

# PLANNING COMMISSION CITY OF PALM DESERT MEETING AGENDA

Tuesday, August 19, 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. NON-AGENDA 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. 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 Special Meeting Minutes of July 8, 2025, and the Regular Meeting Minutes of August 5, 2025.

**6. ACTION CALENDAR**

The public may comment on individual Action Items within the three-minute time limit.

**6.a CONSIDERATION TO GRANT A TWELVE-MONTH EXTENSION OF TIME FOR PRECISE PLAN 22-0009 AND TENTATIVE PARCEL MAP 38728**

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RECOMMENDATION:  
Adopt Planning Commission Resolution No. 2899 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A TWELVE-MONTH TIME EXTENSION FOR PRECISE PLAN 22-0009 AND TENTATIVE PARCEL MAP 38728 UNTIL OCTOBER 26, 2026."

**7. PUBLIC HEARINGS**

None.

**8. INFORMATIONAL REPORTS & COMMENTS**

**8.a SUMMARY OF CITY COUNCIL ACTIONS**

**8.b COMMITTEE MEETING UPDATES**

**8.b.1 Cultural Arts Committee**

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

**8.c PLANNING COMMISSIONERS**

**8.d CITY STAFF**

**8.e ATTENDANCE REPORT**

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**9. ADJOURNMENT**

The next Regular Meeting will be held on September 2, 2025, at 6:00 p.m.

10. **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 M. Lomeli, CMC  
Senior Deputy Clerk





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

July 8, 2025, 6:00 p.m.

Present: Commissioner John Greenwood, Commissioner Alex Meyerhoff,  
Commissioner Josh Nickerson, Commissioner John Collum

Absent: Vice-Chair Lindsay Holt

Staff Present: Interim Deputy Director of Development Services Carlos Flores,  
Deputy City Attorney Verdugo, Recording Secretary Michelle  
Nance

**1. CALL TO ORDER**

A Special Meeting of the Planning Commission was called to order by Commissioner Greenwood on Tuesday, July 8, 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 Greenwood led the Pledge of Allegiance.

**4. ELECTION OF CHAIR PERSON AND VICE CHAIRPERSON FOR FISCAL YEAR 2025/2026**

Senior Deputy Clerk Nance presented a staff report on the new rotation procedure. Commissioner Collum requested to defer serving as Vice Chair for this rotation due to his first year on the Commission. The Commission accepted the deferral. As a result, Lindsay Holt will serve as Chairperson and John Greenwood will serve as Vice Chair through June 2026.

**Motion by:** Commissioner Meyerhoff

**Seconded by:** Commissioner Nickerson

Select Lindsay Holt as Chairperson and John Greenwood as Vice Chairperson for Fiscal Year 2025/2026.

**Motion Carried (4 to 0)**

**5. NON-AGENDA PUBLIC COMMENTS**

None.

**6. CONSENT CALENDAR**

Due to the lack of a quorum of members present at the previous meeting, the minutes will be received and filed rather than formally approved.

To approve the consent calendar as presented.

**Motion Carried (4 to 0)**

**6.a APPROVAL OF MINUTES**

Receive and file the Minutes of June 3, 2025.

**7. ACTION CALENDAR**

None.

**8. PUBLIC HEARINGS**

**8.a CONSIDERATION TO APPROVE A CONDITIONAL USE PERMIT (CUP25-0003) FOR THREE OUTDOOR DINING PATIO STRUCTURES AND ADOPT A NOTICE OF EXEMPTION PURSUANT TO CEQA FOR TWO EXISTING COMMERCIAL BUILDINGS LOCATED AT 36901 COOK STREET AND 36891 COOK STREET**

Vice-Chair Greenwood announced his recusal due to his Architecture firm is the applicant on this project and left the meeting room.

Planner Kayleen Aguirre, narrated a PowerPoint presentation and responded to Commissioner inquiries.

Recording Secretary Nance opened the public hearing.

Dave Prest, of Prest, Vuksic, Greenwood Architects, applicant responded to Commissioner inquiries.

Commissioner Nickerson requested additional conditions regarding potential parking concerns.

Recording Secretary Nance closed the public hearing, there being no member of the public wishing to speak.

Commissioner Meyerhoff, motioned to approve as presented, motion failed due to lack of a second.

