseo Street Rehab & Mid-Block Crossing	Gas Tax, Measure A, Capital Bond Fund	Mobility	1.1, 3.1, 3.2, 4.2, 6.3, 7.1
CST00023	El Dorado Drive Rehab	Gas Tax, SB1, Measure A	Mobility	6.3, 7.1
CPK00005	Homme Adams Park Improvements	Capital Bond Fund	Health and Wellness	1.1, 1.7
GDR00001	North Sphere Floor Control	Measure G	Safety	3.3
CPK00009	Randall Henderson Trailhead Improvements	Capital Improvement Fund	Health and Wellness	1.9, 7.1
CTS00007	Traffic Signal Improvements	Gas Tax	Mobility	7.1, 7.2

PROJECT CODE	PROJECT NAME	FUNDING SOURCE	GENERAL PLAN ELEMENT	APPLICABLE GENERAL PLAN POLICIES
CPL00004	University Park Street Improvements	Gas Tax	Mobility	6.3, 7.1
MPK00006	Bump & Grind Trailhead Improvements	Capital Improvement Fund	Health and Wellness	1.9, 7.1

## PLANNING COMMISSION RESOLUTION NO. 2890

CSS00001	Citywide Entry Monument Signage	Capital Bond Fund	Health and Wellness	7.1
CST00013	El Paseo Parkway Improvements	Capital Improvement Fund	Health and Wellness	7.1
CEQ00006	Fiber Optic Communication Upgrades	Measure A	Public Utilities and Service	5.1, 5.2
MPK00001	Freedom Park Improvements	Capital Improvement Fund	Health and Wellness	1.1, 1.7
MPK00008	Ironwood Park Improvements	Capital Improvement Fund	Health and Wellness	1.1, 1.7
MLS00003	Golf Course Tree Pruning	Golf Capital	Health and Wellness	7.1

SECTION 4. CEQA. The finding of General Plan consistency for the CIP is exempt from environmental review pursuant to the California Environmental Quality Act ("CEQA") guidelines section 15061(b)(3) because there is no possibility that making this finding may have a significant impact on the environment. The CIP schedules the funding and construction of public facilities including infrastructure construction, rehabilitation projects, and is a component of the proposed City Budget and does not have the potential to cause a significant impact on the environment. No physical changes in the environment proposed by any of the component projects of the CIP will occur until the required environmental analysis is conducted for said project. Further, the action is not considered a project per CEQA Guidelines Section 15378(b)(5), as it is an administrative activity that will not result in direct or indirect physical changes in the environment.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or word of this Resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Resolution. The Planning Commission hereby declares that it would have adopted this Resolution and each and every section, subsection, sentence clause or phrase not declared invalid or unconstitutional without regard to any such decision or legislation.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Rosie Lua, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

**PLANNING COMMISSION RESOLUTION NO. 2890**

ADOPTED ON May 20, 2025.

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RON GREGORY  
CHAIRPERSON

ATTEST:

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ROSIE LUA  
SECRETARY

I, Rosie Lua, Secretary of the City of Palm Desert Planning Commission, hereby certify that Resolution No. 2890 is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on May 20, 2025, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on May \_\_\_\_, 2025.

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ROSIE LUA  
SECRETARY



# **Palm Desert General Plan Reference Guide for 2025-2026 Capital Improvement Program**

## **Mobility Element**

**This Element describes the City's goals and policies related to transportation. The transportation system includes the city's roadways, bus stops, bicycle lanes, sidewalks, and trails.**

### Goals

1 – Livable Streets. A balanced transportation system that accommodates all modes of travel safely and efficiently.

3 – Pedestrian Facilities. Integrated pedestrian pathways that connect residences, businesses, and educational community uses.

4 – Bicycle Networks. Well-connected bicycle network that facilitates bicycling for commuting, school, shopping, and recreational trips.

6 – Sustainable Transportation. A transportation network that can be built, operated, and maintained within the City's resource limitations.

### Policies

1.1 – *Complete Streets*. Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists and public transit users of all ages and capabilities.

3.1 – *Pedestrian Network*. Provide a safe and convenient circulation system for pedestrians that include sidewalks, crosswalks, places to sit and gather, appropriate street lighting, buffers from moving vehicles, shading, and amenities for people of all ages.

3.2 – *Prioritized Improvements*. Prioritize pedestrian improvements in areas of the city with community and/or education facilities, supportive land use patterns, expressed community interest in better pedestrian infrastructure, and non-automotive connections such as multi-use trails and transit stops.

4.2 – *Prioritized Improvements*. Prioritize and capitalize on opportunities to provide bicycle facilities that connect community facilities, supportive land use patterns, pedestrian routes, and transit stations.

6.3 – *Operations and Maintenance Costs*. Evaluate potential changes in Citywide operations and maintenance costs for transportation facilities prior to the construction of any new facilities.

7 – Monitoring. A process to regularly monitor the performance of City transportation facilities.

7.1 – *Ongoing Monitoring*. Regularly monitor the performance of all major transportation facilities within the City including major roadways, pedestrian facilities, bicycle lanes, and transit stops.

7.2 – *Safety Review*. Continue to coordinate with law enforcement agencies to identify major accident locations

## Safety Element

**This element identifies priority public safety issues in Palm Desert and addresses potential hazards to people and property. Issues in this element include both natural and human-caused hazards. Goals, policies and actions in the Safety Element seek to enhance the safety of the community and foster long-term resilience to potential hazards.**

### Goals

1 – Leadership. City leadership that promotes collaboration within the region that sustains maximum resilience to emergencies and disasters.

3 – Flood hazards. A community where flooding and inundation hazards are contained within areas reserved for open space.

### Policies

1.4 – *Critical Facilities*. Prepare existing critical facilities for resilience to hazards and develop new facilities outside of hazard-prone areas.

3.3 – *Stormwater Management*. Monitor, update, and enforce stormwater management plans in coordination with regional agencies, utilities, and other jurisdictions.

## Public Utilities & Services Element

**This Element establishes the City’s long-term goals and policies for producing, managing, and maintaining its infrastructure systems and public utilities. The Public Utilities & Services Element provides background research, goals, and policies to guide the provisions of public utilities and services to support existing and new development in Palm Desert.**

### Goals

5 – Telecommunications and Utilities. A city with high quality telecommunications services and utilities

### Policies

5.1 *Plan for Fiber*. During construction of streets, pathways, etc., and when feasible, conduit for future fiber optic cable shall be installed.

5.2 *Quality telecommunication services*. Support the creation of a broadband service throughout Palm Desert.

## Health & Wellness Element

**This element presents priorities, objectives, and goals for health and wellness improvements throughout the community. It includes goals and policies that address existing community health concerns as well as innovative solutions to ensure city streets, parks, and public spaces are safe and comfortable now and in the future.**

### Goals

1 – Public Park Facilities. A network of parks with safe and convenient access and resources for everyone

5 – Healthcare and Social Services. Affordable, accessible, and high-quality health care and social services for all residents.

### Policies

*1.1 Park amenities.* In the design of parks or open spaces, provide paths, running tracks, playgrounds, sport courts, and drinking fountains.

*1.7 Design for safety.* Utilize CPTED design techniques such as providing clear lines of sight, adequate lighting, and wayfinding signs, to ensure parks are safe.

*1.9 Open space trails.* Develop and enhance existing open space and trails that provide City residents and visitors access to undisturbed desert and mountain environments, while preserving these resources, including sensitive plant and animal species, in their natural environments.

*7.1 – Physical plan.* Facilitate the construction of a built environment that supports a healthy physical and social environment for new and existing neighborhoods and strengthens community cohesion.