Following the vote, Vice Chair Greenwood returned to the meeting room.

**Motion by:** Commissioner Nickerson

**Seconded by:** Commissioner Collum

Adopt Planning Commission Resolution No. 2892 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A CONDITIONAL USE PERMIT (CUP) FOR THREE OUTDOOR

DINING PATIO STRUCTURES SERVING MULTIPLE RESTAURANTS AT TWO EXISTING MULTITENANT COMMERCIAL BUILDINGS LOCATED AT 36901 COOK STREET AND 36891 COOK STREET” with an additional condition should parking become an issue in the future, City staff will work with the Applicant on any modifications necessary.

RECUSED (1): Commissioner Greenwood

**Motion Carried (3 to 0)**

**8.b CONSIDER APPROVING REVISED PAD ELEVATIONS FOR THE PALM COMMUNITIES HOUSING PROJECT (PP22-0003/TPM 38366, AMENDMENT 1)**

Interim Deputy Director of Development Services Flores narrated a PowerPoint presentation and responded to Commissioner inquiries.

Vice Chair Greenwood opened and closed the public hearing, there being no member of the public wishing to speak.

**Motion by:** Commissioner Meyerhoff

**Seconded by:** Commissioner Collum

Adopt Resolution No. 2893 entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, TO APPROVE AMENDMENT NO. 1 TO PP22-0003/TPM 38366. A REVISION TO AN APPROVED PAD ELEVATION FOR AN APPROVED MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT PROJECT AT THE NORTHWEST CORNER OF GERALD FORD DRIVE AND THE EXTENSION OF TECHNOLOGY DRIVE (APN: 694120028)”

**Motion Carried (4 to 0)**

**9. INFORMATIONAL REPORTS & COMMENTS**

**9.a SUMMARY OF CITY COUNCIL ACTIONS**

Interim Deputy Director of Development Services Flores provided an update on recent actions taken by City Council.

**9.b COMMITTEE MEETING UPDATES**

**9.b.1 Cultural Arts Committee**

Senior Deputy Clerk Nance provided an update on upcoming Cultural Arts Committee agenda items.

**9.b.2 Parks and Recreation Committee**

Senior Deputy Clerk Nance alerted the Commission that the Parks and Recreation Committee canceled their meeting of July and will meet again, August 2025.

**9.c PLANNING COMMISSIONERS**

New Commissioners Nickerson and Collum introduced themselves and expressed appreciation in joining the Commission.

Vice Chair Greenwood voiced appreciation to outgoing Chairperson Gregory and Commissioner DeLuna for their years of dedicated service to the Commission and Community.

**9.d CITY STAFF**

Interim Deputy Director of Development Services Flores echoed Vice Chair Greenwood's words for the outgoing Commissioners and welcomed new Commissioners.

**9.e ATTENDANCE REPORT**

Report included in the agenda packet; no formal action taken.

**10. ADJOURNMENT**

The Planning Commission adjourned at 6:40 p.m.

Respectfully submitted,

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Michelle Nance, Senior Deputy Clerk  
Recording Secretary

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Rosie Lua, Interim Director of Development Services  
Staff Liaison

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

August 5, 2025, 6:00 p.m.

Present: Vice Chair John Greenwood, Commissioner Alex Meyerhoff,  
Commissioner Joshua Nickerson, Chair Lindsay Holt

Absent: Commissioner John Collum

Staff Present: Interim Deputy Director of Development Services Carlos Flores,  
Assistant Planner Kayleen Aguirre, Senior Planner Siji Fernandez,  
Deputy City Attorney Verdugo, Recording Secretary Michelle Nance

**1. CALL TO ORDER**

A Regular Meeting of the Planning Commission was called to order by Chairperson Holt on Tuesday, August 5, 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:** Vice Chair Greenwood

**Seconded by:** Commissioner Meyerhoff

To approve the consent calendar as presented.

**Motion Carried (4 to 0)**

**5.a APPROVAL OF MINUTES**

Approve the Minutes of July 15, 2025.

**Motion Carried**

**6. ACTION CALENDAR**

None.

**7. PUBLIC HEARINGS**

**7.a CONSIDERATION TO APPROVE A PRECISE PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR THE CONSTRUCTION OF A FOUR-UNIT CONDOMINIUM COMPLEX AND ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Assistant Planner Aguirre presented a PowerPoint.

Chair Holt opened and closed the public hearing, with no public comments received.

Lance O'Donnell and Robert Johnson, the applicants, spoke in support of the staff recommendation and responded to questions from the Commissioners.

Commissioner Nickerson thanked the applicants for their thorough presentation and detailed code analysis. He expressed support for the creative use of open space and noted the project meets density requirements within the Downtown Edge Overlay. He stated the design is attractive and consistent with surrounding development.

Vice Chair Greenwood echoed Commissioner Nickerson's comments, stating it is a well-designed project and a great infill addition to the area.

**Motion by:** Vice Chair Greenwood

**Seconded by:** Commissioner Meyerhoff

Adopt Planning Commission Resolution No. 2896 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A PRECISE PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR THE CONSTRUCTION OF A FOUR-UNIT CONDOMINIUM COMPLEX LOCATED AT 73815 SHADOW MOUNTAIN DRIVE"

**Motion Carried (4 to 0)**

**7.b CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT (CUP25-0002) FOR EXISTING BARBERSHOP TO SELL ALCOHOL UNDER A TYPE 40 LICENSE AND ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED AT 44700 SAN PABLO AVE**

Senior Planner Fernandez presented a PowerPoint and responded to Commissioner questions.

Chair Holt opened and closed the public hearing, with no public comments received.

Kevin Alvarado, applicant, spoke in favor of staff recommendation and responded to Commissioner inquiries.

Vice Chair Greenwood expressed full support for the project, stating it aligns with the vision for San Pablo, supports local business, and includes well-crafted conditions.

**Motion by:** Vice Chair Greenwood

**Seconded by:** Commissioner Meyerhoff

Adopt Planning Commission Resolution No. 2897 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A CONDITIONAL USE PERMIT (CUP) FOR AN EXISTING BARBERSHOP TO ALLOW TYPE 40 ALCOHOL SALES LOCATED AT 44700 SAN PABLO AVE"

**Motion Carried (4 to 0)**

**7.c CONSIDERATION TO APPROVE A NEW, FOUR-STORY, 107-ROOM HOME2SUITES HOTEL LOCATED ON TECHNOLOGY DRIVE (APN: 694190093)**

Vice Chair Greenwood announced his recusal due to a financial conflict of interest and left the meeting room.

Interim Deputy Director of Development Services Flores presented a PowerPoint and responded to Commissioner questions.

Chair Holt opened and closed the public hearing, with no public comments received.

John Vuksic, applicant, spoke in favor of staff recommendation and responded to Commissioner inquiries.

Commissioner Nickerson praised the project's design and location, noting the growing hotel presence could drive commercial interest. However, he opposed the 20% parking deficit, stressing that hotels require dedicated overnight parking. He recommended adding the 20 spaces now, rather than deferring, to avoid future issues with overflow parking and ensure a positive guest experience.

**Motion by:** Commissioner Nickerson

**Seconded by:** Chair Holt

To not move forward with adopting Planning Commission Resolution No. 2898 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A PRECISE PLAN AND TENTATIVE PARCEL MAP 39279 FOR A NEW FOUR STORY, 107 ROOM HOTEL LOCATED ON TECHNOLOGY DRIVE, JUST NORTH OF GERALD FORD DRIVE" until the applicant can return with an adequate parking plan.

NOES (2): Chair Holt, and Commissioner Meyerhoff

RECUSED (1): Vice Chair Greenwood

**Motion Fails (1 to 2)**

Commissioner Meyerhoff expressed confidence that the parking surplus on adjacent properties, along with common ownership, would address demand. He noted that even in rare cases of full occupancy, there should be sufficient street parking available.

Chair Holt supported the project, noting parking issues are event-related and not the project's burden. Emphasized the need for future overflow parking and mentioned the upcoming Metrolink station may ease demand.

Commissioner Nickerson disagreed, stating the parking shortfall is the applicant's responsibility and approving it shifts the burden to the city and taxpayers. He emphasized that parking standards exist for a reason.