**City of Palm Desert**  
**Capital Improvement Funds Program**  
**FY 2025-2026 Summary**

**Capital Improvement Projects**

Type	Dept/ Div	Project Code	Project Name	Funding Source	Fund No.	Fund Type	Account No.	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5	Total
<b>Capital Projects:</b>														
Cont.	CP	MFA00007	Bridge Inspection & Repair Program	Measure A	213	Special Revenue Funds	2134359 - 4400100	1,140,000	-	1,600,000	300,000	300,000	300,000	3,640,000
Cont.	CP	MPK00005	Cahuilla Hills Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400200	1,753,796	-	-	-	-	-	1,753,796
Cont.	CP	MFA00006	Citywide Pavement Condition Evaluation	SB1 Gas Tax	211	Special Revenue Funds	2114311 - 4391505	-	110,000	110,000	110,000	110,000	110,000	550,000
New	CP	CRB00001	Cook & Gerald Ford Retention Basin	Capital Drainage Funds	420	Capital Project Funds	4204370 - 4400200	-	200,000	4,000,000	-	-	-	4,200,000
New	CP	CLS00005	Counrty Club Median Landscape Improvements	Capital Bond Fund	451	Capital Project Funds	4514374 - 4400100	-	3,000,000	-	-	-	-	3,000,000
Cont.	CP	CST00007	CV Link Hovley Connector	New Construction Tax	231	Special Revenue Funds	2314670 - 5000202	-	-	-	3,500,000	-	-	3,500,000
New	CP	CST00024	El Paseo Street Rehabilitation & Mid-Block Crossing	Gas Tax	211	Special Revenue Funds	2114134 - 4400200	300,000	2,000,000	-	-	-	-	2,300,000
New	CP	CST00024	El Paseo Street Rehabilitation & Mid-Block Crossing	Measure A	213	Special Revenue Funds	2134311 - 4332000	500,000	-	-	-	-	-	500,000
New	CP	CST00024	El Paseo Street Rehabilitation & Mid-Block Crossing	Capital Bond Fund	451	Capital Project Funds	4514679 - 5000102	250,000	250,000	-	-	-	-	500,000
New	CP	CST00023	Eldorado Drive Street Rehabilitation	Gas Tax	211	Special Revenue Funds	2114134 - 4400200	-	1,300,000	-	-	-	-	1,300,000
New	CP	CST00023	Eldorado Drive Street Rehabilitation	SB1 Gas Tax	211	Special Revenue Funds	2114311 - 4391505	-	1,300,000	-	-	-	-	1,300,000
New	CP	CST00023	Eldorado Drive Street Rehabilitation	Measure A	213	Special Revenue Funds	2134311 - 4332000	-	800,000	-	-	-	-	800,000
Cont.	CP	CST00023	Eldorado Drive Street Rehabilitation - AD 92-1	92-1 Project Fund	306	Debt Service Funds	3064311 - 4332000	121,231	-	-	-	-	-	121,231
Cont.	CP	CST00023	Eldorado Drive Street Rehabilitation - AD 94-2	94-2 Project Fund	308	Debt Service Funds	3084311 - 4332000	101,978	-	-	-	-	-	101,978
Cont.	CP	CST00023	Eldorado Drive Street Rehabilitation - DS 91-1	91-1 Project Fund	351	Debt Service Funds	3514311 - 4332000	1,173,458	-	-	-	-	-	1,173,458
Cont.	CP	CST00023	Eldorado Drive Street Rehabilitation - DS AD 87-1	87-1 Project Fund	304	Debt Service Funds	3044311 - 4332000	188,669	-	-	-	-	-	188,669
Cont.	CP	CFA00017	Fire Station 33 Remodel	Capital Bond Fund	451	Capital Project Funds	4514270 - 4400100	-	-	8,145,000	-	-	-	8,145,000
Cont.	CP	CFA00017	Fire Station 33 Remodel*	Measure G	230	Special Revenue Funds	2304220 - 4400200	-	1,200,000	-	-	-	-	1,200,000
Cont.	CP	CFA00019	Fire Station 71 Rebuild	Capital Bond Fund	451	Capital Project Funds	4514270 - 4400100	-	-	15,475,000	-	-	-	15,475,000
Cont.	CP	CFA00019	Fire Station 71 Rebuild*	Measure G	230	Special Revenue Funds	2304220 - 4400200	-	1,200,000	-	-	-	-	1,200,000
Cont.	CP	CDR00003	Haystack Channel Rehabilitation	Drainage Facility	232	Special Revenue Funds	2324370 - 5000454	275,000	500,000	-	-	-	-	775,000
Cont.	CP	CDR00003	Haystack Channel Rehabilitation	Capital Drainage Funds	420	Capital Project Funds	4204370 - 5000454	3,232,968	-	-	-	-	-	3,232,968
New	CP	CPK00005	Homme Adams Park Improvements	Capital Bond Fund	451	Capital Project Funds	4514618 - 4400200	-	-	5,000,000	150,000	-	-	5,150,000
Cont.	CP	CTS00005	HSIP Signal Backplates	Measure A	213	Special Revenue Funds	2134317 - 5000908	1,624,485	-	-	-	-	-	1,624,485
Cont.	CP	CDR00007	Mountain View Retention Basin	Capital Improvement Fund	400	Capital Project Funds	4004159 - 4219100	1,074,966	425,000	-	-	-	-	1,499,966
Cont.	CP	CFA00027	New Library Facility	Capital Bond Fund	451	Capital Project Funds	4514136 - 4400100	-	20,000,000	-	-	-	-	20,000,000
Cont.	CP	CFA00027	New Library Facility*	Library Capital & Measure G	452	Capital Project Funds	4524136 - 4400100	3,189,440	6,000,000	-	-	-	-	9,189,440
Cont.	CP	CPK00002	North Sphere Community Park - Future Improvements	Parks & Recreation	233	Special Revenue Funds	2334670 - 5000201	-	500,000	-	-	-	-	500,000
Cont.	CP	CPK00002	North Sphere Community Park - Future Improvements	Capital Bond Fund	451	Capital Project Funds	4514618 - 5000913	135,124	-	-	-	-	-	135,124
Cont.	CP	CPK00002	North Sphere Community Park - Future Improvements*	Measure G	400	Capital Project Funds	4004618 - 4400200	-	-	15,500,000	-	-	-	15,500,000
Cont.	CP	SSY00005	North Sphere Electrical Substation	Capital Improvement Fund	400	Capital Project Funds	4004258 - 4400100	885,000	-	-	-	-	-	885,000
Cont.	CP	CFA00010	North Sphere Fire Station 102	Fire Fund & Measure G	230	Special Revenue Funds	2304220 - 4400200	1,662,944	4,500,000	-	-	-	-	6,162,944
Cont.	CP	CFA00010	North Sphere Fire Station 102	Fire Facilities	235	Special Revenue Funds	2354270 - 4400200	293,370	-	-	-	-	-	293,370
New	CP	GDR00001	North Sphere Flood Control	New Construction Tax	231	Special Revenue Funds	2314134 - 4400200	-	1,000,000	-	-	-	-	1,000,000
New	CP	GDR00001	North Sphere Flood Control*	Measure G	400	Capital Project Funds	4004370 - 4400200	-	-	8,500,000	5,000,000	-	-	13,500,000
Cont.	CP	CPK00007	North Sphere Regional Park - Future Improvements*	Measure G	400	Capital Project Funds	4004670 - 4400200	-	-	3,000,000	27,000,000	-	-	30,000,000
Cont.	CP	Various	PDHA Replacement Expenditures	Housing Authority	871	Special Revenue Funds	8714195 - 4331100	5,000,000	-	3,400,000	3,420,000	2,555,000	-	14,375,000
Cont.	CP	Various	PDHA Replacement Expenditures	Housing Asset Fund	873	Special Revenue Funds	8734199 - 4400100	-	-	-	-	795,000	4,100,000	4,895,000
New	CP	CPK00009	Randall Henderson Trailhead Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400200	-	200,000	2,000,000	-	-	-	2,200,000
Cont.	CP	CDR00006	Stormwater and Drainage Infrastructure	Measure A	213	Special Revenue Funds	2134370 - 4400100	-	-	2,300,000	-	-	-	2,300,000
Cont.	CP	MST00008	Street Resurfacing Program-El Paseo Street Rehab	Gas Tax	211	Special Revenue Funds	2114134 - 4400200	-	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Cont.	CP	MST00008	Street Resurfacing Program-Monterey & Gerald Ford	SB1 Gas Tax	211	Special Revenue Funds	2114311 - 4391505	-	1,190,000	1,090,000	1,090,000	1,090,000	1,090,000	5,550,000
Cont.	CP	CSL00001	Street Resurfacing Program-Slurry Seal	Measure A	213	Special Revenue Funds	2134134 - 4400200	-	2,500,000	3,000,000	2,500,000	2,500,000	2,500,000	13,000,000
New	CP	CTS00007	Traffic Signal Improvement Mesa View Drive and Hwy 111	Gas Tax	211	Special Revenue Funds	2114134 - 4400200	-	65,000	900,000	-	-	-	965,000
New	CP	CTS00006	Traffic Signal Improvement Monterey and Mag Falls	Gas Tax	211	Special Revenue Funds	2114134 - 4400200	-	85,000	900,000	-	-	-	985,000
New	CP	CPL00004	University Park Street Parking and Larkspur Lane Improvements	Gas Tax	211	Special Revenue Funds	2114134 - 4400200	-	650,000	-	-	-	-	650,000
Cont.	CP	CST00002	Walk n Roll PD - Phase I, II, and III	Measure A	213	Special Revenue Funds	2134633 - 5000103	3,857,000	2,500,000	3,000,000	-	-	-	9,357,000
<b>Public Works:</b>														
Deferred	PW	CFA00013	Artists Center at Galen Improvements	Building Maintenance	450	Capital Project Funds	4504164 - 4388500	150,000	75,000	75,000	75,000	75,000	75,000	525,000
New	PW	MPK00006	Bump & Grind Trailhead Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	-	200,000	-	-	-	-	200,000
New	PW	CSS00001	Citywide Entry Monument Signage	Capital Bond Fund	451	Capital Project Funds	4514300 - 4400100	-	1,200,000	-	-	-	-	1,200,000
Deferred	PW	MFA00025	Civic Center Building Improvements	Building Maintenance	450	Capital Project Funds	4504161 - 4400100	280,000	500,000	350,000	350,000	350,000	350,000	2,180,000
Deferred	PW	CFA00011	Civic Center Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004674 - 4400100	1,625,379	-	250,000	250,000	250,000	250,000	2,625,379
Deferred	PW	CLS00002	Community Gardens Box Renovation	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	178,920	50,000	250,000	250,000	250,000	250,000	1,228,920
Deferred	PW	CFA00016	Corporation Yard Building Improvements	Capital Improvement Fund	400	Capital Project Funds	4004330 - 4400100	552,510	350,000	100,000	100,000	100,000	100,000	1,302,510
New	PW	CST00013	El Paseo Parkway Improvements	Capital Improvement Fund	400	Capital Project Funds	4004310 - 4400100	-	75,000	400,000	150,000	150,000	150,000	925,000
New	PW	CEQ00006	Fiber Optic Communication Upgrades	Capital Bond Fund	451	Capital Project Funds	4514190 - 4400100	-	100,000	-	2,000,000	-	-	2,100,000
New	PW	MPK00001	Freedom Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	-	600,000	150,000	150,000	150,000	150,000	1,200,000
Deferred	PW	CFA00022	Henderson Building Improvements	Building Maintenance	450	Capital Project Funds	4504164 - 4400100	130,703	150,000	150,000	150,000	150,000	150,000	880,703
Cont.	PW	SDS00003	Hillary Storm Event	Capital Improvement Fund	400	Capital Project Funds	4004159 - 4219100	1,030,400	-	-	-	-	-	1,030,400
Deferred	PW	CFA00020	Historical Society Building Improvements	Building Maintenance	450	Capital Project Funds	4504164 - 4400100	150,000	150,000	100,000	100,000	100,000	100,000	700,000
Deferred	PW	CPK00004	Hovley Soccer Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	304,140	900,000	150,000	150,000	150,000	150,000	1,804,140
New	PW	MPK00008	Ironwood Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	-	100,000	-	-	-	-	100,000