**Motion by:** Commissioner Meyerhoff

**Seconded by:** Chair Holt

Adopt Planning Commission Resolution No. 2898 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A PRECISE PLAN AND TENTATIVE PARCEL MAP 39279 FOR A NEW FOUR STORY, 107 ROOM HOTEL LOCATED ON TECHNOLOGY DRIVE, JUST NORTH OF GERALD FORD DRIVE"

NOES (1): Commissioner Nickerson

RECUSED (1): Vice Chair Greenwood

**Motion Carried (2 to 1)**

Following the vote, Vice Chair Greenwood returned to the meeting room.

**8. INFORMATIONAL REPORTS & COMMENTS**

**8.a SUMMARY OF CITY COUNCIL ACTIONS**

None.

**8.b COMMITTEE MEETING UPDATES**

**8.b.1 Cultural Arts Committee**

None.

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

Commissioner Nickerson provided an update on recent activity at the Parks and Recreation Committee meeting of August 5, 2025.



**8.c PLANNING COMMISSIONERS**

None.

**8.d CITY STAFF**

None.

**8.e ATTENDANCE REPORT**

Report provided; no formal action taken.

**9. ADJOURNMENT**

The Planning Commission adjourned at 6:53 p.m.

Respectfully submitted,

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Michelle Nance, Senior Deputy Clerk  
Recording Secretary

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Rosie Lua, Interim Director of Development Services  
Staff Liaison



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

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MEETING DATE: August 19, 2025

PREPARED BY: Bobby Keatinge, Associate Planner

SUBJECT: CONSIDERATION TO GRANT A TWELVE-MONTH EXTENSION OF  
TIME FOR PRECISE PLAN 22-0009 AND TENTATIVE PARCEL MAP  
38728

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**RECOMMENDATION:**

Adopt Planning Commission Resolution No. 2899 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A TWELVE-MONTH TIME EXTENSION FOR PRECISE PLAN 22-0009 AND TENTATIVE PARCEL MAP 38728 UNTIL OCTOBER 26, 2026

**BACKGROUND/ANALYSIS:**

On October 26, 2023, the City Council of the City of Palm Desert, California, approved Precise Plan 22-0009 (PP22-0009) and Tentative Parcel Map 38728 (TPM 38728) for a phased 114,700 square foot medical office park located at the southwest corner of Gerald Ford Drive and Technology Drive, generally known as University Medical Office Park ("Project"). The Project is comprised of two development phases: a three-story, 94,700-square-foot medical office building (Phase I) and a future single-story 20,000-square-foot medical office building (Phase II). No emergency services or overnight care is proposed by the project. Emergency services or overnight care are considered a "medical hospital" land use, which is not a permitted land use in the UNSP or the proposed amendment. The City Council staff report packet with background, analysis, and attachments can be found at the link here: [October 26, 2023 Council Meeting](#)

The original expiration of the Precise Plan and Tentative Parcel Map was set to expire 24 months from approval on October 26, 2025.

**Project Description:**

The currently proposed extension is the first proposed extension of time for PP22-0009 and TPM 38728. Palm Desert Municipal Code (PDMC) Section 26.20.140 Extensions of Time allows the Planning Commission (Commission) to grant tentative maps an extension of time to file the final map.

On August 1, 2025, the applicant submitted a letter to the city requesting the extension of time stating that ownership was in negotiations with potential tenants and a submittal of construction documents for permitting was anticipated in November 2025.

PDMC Section 25.72.030(K) allows the Commission to grant Precise Plans a twelve-month extension of time when extenuating circumstances can be clearly shown by the applicant. The

Precise Plan may be eligible for future extension requests providing that there has not been any adopted changes to zoning regulations that would impact the Precise Plan. Staff has made the applicant aware of this requirement.

The approval of the extension request will have a new expiration date of October 26, 2026.

**Environmental Assessment/ Environmental Review:**

Pursuant to CEQA and the State CEQA Guidelines, the project was found to be exempt from further environmental review per Section 15061(b)(3) (General Rule exemption). The project is an extension of time and will have no direct foreseeable impacts on the environment.

**Findings of Approval:**

Findings can be made in support of the project, contained in Planning Commission resolution No. 2899.

**ATTACHMENTS:**

1. Draft Resolution No. 2899
2. Extension Request

PLANNING COMMISSION RESOLUTION NO. 2899

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A TWELVE-MONTH TIME EXTENSION FOR PRECISE PLAN 22-0009 AND TENTATIVE PARCEL MAP 38728 UNTIL OCTOBER 26, 2026  
CASE NO. PP 22-0009/TPM 38728 Extension No. 1

WHEREAS, the City Council of the City of Palm Desert, California, did on the 26<sup>th</sup> day of October 2023, adopt Resolution No. 2023-050, approving Precise Plan 22-0009 and Tentative Parcel Map 38728 for a 114,700 square foot medical office park located at the southwest corner of Gerald Ford Drive and Technology Drive, generally known as University Medical Office Park ("Project"); and

WHEREAS, the original resolution for Precise Plan 22-0009 and Tentative Parcel Map 38728 established a 24-month life and was set to expire on October 26, 2025; and

WHEREAS, a timely request was filed by John Vuksic of Prest Vuksic Greenwood Architects, the authorized representative for the property owner, for an extension of Precise Plan 22-0009 and TPM 38728; and

WHEREAS, on August 1, 2025, the applicant submitted a letter to the city requesting the extension of time stating that ownership was in negotiations with potential tenants and a submittal of construction documents for permitting was anticipated in November 2025.

WHEREAS, the original findings and Conditions of Approval in the entirety for Planning Case Nos. PP 22-0009 and TPM 38728 as stated in City Resolution No. 2023-050 are still applicable to the project and incorporated herein by reference (Exhibit B); and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 19<sup>th</sup> day of August 2025, consider the request by the property owner for approval of the above-noted extension of time request at a public meeting; and

WHEREAS, at the said public meeting, 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; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; and

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. Project Approval. The Planning Commission approves a twelve-

month time extension for Planning Case Nos. Precise Plan 22-0009 and TPM 38728 to October 26, 2026, subject to the Conditions of Approval attached hereto as Exhibit "A."

**PLANNING COMMISSION RESOLUTION NO. 2899**

ADOPTED ON August 19, 2025

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LINDSAY HOLT  
CHAIRPERSON

ATTEST:

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ROSIE LUA  
SECRETARY

I, Rosie Lua, Secretary of the City of Palm Desert, hereby certify that Resolution No. 2899 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 August 19, 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 August \_\_, 2025.

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ROSIE LUA  
SECRETARY

**EXHIBIT A**

**CONDITIONS OF APPROVAL  
CASE NOS. PP22-0009/TPM 38728 EXTENSION OF TIME NO. 1**

**PLANNING DIVISION:**

1. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these Project Approvals for the Project, or the Project Approvals themselves, the Developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. The Developer, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Developer's approval of counsel, which shall not be unreasonably denied, and at the Developer's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Developer and cooperate in the defense. The Developer, upon such notification, shall deposit with City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Developer shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. The Developer and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of Project approvals without the Developer's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Developer materially breaches this indemnification requirement.
2. The Applicant shall comply with the Conditions of Approval of the previously approved per City Council Resolution No. 2023-050, attached hereto as Exhibit "B" in their entirety. The Conditions of Approval are still applicable and valid and are incorporated herein by reference.
3. The Precise Plan 22-0009 and Tentative Parcel Map 38728 map will expire on October 26, 2026, unless an extension of time is granted by the City of Palm Desert's Planning Commission.

**END OF CONDITIONS OF APPROVAL**



**EXHIBIT B**

**CITY COUNCIL RESOLUTION NO. 2023-050**



**EXHIBIT B****RESOLUTION NO. 2023-50**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA APPROVING A PRECISE PLAN AND TENTATIVE PARCEL MAP TO DEVELOP A PHASED 114,700-SQUARE-FOOT MEDICAL OFFICE PARK WITH RELATED ON-SITE AND OFF-SITE IMPROVEMENTS, AND SUBDIVIDE A 10.47-ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GERALD FORD DRIVE AND TECHNOLOGY DRIVE (ASSESSOR'S PARCEL NUMBERS 694-580-026 AND -027) CASE NOS. PP22-0009 & TPM 38728

WHEREAS, Desert Care Network/Tenet Healthcare ("Applicant"), submitted an application for a Specific Plan Amendment ("Specific Plan") to amend the University Neighborhood Specific Plan (UNSP) to allow medical offices and medical clinics as allowed land uses within the Neighborhood Center designation, create a Professional/Medical Office Overlay, and apply said overlay to the 10.47-acre site located at the southwest corner of Gerald Ford Drive and Technology Drive; and