**City of Palm Desert**  
**Capital Improvement Funds Program**  
**FY 2025-2026 Summary**

**Capital Improvement Projects (cont.)**

Type	Dept/ Div	Project Code	Project Name	Funding Source	Fund No.	Fund Type	Account No.	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5	Total
Deferred	PW	CPK00010	Magnesia Falls Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	130,651	100,000	-	-	-	-	230,651
Cont.	PW	SFA00003	Office Space Improvements- Phase 1	Building Maintenance	450	Capital Project Funds	4504164 - 4400200	35,823	-	-	-	-	-	35,823
Cont.	PW	SFA00003	Office Space Improvements- Phase 2	Building Maintenance	450	Capital Project Funds	4504161 - 4400200	975,841	-	-	-	-	-	975,841
Cont.	PW	SFA00006	Office Space Improvements- Phase 3	Building Maintenance	450	Capital Project Funds	4504161 - 4400200	-	225,000	-	-	-	-	225,000
Deferred	PW	MPK00007	Palma Village Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	150,131	-	-	-	-	-	150,131
Cont.	PW	MPL00002	Parking Lot Rehab & Maintenance	Capital Improvement Fund	400	Capital Project Funds	4004313 - 4332000	570,000	-	-	-	-	-	570,000
Cont.	PW	CST00012	Parking Lot Rehabilitation - President's Plaza East & West	Capital Improvement Fund	400	Capital Project Funds	4004692 - 4400100	229,035	80,971	83,400	-	-	-	393,406
Cont.	PW	CLS00003	Parks & Medians Cal Sense/Smart Controller Irrigation	Capital Improvement Fund	400	Capital Project Funds	4004388 - 4400100	19,094	75,000	100,000	100,000	100,000	100,000	494,094
Deferred	PW	MFA00014	Portola Community Center Renovations	Capital Improvement Fund	400	Capital Project Funds	4004439 - 4391503	50,000	50,000	-	-	-	-	100,000
Deferred	PW	MFA00014	Portola Community Center Renovations	Building Maintenance	450	Capital Project Funds	4504439 - 4400100	561,150	500,000	150,000	-	-	-	1,211,150
Deferred	PW	STS00001	Traffic Management System Replacement	Capital Improvement Fund	400	Capital Project Funds	4004250 - 4400100	1,500,000	-	1,000,000	-	-	-	2,500,000
Deferred	PW	MST00001	Traffic Operations & Capacity Improvements	Measure A	213	Special Revenue Funds	2134250 - 5000907	425,000	500,000	500,000	500,000	750,000	750,000	3,425,000
Deferred	PW	MTS00002	Traffic Signal IISNS Replacement	Measure A	213	Special Revenue Funds	2134250 - 5000906	-	50,000	500,000	500,000	-	-	1,050,000
Deferred	PW	MTS00001	Traffic Signal Modification & Hardware Upgrades Program	Measure A	213	Special Revenue Funds	2134250 - 5000906	-	825,000	300,000	300,000	300,000	300,000	2,025,000
Deferred	PW	CPK00006	University Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	250,000	100,000	150,000	-	-	-	500,000
Deferred	PW	CPK00008	Washington Park Improvements	Capital Improvement Fund	400	Capital Project Funds	4004618 - 4400100	425,000	400,000	-	-	-	-	825,000
Cont.	PW	MST00003	Wayfinding Master Plan	Measure A	213	Special Revenue Funds	2134300 - 5000910	-	1,825,000	-	-	-	-	1,825,000
<b>Art in Public Places and Development Services:</b>														
Cont.	AIPP	CST00005	Artwork for Phase 2 of the PD Link Project	AIPP	436	Capital Project Funds	4364650 - 4400100	100,000	50,000	-	-	-	-	150,000
Cont.	AIPP	CST00020	Artwork for Phase 2 of the San Pablo Corridor Project	AIPP	436	Capital Project Funds	4364650 - 4400100	98,805	165,000	-	-	-	-	263,805
Cont.	DS	NA	Indian Springs MHP Sewer Conversion	Capital Improvement Fund	400	Capital Project Funds	4004121 - 4374000	-	139,673	139,673	139,673	139,673	139,673	698,364
Cont.	DS	CST00019	Technology Drive Extension to Gerald Ford Drive	Capital Improvement Fund	400	Capital Project Funds	4004311 - 4332000	300,000	-	-	-	-	-	300,000
<b>Desert Willow:</b>														
Cont.	DW	CEQ00005	Clubhouse Equipment Various	Golf Capital	441	Capital Project Funds	4414195 - 4809200	609,928	-	135,000	-	-	-	744,928
Cont.	DW	CFA00023	Clubhouse Improvements-Restroom/Exterior Painting	Golf Capital	441	Capital Project Funds	4414195 - 4809200	-	500,000	120,000	150,000	-	-	770,000
Cont.	DW	MFA00016	Golf Course Improvements-Mountain View & Firecliff	Golf Capital	441	Capital Project Funds	4414195 - 4809200	-	-	250,000	3,500,000	-	-	3,750,000
Cont.	DW	CFA00024	Golf Course Pump & Motor Upgrades	Golf Capital	441	Capital Project Funds	4414195 - 4809200	-	100,000	40,000	-	-	-	140,000
New	DW	MLS00003	Golf Course Tree Pruning	Golf Capital	441	Capital Project Funds	4414195 - 4809200	-	250,000	250,000	250,000	250,000	250,000	1,250,000
Cont.	DW	CLS00001	Perimeter Landscape & Lighting Rehabilitation	Golf Capital	441	Capital Project Funds	4414195 - 4332000	27,412	260,000	260,000	260,000	260,000	260,000	1,327,412
Cont.	DW	CLS00001	Perimeter Landscape & Lighting Rehabilitation	Golf Capital	441	Capital Project Funds	4414195 - 4809200	-	250,000	250,000	-	-	-	500,000
<b>TOTALS</b>								<b>37,619,350</b>	<b>63,870,644</b>	<b>85,623,073</b>	<b>53,994,673</b>	<b>12,374,673</b>	<b>13,124,673</b>	<b>266,607,085</b>

CIP Funding Sources	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5
Special Revenue Funds	15,077,799	26,100,000	19,100,000	13,720,000	9,900,000	10,650,000
Capital Project Funds	20,956,216	37,770,644	66,523,073	40,274,673	2,474,673	2,474,673
Debt Service Funds	1,585,336	-	-	-	-	-
Internal Service Funds	-	-	-	-	-	-
Enterprise Funds	-	-	-	-	-	-
<b>TOTALS</b>	<b>37,619,350</b>	<b>63,870,644</b>	<b>85,623,073</b>	<b>53,994,673</b>	<b>12,374,673</b>	<b>13,124,673</b>