WHEREAS, the Applicant also submitted applications for a Precise Plan (PP) to develop a 114,700-square-foot medical office park, including a 94,700-square-foot, three-story medical office building (Building 1) and future 20,000-square-foot, single-story medical office building (Building 2), and on-site parking, landscaping, and off-site public improvements for the Project site, and a Tentative Parcel Map (TMP) to subdivide the 10.47-acre Project site into two parcels; and

WHEREAS, the Project site has a land use designation of Town Center Neighborhood (TCN) in the General Plan adopted on the 10<sup>th</sup> day of November 2016, and a zoning designation of Planning Residential (PR-20); 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, the Architectural Review Commission (ARC) of the City of Palm Desert, California, did on the 14<sup>th</sup> day of March 2023, approve a design review for the Project, subject to conditions; and

WHEREAS, in accordance with State CEQA Guidelines Section 15063, the City conducted an Initial Study to determine if the Project may have a significant effect on the environment and to evaluate whether an Environmental Impact Report (EIR) was required; 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, a Mitigated Negative Declaration (MND), SCH# 2023050370 (EA 22-0002), and an accompanying Mitigation Monitoring and Reporting Program (MMRP), were prepared for the Project; and

WHEREAS, the Project is consistent with the development density and use characteristics considered by the General Plan EIR, Specific Plan MND in the TCN land use designation; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the 19<sup>th</sup> day of September 2023, hold a duly noticed public hearing to consider the request by the Applicant and adopted Planning Commission Resolution No. 2832 recommending that the City Council approve the above-noted Project subject to findings of approval; and

WHEREAS, the City Council of the City of Palm Desert, did on the 26th day of October 2023, hold a duly noticed public hearing, the City Council opened the public hearing, the City Council considered the request by the Applicant for the development of the Precise Plan and Tentative Parcel Map; 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 City Council of the City of Palm Desert, California, as follows:

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

SECTION 2. Findings on Tentative Parcel Map. In approving the project and under Palm Desert Municipal Code (PDMC) Section 26.20.100(C), the City Council shall deny approval of a tentative map if any of the following findings are made:

1. That the density of the proposed subdivision is not consistent with applicable general and specific plans.

*The map has been reviewed and found to be consistent with the density, lot development standards, and land uses of the UNSP and the General Plan Land Use Designation for the TCN. The TPM proposes to create a two-lot subdivision within a 10.47-acre Project site. The UNSP does not establish a minimum lot size requirement or a minimum parcel dimension for non-residential lots. The proposed lots are intended to serve a medical office development; therefore, comply with the applicable standards set.*

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

*The design and improvements of the subdivision are consistent with the applicable Specific Plan requirements for lot standards, the circulation, and distribution of land uses. The dedications for public right-of-way are consistent with the applicable circulation elements of the Specific Plan.*

3. That the site is not physically suitable for this type of development.

*The site is physically suitable for the proposed medical office park development. The Project has been analyzed by the City's Public Works Department, Land Development and Engineering, and Planning Division. The site has suitable access, grading, drainage, and zoning to allow the development.*

4. That the site is not physically suitable for the proposed density of development.

*The site is physically suitable for the density of development. The allowable density for the site has been evaluated by the General Plan. The Applicant has prepared the appropriate technical studies to assess that the site is physically suitable to develop. The MND for the Specific Plan identifies required mitigation.*

5. That the design of the subdivision or the improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

*Pursuant to the California Environmental Quality Act (CEQA) and State CEQA guidelines, an Initial Study (IS) was prepared for the project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant level. The IS identified potentially significant impacts in the areas of biological resources, cultural and tribal resources, geology and soils, and traffic and circulation. Mitigation measures that avoid or mitigate the potentially significant impacts to a point where no significant impacts were identified, and a Mitigated Negative Declaration (SCH No. 2023050370) and Mitigation Monitoring and Reporting Program (MMRP) was prepared. On the basis of the whole record there is no substantial evidence that the Project as designed, conditioned, and mitigated will have a significant impact on the environment.*

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

*The design of the subdivision is not likely to cause serious health problems. The Project is not located within a hazardous area that would be subject to flooding, liquefaction, landslide, fault zones, or other natural hazards. The Project does not generate adverse effects that would cause public health problems. Ground-disturbing activities are conditioned to prepare plans to control fugitive dust. The access locations to the subdivision have been evaluated in accordance with the Specific Plan and will not adversely affect public health.*

SECTION 3. Project Approval. The City Council hereby approves of PP22-0009 and TPM 38728, subject to the findings and Conditions of Approval attached herein as Exhibit A.