**Other Annual Maintenance & Various Programs**

Type	Dept/ Div	Project Code	Project Name	Funding Source	Fund No.	Fund Type	Account No.	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5	Total
<b>Public Works:</b>														
Cont.	PW	MFA00003	AD Annual R/M - AD 94-1 Bighorn	94-1 Fund	307	Debt Service Funds	3074311 - 4332000	-	-	324,833	-	-	-	324,833
Annual	PW	MST00013	ADA Curb Ramp Modifications & Sidewalk Replacement Program	Measure A	213	Special Revenue Funds	2134312 - 4400100	-	725,000	500,000	500,000	500,000	500,000	2,725,000
Cont.	PW	MPK00005	Cahuilla Hills Park Improvements	CDBG	220	Special Revenue Funds	2204648 - 4400100	204,498	-	-	-	-	-	204,498
Annual	PW	MDR00004	Catch Basin & Drain Cleaning Program	Drainage Facility	232	Special Revenue Funds	2324690 - 4400100	-	175,000	250,000	250,000	250,000	250,000	1,175,000
Cont.	PW	MDR00004	Catch Basin & Drain Cleaning Program	Capital Drainage Funds	420	Capital Project Funds	4204314 - 4332000	83,906	-	-	-	-	-	83,906
Cont.	PW	SEQ00001	Charging Stations Improvements	Equipment Replacement	530	Internal Service Funds	5304310 - 4404500	367,644	-	500,000	-	-	-	867,644
Annual	PW	MST00002	Citywide Street and Bike Lane Striping Improvements	Measure A	213	Special Revenue Funds	2134315 - 4332000	-	1,000,000	950,000	950,000	950,000	950,000	4,800,000
Deferred	PW	CFA00011	Civic Center Park Improvements	Parks & Recreation	233	Special Revenue Funds	2334618 - 4400100	-	650,000	-	-	-	-	650,000
Deferred	PW	MFA00029	Fire Station 33 Building Improvements	Fire Fund	230	Special Revenue Funds	2304220 - 4400100	-	75,000	75,000	75,000	75,000	75,000	375,000
Deferred	PW	MFA00030	Fire Station 67 Building Improvements	Fire Fund	230	Special Revenue Funds	2304220 - 4400100	-	250,000	75,000	75,000	75,000	75,000	550,000
Deferred	PW	MFA00031	Fire Station 71 Building Improvements	Fire Fund	230	Special Revenue Funds	2304220 - 4400100	-	175,000	75,000	75,000	75,000	75,000	475,000
Deferred	PW	MFA00031	Fire Station 71 Tenant Improvements	Fire Fund	230	Special Revenue Funds	2304220 - 4400100	-	300,000	300,000	300,000	300,000	300,000	1,500,000
Annual	PW	CST00004	Neighborhood Traffic Calming Program	Measure A	213	Special Revenue Funds	2134565 - 5000903	-	200,000	200,000	200,000	200,000	200,000	1,000,000
Deferred	PW	MFA00022	Palm Desert Aquatic Center	Aquatic Fund	242	Special Revenue Funds	2424549 - 4400100	146,690	300,000	280,000	530,000	50,000	50,000	1,356,690
Deferred	PW	MPK00007	Palma Village Park Improvements	CDBG	220	Special Revenue Funds	2204649 - 4400100	2,321	-	-	-	-	-	2,321
Annual	PW	MLS00031	Parks and Median Landscape Rehabilitation	Parks & Recreation	233	Special Revenue Funds	2334618 - 4400100	-	500,000	500,000	500,000	500,000	500,000	2,500,000
Annual	PW	MEQ00002	Public Buildings Furnishings	Building Maintenance	450	Capital Project Funds	4504161 - 4400100	-	100,000	100,000	100,000	100,000	100,000	500,000

**City of Palm Desert**  
**Capital Improvement Funds Program**  
**FY 2025-2026 Summary**

**Other Annual Maintenance & Various Programs (Cont.)**

Type	Dept/ Div	Project Code	Project Name	Funding Source	Fund No.	Fund Type	Account No.	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5	Total
Deferred	PW	MFA00011	State Building Improvements	OC Enterprise Funds	510	Enterprise Funds	5104361 - 4400100	750,000	-	150,000	150,000	150,000	150,000	1,350,000
New	PW	CSS00002	Street Sign Inventory	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	-	50,000	-	-	-	-	50,000
New	PW	CTS00009	Traffic Signal Timing Conversion	Signalization Fund	234	Special Revenue Funds	2344250 - 4400100	-	50,000	-	600,000	-	-	650,000
Cont.	PW	Lease	Vehicle Leases	Equipment Replacement	530	Internal Service Funds	5304331 - 4344000	6,660	90,000	-	-	-	-	96,660
New	PW	CST00018	Vision Zero Strategy Implementation	Measure A	213	Special Revenue Funds	2134300 - 5000910	-	50,000	500,000	500,000	500,000	500,000	2,050,000
<b>PW Equipment:</b>														
Cont.	PW	Purchase	Fleet Replacement	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	543,436	200,000	500,000	500,000	-	-	1,743,436
Cont.	PW	Purchase	Message Boards	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	-	50,000	50,000	-	-	-	100,000
New	PW	Purchase	Mini Excavator	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	-	50,000	-	-	-	-	50,000
Cont.	PW	Purchase	Mobile Generators	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	-	25,000	-	-	-	-	25,000
New	PW	Purchase	Paint Mixers	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	-	25,000	-	-	-	-	25,000
New	PW	Purchase	Skid Steer Loader	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	-	100,000	-	-	-	-	100,000
Cont.	PW	Purchase	Water Cooler / Ice Machines	Equipment Replacement	530	Internal Service Funds	5304310 - 4403000	-	50,000	-	-	-	-	50,000
<b>Fire, IT, and Police Equipment:</b>														
Cont.	FD	Purchase	Ambulance Purchase / Remounts	Equipment Replacement	530	Internal Service Funds	5304220 - 4403000	401,022	100,000	-	-	-	-	501,022
Cont.	FD	Purchase	Stryker Gurneys / Stair chairs	Equipment Replacement	530	Internal Service Funds	5304220 - 4403000	-	175,000	-	-	-	-	175,000
Cont.	IT	Purchase	Desktop-Laptops	Equipment Replacement	530	Internal Service Funds	5304190 - 4404000	100,000	382,787	460,072	340,183	-	-	1,283,042
Cont.	PD	GEQ00001	Motorcycle Replacement	Police Grants	229	Special Revenue Funds	2294210 - 4391400	-	36,000	-	-	-	-	36,000
<b>Art in Public Places and Economic Development:</b>														
Cont.	AIPP	Purchase	Bike Racks	Air Quality Mgmt	238	Special Revenue Funds	2384515 - 4400100	15,830	-	-	-	-	-	15,830
Cont.	AIPP	NA	Coachella Festival Artwork/Lease Installation	AIPP	436	Capital Project Funds	4364650 - 4400100	250,000	-	-	-	-	-	250,000
Cont.	AIPP	NA	El Paseo Sculpture Exhibition	AIPP	436	Capital Project Funds	4364650 - 4400200	-	-	290,000	-	300,000	-	590,000
New	AIPP	CFX00001	Misc. Public Art Projects	AIPP	436	Capital Project Funds	4364650 - 4400100	-	150,000	150,000	150,000	150,000	150,000	750,000
Cont.	ED	NA	Development Subsidy - Arc Village	Housing Asset Fund	873	Special Revenue Funds	8734195 - 4663900	3,000,000	-	-	-	-	-	3,000,000
Cont.	ED	NA	Development Subsidy - Palm Communities	Housing Asset Fund	873	Special Revenue Funds	8734195 - 4663900	6,755,000	-	-	-	-	-	6,755,000
Cont.	ED	SRG00001	Economic Development Business Enhancements	Economic Development	425	Capital Project Funds	4254430 - 4387500	307,264	-	-	-	-	-	307,264
Cont.	ED	NA	Eisenhower Health Child Care Center Contribution	Capital Improvement Fund	400	Capital Project Funds	4004800 - 4388300	-	1,000,000	-	-	-	-	1,000,000
Cont.	ED	NA	Homebuyer Subsidies - BEGIN Program	Housing Mitigation	214	Special Revenue Funds	2144494 - 4390102	159,135	159,135	159,135	159,135	159,135	-	795,675
Cont.	ED	NA	Housing Mitigation	Housing Mitigation	214	Special Revenue Funds	2144490 - 4390101	199,200	800,000	250,000	250,000	250,000	-	1,749,200
Cont.	ED	MFA00026	iHUB Operating Cost	Economic Development	425	Capital Project Funds	4254430 - 4395000	-	281,697	193,432	-	-	-	475,129
Cont.	ED	MFA00026	iHUB Rent Cost	Economic Development	425	Capital Project Funds	4254430 - 4345000	-	220,121	149,653	-	-	-	369,774
Cont.	ED	NA	United Palm Desert	Economic Development	425	Capital Project Funds	4254430 - 4393000	137,236	-	-	-	-	-	137,236
Cont.	ED	NA	Various Agencies Contributions	CDBG	220	Special Revenue Funds	2204800 - 4388000	514,870	546,441	-	-	-	-	1,061,311
<b>Desert Willow:</b>														
Cont.	DW	NA	Course & Ground Leases - Principal Only	Desert Willow	520	Enterprise Funds	5200000 - 2341001	-	417,008	427,553	144,907	-	-	989,468
Cont.	DW	CEQ00005	DW Clubhouse Various Projects	Desert Willow	520	Enterprise Funds	5204195 - 4809200	155,250	159,500	144,678	126,490	112,458	106,863	805,239
Cont.	DW	CEQ00002	Golf Cart Leases - Principal Only	Desert Willow	520	Enterprise Funds	5200000 - 2341001	-	494,483	251,911	-	-	-	746,394
<b>TOTALS</b>								<b>14,099,961</b>	<b>10,112,172</b>	<b>7,806,267</b>	<b>6,475,715</b>	<b>4,696,593</b>	<b>3,981,863</b>	<b>47,172,571</b>

Other Annual Maintenance & Various Programs Funding Sources	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5
Special Revenue Funds	10,997,543	5,991,576	4,114,135	4,964,135	3,884,135	3,475,000
Capital Project Funds	778,406	1,751,818	883,085	250,000	550,000	250,000
Debt Service Funds	-	-	324,833	-	-	-
Internal Service Funds	1,418,762	1,297,787	1,510,072	840,183	-	-
Enterprise Funds	905,250	1,070,991	974,142	421,397	262,458	256,863
<b>TOTALS</b>	<b>14,099,961</b>	<b>10,112,172</b>	<b>7,806,267</b>	<b>6,475,715</b>	<b>4,696,593</b>	<b>3,981,863</b>