SECTION 4. 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. Anthony J. Mejia, MMC, the City Clerk of the City of Palm Desert is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Mayor signs this Resolution and the City Clerk shall attest and certify the passage and adoption thereof.

SECTION 6. Recitals. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

ADOPTED ON OCTOBER 26, 2023.

DocuSigned by:  
  
 382E74C11AC0434...  
 KATHLEEN KELLY  
 MAYOR

ATTEST:

DocuSigned by:  
  
 8063A189723D437...  
 ANTHONY J. MEJIA  
 CITY CLERK

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, hereby certify that Resolution No. 2023-050 is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Desert on October 26, 2023, by the following vote:

AYES: HARNIK, NESTANDE, TRUBEE, AND KELLY  
 NOES: NONE  
 ABSENT: NONE  
 ABSTAIN: QUINTANILLA  
 RECUSED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on 10/30/2023.

DocuSigned by:  
  
 8063A189723D437...  
 ANTHONY J. MEJIA  
 CITY CLERK

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**CASE NO. PP22-0009, TPM 38728**

**PLANNING DIVISION:**

1. The development of the property shall conform substantially with exhibits on file with the Development Services Department, as modified by the following conditions.
2. This approval shall not take effect until Planning Case No. SP/EA22-0002 is approved.
3. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these project approvals for the Project, or the project approvals themselves, the Developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. Developer, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Developer's approval of counsel, which shall not be unreasonably denied, and at the Developer's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Developer and cooperate in the defense. The Developer, upon such notification, shall deposit with City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Developer shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. Developer and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of project approvals without the Developer's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Developer materially breaches this indemnification requirement.
4. The development of the property described herein shall be subject to the restrictions and limitations set forth herein, which are in addition to the approved development standards listed in the PDMC and University Neighborhood Specific Plan, and state and federal statutes now in force, or which hereafter may be in force.
5. The Tentative Parcel Map shall expire if recordation of the Final Parcel Map is not completed within two (2) years from the date of final approval unless an extension of time is granted by the Palm Desert Planning Commission; otherwise, said approval shall become null, void, and of no effect whatsoever.
6. The Precise Plan shall expire within two (2) years from the date of final approval unless an extension of time is granted by the Palm Desert Planning Commission; otherwise, said approval shall become null, void, and of no effect whatsoever.

7. The approved PP shall only be modified with written City approval per PDMC Chapter 25.72.030. Any proposed changes to this PP will require an amendment to the application, which may result in a new public hearing.
8. The approved TPM shall only be modified with written City approval in accordance with the requirements of the University Neighborhood Specific Plan and Chapter 26.20 of the PDMC.
9. All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Development Services Department.
10. A copy of the herein-listed Conditions of Approval shall be included in the construction documentation package for the Project, which shall be continuously maintained on-site during Project construction.
11. The Applicant shall execute a written acknowledgment to the Planning Division stating acceptance of and compliance with all the Conditions of Approval of Resolution No. 2833 and that the plans submitted are in compliance with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.
12. Prior to issuance of a building permit for construction of any use or structure contemplated by this approval, the Applicant shall first obtain permits and or clearance from the following agencies:
  - Public Works Department
  - Fire Department
  - Building and Safety Division
  - Land Development Division

Evidence of said permit or clearance from the above agencies shall be presented to the Building & Safety Division at the time of issuance of a building permit for the use contemplated herewith.
13. This Project is subject to payment of the City's Public Art fee. The fee will be applied prior to a building permit issuance and shall remain in the City's public art fund. Alternatively, the project may propose public art in lieu of the fee subject to review and approval by the Cultural Arts Committee.
14. The pad elevations of all lots shall be consistent with the approved preliminary grading and drainage plan included with the project file dated March 7, 2023. Adjustments which increase or decrease the pad elevation by six inches (0'-6") or less shall be subject to review and approval by the Director of Development Services and City Engineer.