**City of Palm Desert**  
**Capital Improvement Funds Program**  
**FY 2025-2026 Summary**

Summary of Projects, Programs, & Annual Maintenance

Summary of Funding Sources	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5	Total
Special Revenue Funds	26,075,342	32,091,576	23,214,135	18,684,135	13,784,135	14,125,000	127,974,323
Capital Project Funds	21,734,622	39,522,462	67,406,158	40,524,673	3,024,673	2,724,673	174,937,260
Debt Service Funds	1,585,336	-	324,833	-	-	-	1,910,169
Internal Service Funds	1,418,762	1,297,787	1,510,072	840,183	-	-	5,066,804
Enterprise Funds	905,250	1,070,991	974,142	421,397	262,458	256,863	3,891,101
<b>TOTALS</b>	<b>51,719,311</b>	<b>73,982,816</b>	<b>93,429,340</b>	<b>60,470,388</b>	<b>17,071,266</b>	<b>17,106,536</b>	<b>313,779,657</b>

Program Type	2024-25 Est. Carryover	2025-26 Year 1	2026-27 Year 2	2027-28 Year 3	2028-29 Year 4	2029-30 Year 5	Total
Annual Programs	-	2,700,000	2,500,000	2,500,000	2,500,000	2,500,000	12,700,000
Deferred Maint. Catch-Up	7,762,595	6,450,000	4,980,000	3,930,000	3,200,000	3,200,000	29,522,595
1-Time Cont. Program/Project	42,906,717	50,982,816	63,199,340	45,090,388	10,171,266	10,206,536	222,557,062
1-Time New Program/Project	1,050,000	13,850,000	22,750,000	8,950,000	1,200,000	1,200,000	49,000,000
<b>TOTALS</b>	<b>51,719,311</b>	<b>73,982,816</b>	<b>93,429,340</b>	<b>60,470,388</b>	<b>17,071,266</b>	<b>17,106,536</b>	<b>313,779,657</b>

\* Measure G Funds will be transferred to project fund to support project pursuant to Five-Year Plan.

NOTE:  
 Appropriations & encumbrances for carryover from Fiscal Year 2024/25 to 2025/26 are estimated. Amounts are subject to change due to projects approved by Council prior to June 30, 2025.

Carryover appropriations are amounts which have been appropriated in FY 2024/25 & are not expected to be expended by June 30, 2025. These funds are primarily for capital budgets & specific programs that overlap fiscal years. When authorized, continuing appropriation amounts are added to the new fiscal year budget amounts in order to track all approved spending.

The exact amount of appropriations & encumbrances for carryover will be determined at the end of the fiscal year during the preparation of financial statements. Carryover amounts will include: 1) Purchase Orders & 2) Unencumbered balances as of June 30, 2025 for appropriations approved by the City Council through the last meeting in June, 2025.

**CITY OF PALM DESERT  
PLANNING COMMISSION  
STAFF REPORT**

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MEETING DATE: May 20, 2025

PREPARED BY: Carlos Flores, AICP, Interim Deputy Director Development Services

SUBJECT: 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

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**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)"

**BACKGROUND/ANALYSIS:**

A 2.21-acre property located on the northwest corner of Fred Waring Drive and Fairhaven Avenue ("Project Site") is currently improved with one building (a vacant but former church), parking, and landscaping. The Project Site has a vacant church building that is approximated to have been built in 1968 and has not changed uses since original construction and operation. The rest of the Project Site is improved with existing parking, landscaping, and vehicular access, including a shared vehicular and parking agreement with the property directly to the west.

On January 13, 2000, the Palm Desert City Council (Council) adopted Resolution No. 00-4, 00-5, and Ordinance No. 931 for a 10.3-acre property directly north of the Project Site, which approved the following:

- General Plan Amendment and Change of Zone to add a Senior Overlay
- Precise Plan to construct a 250-unit retirement community

On January 11, 2001, the Council adopted Resolution 00-140, 00-141, and Ordinance No. 975 for a 2.74-acre property directly west of the Project Site, on the north side of Fred Waring, 330 feet west of Fairhaven drive, which approved the following:

- Change of Zone from Planned Residential – 7 to Office Professional
- General Plan Amendment from Medium Density Residential to Office Professional
- Construction of a 64,521 square foot, two-story office complex, including shared access to the Project Site.

**Project Summary:**

Statewide Services (Applicant) on behalf of Dignity Investment Group (Owner) has submitted a General Plan Amendment (GPA) and Change of Zone (CZ) application to facilitate the conversion of the former church into a medical building for consistency with the adjacent medical office complex. The GPA would amend the General Plan land use designation from Small Town Neighborhood (STN) to Neighborhood Center (NC) and the CZ would change the zoning designation from Planned Residential (PR) to Office Professional (OP), as shown in Exhibit A for draft Resolution 2891. Neither STN or PR allow medical or professional offices, however, NC and OP do allow these uses.

The project request does not include any formal construction documents or new buildings proposed. Any future construction of new buildings or subdivisions would require new and additional applications with public review.

A. Property Description

The Project Site has not had any change of use or proposed new uses for its existing building since City incorporation. As shown in Exhibit 1 below, the Project Site is fully improved with the existing church building, uncovered and covered parking, landscaping, and vehicular access.

Exhibit 1 – Project Site Aerial



B. Zoning, General Plan and Adjacent Uses

Table 1 – Adjacent Land Use and Designations

	Existing Uses	General Plan	Zoning
Project Site	Vacant (former Church)	Small Town Neighborhood (Existing), Neighborhood Center (Proposed)	Planned Residential (PR)-7 (Existing), Office Professional (Proposed)
North	Existing Residential	Small Town Neighborhood	PR-7
East	Existing Residential	Small Town Neighborhood	R-2
West	Existing Medical Offices	Town Center Neighborhood (TC)	Office Professional

### C. Project Description

The Applicant's proposal is to convert the existing building into a medical office facility, to provide cohesiveness and consistency with the adjacent development to the west that shares vehicular access. The Project Site is conveniently located on Fred Waring Drive which has many properties zoned OP, as demonstrated in Exhibit 2 below. Properties shown in purple are zoned OP and the Project Site is highlighted with a red square.

Exhibit 2 – Zoning Map Snapshot



### General Plan Amendment

The change in land use would provide consistency and cohesion with the adjacent medical office complex. The current General Plan STN land use designation is intended *“To provide moderate intensity neighborhood development that features a variety of housing choices and mixed uses, while preserving or enhancing the existing inventory of 1950’s Desert homes.”* This definition and the accompanying allowed land uses offer limited options and are inconsistent with how the Project Site has been used since City incorporation, as a non-residential use. The change to a

Neighborhood Center land use designation, is intended *“To provide a concentration of commercial businesses and civic amenities within walking and biking distances of neighborhoods.”* This change in land use would not remove the ability to construct housing.

#### Change of Zone

The proposed CZ from PR to OP facilitates the use of the building for medical purposes. PR is mostly focused on facilitating residential developments meanwhile the OP designation *“is intended for various levels of intensities for business, office, administrative, research and development, and/or professional land use”*. Residential and religious land uses would still be permitted in the OP zone, with approval of a conditional use permit, and both zoning designations have the same maximum height of 40 feet.

#### **Public Input**

Public noticing was conducted for the May 20, 2025, Planning Commission meeting per the requirements of PDMC Section 25.60.060 and Government Code Sections 65090 to 65094 and 65854. This includes the requirements of Section 65854 recently updated pursuant to Assembly Bill 2904. A public hearing notice was published a minimum of 20 days before the hearing date in The Desert Sun newspaper on April 30, 2025. Notices were mailed to all property owners within 500 feet of the project site. City staff has received comments in support and opposition to the project (Attachment 3).

#### **Environmental Assessment/Environmental Review:**

The Planning Commission finds that the Project is exempt from CEQA per Section 15301 of the CEQA Guidelines as the Project is a Class 1 Exemption for “Existing Facilities” development. Class 1 applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The proposed project change of land use would impact existing facilities and allow for their operation with additional uses. Additionally, the Project does not qualify for any of the exceptions pursuant to Article 19 of the CEQA Guidelines Section 15300.2 for “Exceptions.”

#### **Legal Review:**

This report has been reviewed by the City Attorney’s office.

#### **Findings of Approval:**

Findings in support of this project are contained in Planning Commission Resolution No. 2891, attached to this staff report.

#### **ATTACHMENTS:**

1. Draft PC Resolution No. 2891
2. Public Hearing Notice
3. Public Comments

PLANNING COMMISSION RESOLUTION NO. 2891

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)  
CASE NOS. GPA24-0001/CZ24-0002

WHEREAS, Dignity Investment Group ("Applicant"), submitted a request to change the general plan land use designation and zoning designation of a 2.21-acre parcel located at the northwest corner of Fred Waring Drive and Fairhaven Avenue from Small Town Neighborhood to Neighborhood Center and Planned Residential – 7 units per acre to Office Professional, respectively; and

WHEREAS, the Project site has a land use designation of Small Town Neighborhood in the Palm Desert General Plan adopted on November 10, 2016, and a zoning designation of Planned Residential – 7 units per acre (PR-7); and

WHEREAS, the Project Site has been developed with existing improvements which generally consist of a single unoccupied building previously occupied by a church, related parking lot and landscaping, and is adequately served by existing public utilities and services; and

WHEREAS, the proposed General Plan Amendment would not create any nonconforming uses or structures on site; and

WHEREAS, the proposed General Plan Amendment and Change of Zone would allow the site to remain suitable for residential uses at a maximum density of 15 units per acre; and

WHEREAS, the proposed General Plan Amendment and Change of Zone would make the land use consistent with the adjacent property to the west and allow the site to continue existing vehicular connectivity to said project site; and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, pursuant to the requirements of the CEQA, the State Guidelines for Implementation of CEQA (State CEQA Guidelines), and the City of Palm Desert CEQA Implementation Requirements, the City of Palm Desert Development Services Department has determined that the Project will not have a significant impact on the environment and that the Project is categorically exempt under Article 19, Section 15301 Existing Facilities (Class 1) of the CEQA Guidelines; therefore, no further environmental review is necessary; and

## PLANNING COMMISSION RESOLUTION NO. 2891

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 20<sup>th</sup> day of May 2025, hold a duly noticed public hearing to consider the request by the Applicant for approval of the above-noted Project request; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report, exist to justify approval of said request:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. General Plan Amendment. As required by Palm Desert Municipal Code "PDMC" Section 25.78.070, the following findings to approve a General Plan Amendment:

There is a substantial public benefit to be derived from such amendment and the proposed amendment furthers the goals of the General Plan.

The General Plan Amendment (GPA) is in the public's interest as it will maintain the character of Fred Waring Drive by creating consistency in General Plan land use designation on the north side of Fred Waring, west of Fairhaven Drive. The project site has existed for decades as the site of a church with a parking lot that connects to an existing medical office park directly to the west. The existing General Plan land use allows for residential uses. The proposed General Plan Land use designation allows the site to establish non-residential uses that serve the needs of the neighborhood, meanwhile retaining its ability to have residential uses. The intent of Neighborhood Center is to provide a concentration of commercial businesses and civic amenities within walking and biking distances of neighborhoods, and the location off Fred Waring where this project site is located is ideal for this designation and uses based off its proximity to surrounding residential and a major thoroughfare (Fred Waring).

SECTION 3. CEQA Determination. The Planning Commission finds that the Project is exempt from CEQA per Section 15301 of the CEQA Guidelines as the Project is a Class 1 Exemption for "Existing Facilities" development. Class 1 applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The proposed project change of land use would impact existing facilities and allow for their operation with additional uses. Additionally, the Project does not qualify for any of the exceptions pursuant to Article 19 of the CEQA Guidelines Section 15300.2 for "Exceptions."

SECTION 4. Project Recommendations. The Planning Commission hereby recommends the City Council approve the Change of Zone and General Plan Amendment presented, as depicted in Exhibit "A."

## PLANNING COMMISSION RESOLUTION NO. 2891

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Rosie Lua, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

SECTION 7. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

ADOPTED ON May 20, 2025.

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RON GREGORY  
CHAIRPERSON

ATTEST:

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ROSIE LUA  
SECRETARY

I, Rosie Lua, Secretary of the City of Palm Desert Planning Commission, hereby certify that Resolution No. 2891 is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on May 20, 2025, by the following vote:

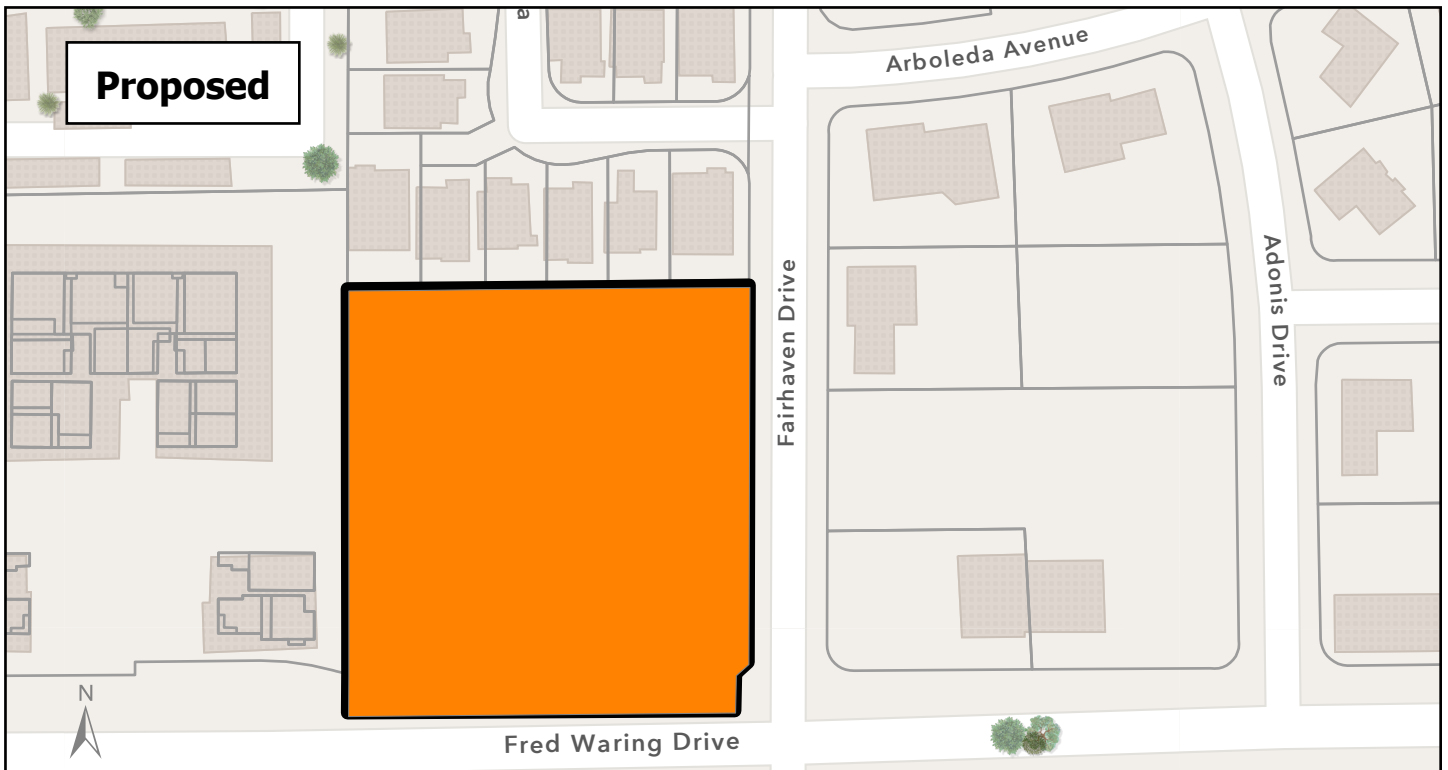
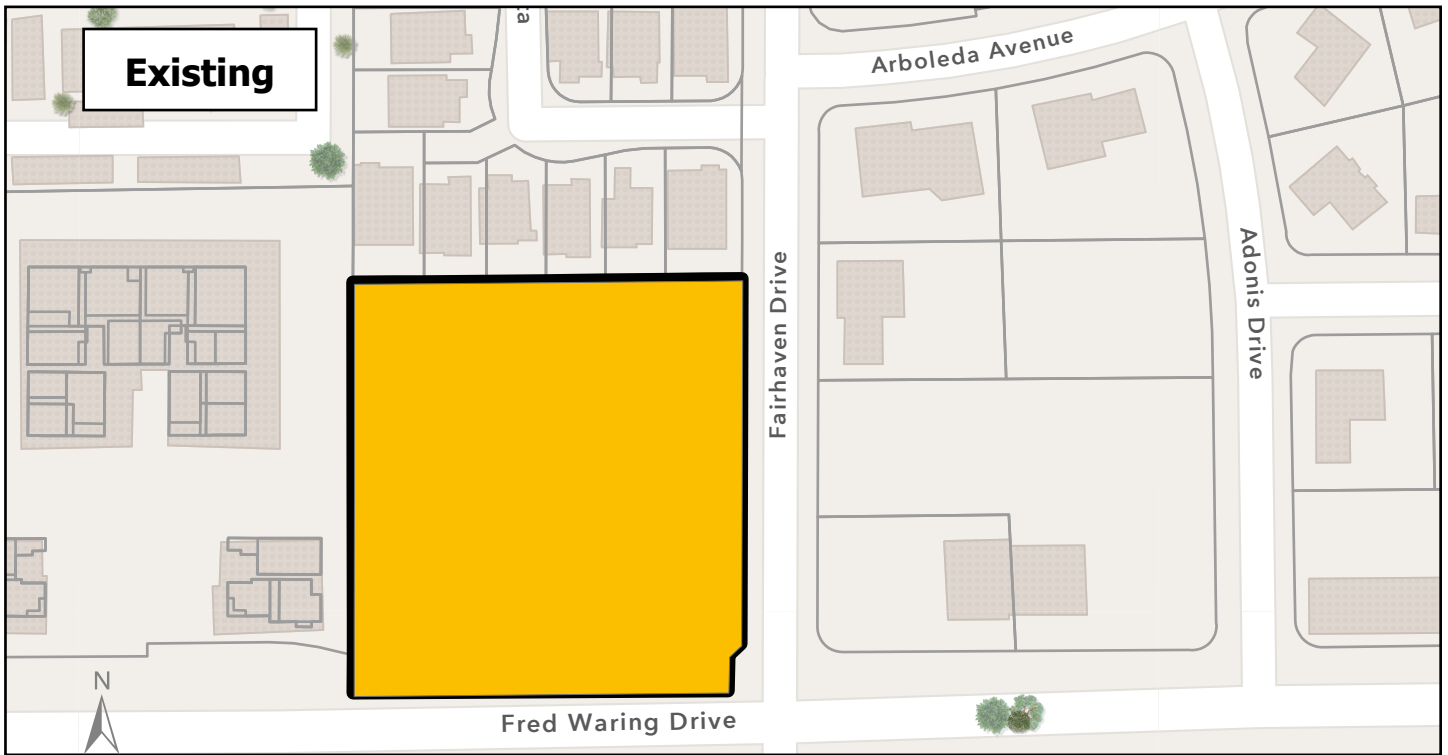
AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on May \_\_\_\_, 2025.

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ROSIE LUA  
SECRETARY



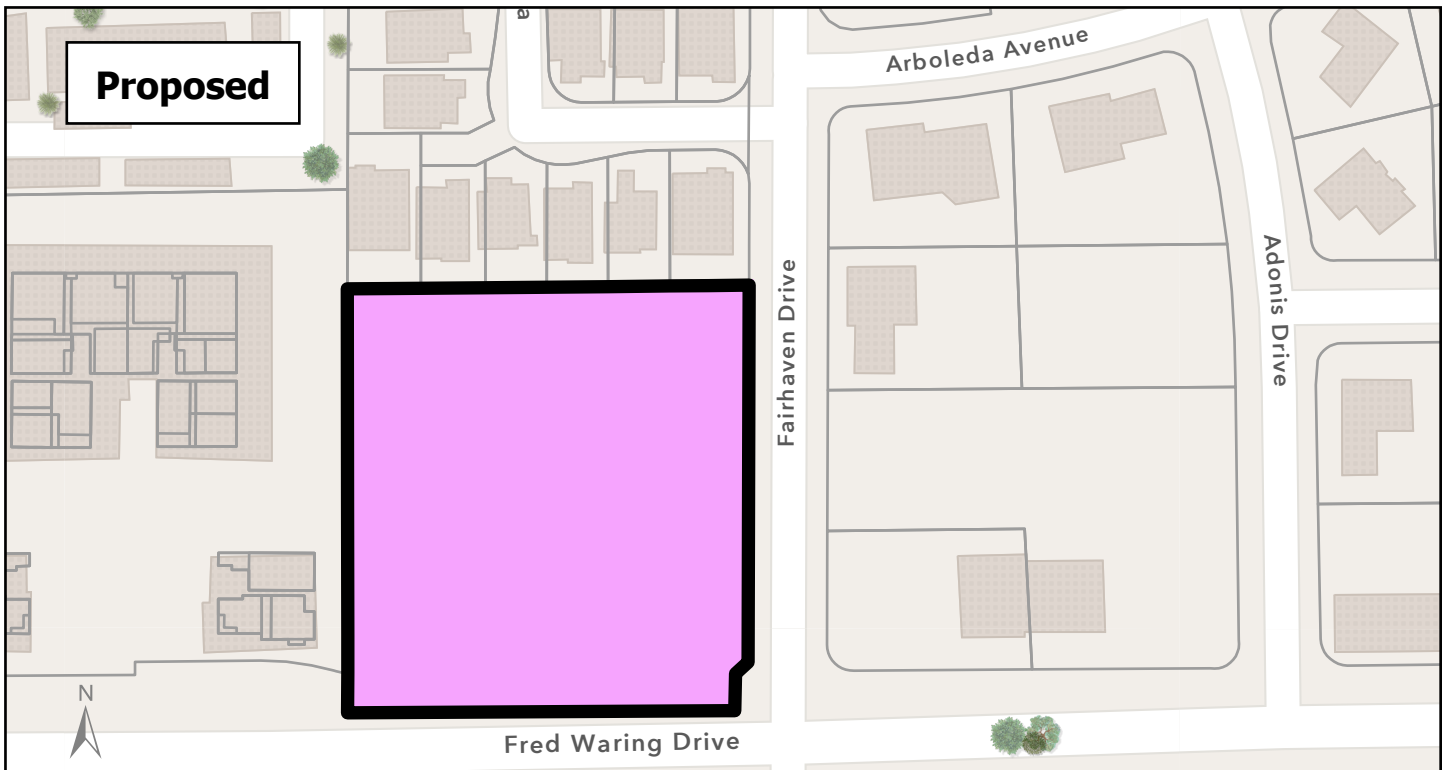
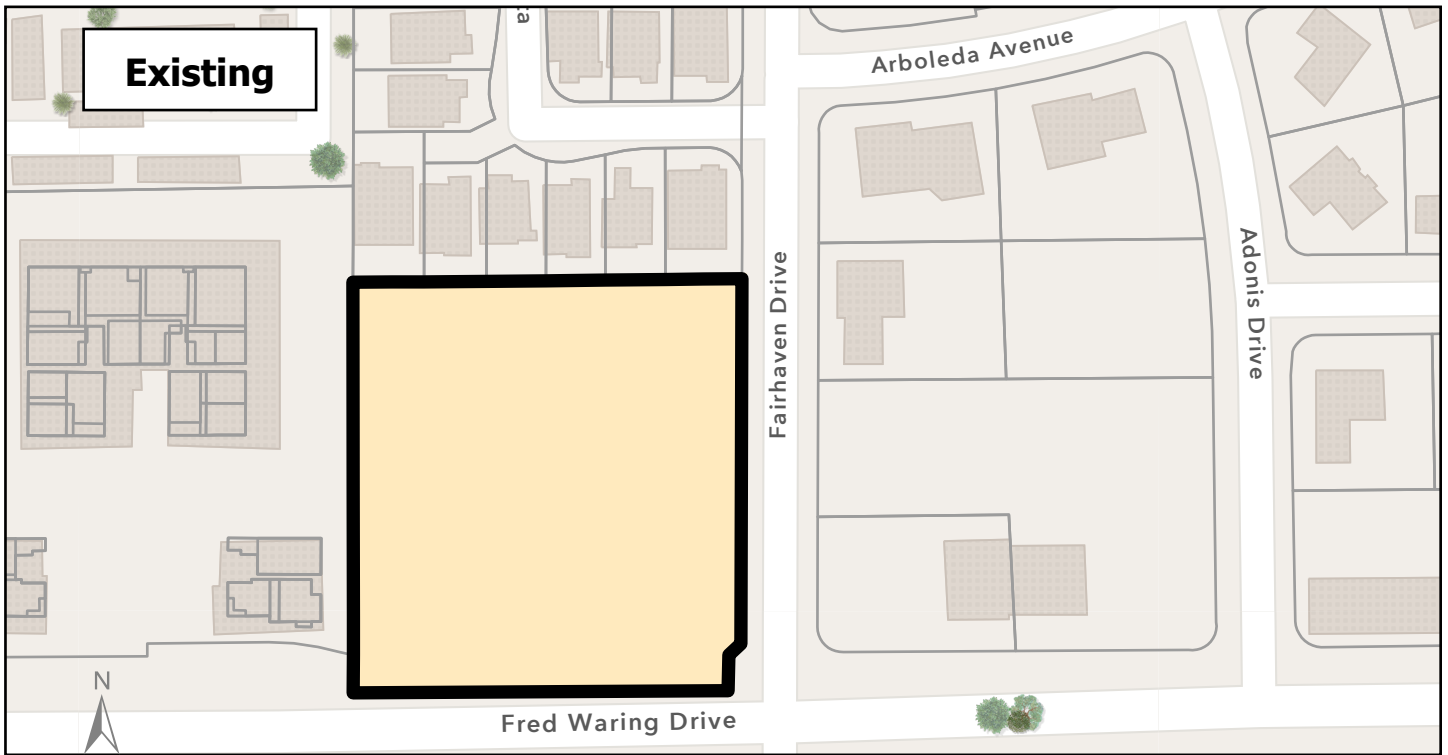


## **Proposed General Plan Land Use Change for APN: 640-040-016**

From Small Town Neighborhood to Neighborhood Center

Small Town Neighborhood
 
 Neighborhood Center





## Proposed Zone Change for APN: 640-040-016

From Planned Residential 7 Units per acre to Office Professional

P.R. - Planned Residential
 
 O.P. - Office Professional





# CITY OF PALM

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760-776-6483  
PLANNING@PALMDESERT.GOV

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## CITY OF PALM DESERT PUBLIC HEARING NOTICE CASE NO. GPA24-0001/CZ24-0002

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, TO RECOMMEND THE CITY COUNCIL ADOPT A NOTICE OF EXEMPTION 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.**

The City of Palm Desert (City), in its capacity as the Lead Agency for this project under CEQA, has determined that this project is Categorically Exempt from CEQA review in accordance with Section 15301: Class 1 – Existing Facilities of the CEQA Guidelines.

**PROJECT LOCATION:** 72700 Fred Waring Drive, Palm Desert, CA 92211 (APN: 640-040-016)

**PROJECT DESCRIPTION:** A consideration to recommend the City Council approve a General Plan Amendment and Change of Zone for a developed 2.21-acre property at the northwest corner of Fred Waring Drive and Fairhaven Avenue. The proposal is to facilitate the conversion of an existing 6,000 square foot building to a medical use building. The land use changes include changing the General Plan land use designation from Small Town Neighborhood to Neighborhood Center and changing the Zoning land use designation from Planned Residential 7 units per acre to Office Professional.

**PUBLIC HEARING:** NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Palm Desert, California, will hold a Public Hearing at its meeting on May 20, 2025. The Planning Commission meeting begins at 6:00 p.m. in the Council Chamber at 73510 Fred Waring Drive, Palm Desert, California. Pursuant to Assembly Bill 2449, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person. Options for remote participation will be listed on the Posted Agenda for the meeting at <https://www.palmdesert.gov/departments/city-manager-s-office/city-clerk/committee-calendar>.

**PUBLIC REVIEW:** The plans and related documents are available for public review Monday through Friday from 8:00 a.m. to 5:00 p.m. by contacting the project planner, Carlos Flores. Please submit written comments to the Planning Division. If any group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the Planning Commission hearing. All comments and any questions should be directed to:

Carlos Flores, Principal Planner  
City of Palm Desert  
73-510 Fred Waring Drive  
Palm Desert, CA 92260  
(760) 776-6478  
cflores@palmdesert.gov

PUBISH: THE DESERT SUN  
APRIL 30, 2025

ROSIE LUA, SECRETARY  
PALM DESERT PLANNING COMMISSION



April 10, 2025

Carlos Flores, Principal Planner  
City of Palm Desert  
73510 Fred Waring Drive, Palm Desert, CA 92260

via email: cflores@palmdesert.gov

**Re: Proposed Zoning Change for 72700 Fred Waring Drive**

Dear Mr. Flores:

My family are long term residents of the City of Palm and own a house at 651 Vista Bonita immediately behind the above referenced property. As a professional engineer, I have several comments and recommendations regarding the Applicant's project.

First, the proposed zoning change and land use change is unnecessary since a change of use permit (CUP) and/or administrative use permit (AUP) are sufficient ways to accomplish the Applicant's proposed plan to change use of the church to a medical office building. Further, the existing building is already commercial construction. Therefore, we would not object to a CUP for the existing building since it is situated near the front of the property and has a large rear setback.

Second, a change in zoning for this property is premature without more in depth study of potential impacts to neighboring residential neighborhoods. Applicant has simply requested the same zoning as the parcel immediately west of it without any analysis of the proximity to residences. It should be noted that other properties including 72500 Fred Waring could potentially be re-zoned similar to that of the Applicant. When multiple properties may be similarly situated, it is my understanding and firm belief that a master planning approach should be used instead of an incremental approach of a single property at a time. Therefore, before any zoning or land use change is considered, the City should undertake a review of all of these properties on Fred Waring that may have change of use.

In conclusion, a change in use permit (CUP) should be sufficient and avoids the need for an in-depth study of potential impacts. If the City's Planning Commission recommends approval of a zoning change for this property without a more in depth study of potential impacts, I request requiring as a condition of approval to maintain the existing setback from the rear of property.

Please feel free to contact me (mobile 760-641-8830) with any questions. Thank you.

Sincerely,



Kenyon Potter, P.E.

**From:** [Lindsey L Harris](#)  
**To:** [Planning Commission](#)  
**Cc:** [Carlos Flores](#)  
**Subject:** Support of Staff recommendation for Planning Commission Public Hearing on May 20, 2025, Case No. GPA24-0001/CZ24-0002  
**Date:** Friday, May 9, 2025 12:24:00 PM

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Dear Commissioners,

The purpose of this email is to provide additional written input for consideration relating to the Planning Commission Public Hearing on May 20, 2025, Case No. GPA24-0001/CZ24-0002. This item refers to a proposal for changes to land use on the property located at the NW corner of Fred Waring Dr and Fairhaven Dr, currently an abandoned church.

We are in support of the Planning Commission recommending to the City Council approval of the General Plan, to be amended to the land use designation of Neighborhood Center, and the Zoning changed to Office Professional.

Our understanding is that the current land use proposal is for the existing church structure to be converted for use as a medical use building, with no additional structures to be constructed.

Since my meeting with Carlos Flores, where I expressed several concerns shared with many of the neighbors who live near this property, our active Palm Dell Neighborhood Watch Group has met and discussed some critical issues.

It is imperative that the barricades on Fairhaven Dr and Adonis Dr are retained. The City Council has heard our concerns about this in the past and understands our neighborhood's insistence that these barricades are to be permanently maintained. The advantage to the City is in reducing traffic congestion, eliminating speeding, and increasing public safety, especially for pedestrians. City Council has agreed to this publicly.

Any driveway in and out of development should only be accessible on the south side of the barricade onto Fairhaven Dr, or directly onto Fred Waring Dr, and only if required for public safety. No vehicle access should be allowed directly into the adjacent residential neighborhoods. There are two other existing access/egress driveways easily accessible and available to this property.

For the safety of pedestrians in the area, the sidewalk should be extended along the west side of Fairhaven Dr, from the end of the existing sidewalk to connection with sidewalk at the corner of Fred Waring Dr.

Any new buildings proposed for that site should be restricted to single or two story height due to the property being adjacent to single story, single family homes. At a minimum there should not be any windows allowed on the north side of any building more than one story in height. Privacy, security, and safety for the families in the adjacent homes has also been discussed and approved in the past.

Night lighting must be kept to a low level and minimal for many reasons, especially due to proximity to single family neighborhoods.

Building and parking layout and design should carefully eliminate any spaces that

encourage loitering, or homeless encampments, or areas where trash build up could occur. The property owner must be responsible for any hazards or unsightly mess that occur no matter how unintentional.

Thank you for your thoughtful consideration of our ideas and concerns.

Sincerely, -Lindsey and James (Mike) Harris

43754 Fairhaven Dr, Palm Desert, CA 92260

**From:** [Bruce Schon](#)  
**To:** [Carlos Flores](#)  
**Subject:** Case no. GPA24-0001CZ24-0002  
**Date:** Monday, March 24, 2025 9:10:53 AM

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Dear Mr. Flores:

My home is located in Paseo Vista Community (623 Vista Bonita) and backs up to parking lot for the property at the northwest corner of Fred Waring and Fairhaven. I am against the change in code designation from residential to office/professional.

With this location currently used a church, the traffic, noise, and congestion is limited to the day services are held and an occasional evening gathering now and then. It is minimally intrusive. Changing to office/professional will significantly increase these negative factors.

With Fairhaven a blocked street, entering and exiting the parking lot for this structure is cumbersome. Given limited traffic as a church, this is not a significant problem. It will be a significant problem if zoning is changed to office/professional. Traffic accidents between this church and the church across Fairhaven seem to occur more often than normal already without adding more cars into the mix.

One of the reasons I chose my home, was that it is one of the few in the Paseo Vista Community with expansive, uninterrupted views of the mountains. It would decrease property values significantly for the homes like mine that directly back up to the existing structure if things proceed and it is replaced with a larger or taller structure. I am against any steps that increase the likelihood that this could happen — this change in zoning could be a first step in that direction.

Respectfully,

Bruce Schon  
623 Vista Bonita  
Palm Desert, CA 92260  
760-534-7923  
[bschon@dc.rr.com](mailto:bschon@dc.rr.com)

**CITY OF PALM DESERT  
PLANNING COMMISSION  
STAFF REPORT**

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MEETING DATE: May 20, 2025

PREPARED BY: Carlos Flores, AICP, Interim Deputy Director of Development Services

SUBJECT: CONTINUE A PUBLIC HEARING FOR A PROPOSED PAD ELEVATION  
CHANGE FOR PP22-0003 (PALM COMMUNITIES) TO JUNE 3, 2025

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**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

**BACKGROUND/ANALYSIS:**

Staff circulated a public hearing notice for the Planning Commission to consider a request for a pad elevation change for the development of a 241-unit multi-family development at the northwest corner of Gerald Ford and the extension of Technology Drive, now named Zenith Drive. This project was previously approved under case number PP22-0003/TPM 38366. Staff is requesting for this public hearing to be continued to the meeting of June 3, 2025. Staff has not received any public comments as of the date of this report.



# CITY OF PALM DESERT ATTENDANCE REPORT

PLANNING COMMISSION

Prepared By: Monique Lomeli

Year	2024	2024	2024	2024	2024	2024	2024	2024	2024	2025	2025	2025	2025	2025	2025	Total									
Month	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Mar	Apr	Apr	Total	Unexcused									
Date	21	4	18	2	19	6	20	3	17	1	29	5	17	3	17	7	21	4	18	4	18	1	15	Absences	Absences
DeLuna, Nancy	P	P	P	-	E	-	P	P	-	P	P	-	P	-	P	P	-	-	-	-	E	P	-	2	0
Greenwood, John	P	P	E	-	E	-	P	P	-	P	P	-	E	-	P	P	-	-	-	-	P	P	-	3	0
Gregory, Ron	P	E	P	-	P	-	E	E	-	P	P	-	P	-	P	P	-	-	-	-	P	P	-	3	0
Holt, Lindsay	P	P	P	-	P	-	P	P	-	P	E	-	P	-	P	P	-	-	-	-	P	E	-	2	0
Meyerhoff, Alex	N/A	N/A	N/A	-	N/A	-	N/A	N/A	-	N/A	N/A	-	N/A	-	N/A	N/A	-	-	-	-	P	P	-	0	0

**Palm Desert Municipal Code 2.34.010:**  
**Twice Monthly:** Six unexcused absences from regular meetings in any twelve-month period shall constitute an automatic resignation of members holding office on boards that meet twice monthly.

- P Present
- A Absent
- E Excused
- No meeting
- P Remote