- A. Adjustments which increase the pad elevations by more than six (6) inches shall require Planning Commission approval.
15. All mitigation measures identified in the University Specific Plan MND (SCH #2023050370) shall be incorporated into the planning, design, development, and operation of the Project.
  16. All exterior lighting sources shall be fully shielded and directed downwards and is subject to approval by the Development Services Department. Luminaries with total lamp lumens above 16,000 lumens shall not be used. Prior to building permit issuance, the Applicant shall submit plans for outdoor lighting as required by PDMC Section 24.16.030 and include glare ratings and color temperature for all exterior light fixtures.
  17. Final lighting plans shall be submitted per PDMC Section 24.16 for any landscape, architectural, street, or other lighting types within the Project area.
  18. Prior to the building permit issuance, the Applicant shall submit a landscape construction application for approval by the Development Services Department and Coachella Valley Water District.
  19. Final landscape and irrigation documents shall be prepared by a landscape architect registered with the State of California and shall be submitted to the Development Services Department and the CVWD for review and approval. All sheets shall be signed by the landscape architect and shall include the license number and the expiration date. The landscape plan shall conform to the preliminary landscape plans prepared as part of this application and shall include dense plantings of live landscape material. All trees shall be a minimum 24-inch box in size and all plants shall be a minimum of five (5) gallons in size at the time of planting, and.
    - A. The Applicant shall submit final landscape construction plans to the Palm Desert Development Services Department for review and acceptance prior to or concurrent with submittal to CVWD.
    - B. The grading design plans shall be submitted as a part of the landscape documentation package.
  20. All Project irrigation systems shall function properly, and landscaping shall be maintained in a healthy and thriving condition. The maintenance of landscaping and the irrigation system shall be permanently provided for all areas of the Project site. Furthermore, the plans shall identify responsibility for the continued maintenance.
  21. Prior to the issuance of the Certificate of Occupancy, the Project shall record a landscape maintenance agreement for site landscaping and new landscaping located within the public right of way along the project frontages as depicted on the approved preliminary landscape plan dated March 8, 2023; this is not intended to include the existing landscaped medians adjacent to the project.
  22. Prior to the issuance of the Certificate of Occupancy, the certified landscape architect or designer of record shall submit written verification and certificate of completion to the

Planning Division that the landscaping and irrigation have been installed per the approved landscape plan adjacent to the project site.

23. All exterior and rooftop equipment and all appurtenances thereto shall be completely screened from public view by walls or roof screens that are architecturally treated to be consistent with the building. The final construction plans shall include appropriate drawings demonstrating how such equipment is to be screened from view.
24. All roof drainage systems and devices shall be designed such that they are fully screened from view from all public streets. Drainage devices, including but not limited to downspouts, shall not be located on any street-facing building elevation or area that is clearly visible from the public right-of-way. Drainage devices shall be fully integrated into the building structure and located within the exterior walls of the structure.
25. All roof access ladders shall be located on the inside of the building and shall be fully screened by rooftop parapets.
26. All ground-mounted utility structures including, but not limited to, transformers, HVAC equipment, and backflow prevention valves shall be located out of view from any public street or adequately screened using landscaping and/or masonry walls.
27. Exterior building elevations showing building wall materials, roof types, exterior colors, and appropriate vertical dimensions shall be included in the development construction drawings.
28. All parking spaces shall be clearly marked with white or yellow paint or other easily distinguished material. Except as required by the state and the Americans with Disability Act (ADA) requirements, all markings shall be a minimum four-inch (4") wide double ("hairpin" style) stripe designed to provide 18 inches measured outside to outside under City Council Resolution No. 01-5.
29. The Applicant or any successor in interest shall comply with all applicable local, state, and federal laws and regulations.
30. The Applicant shall construct the pedestrian circulation network as shown on the approved preliminary grading dated March 7, 2023, and provide pedestrian access points as shown on the approved preliminary site plan.
31. Exterior signage shall always comply with Chapter 25.56 of the PDMC. The Applicant shall submit a sign program for review by the Architectural Review Commission for all exterior signage including wall signage, monument signage, and directional signage. All signage shall be coordinated for consistency.
32. All exterior wall signs shall be coordinated to utilize a consistent construction and illumination method. Illuminated signs which face residential uses shall be restricted to reverse-lit or halo-illumination and shall refrain from use of through-lighting.

33. Prior to permit issuance, the final construction drawings for the medical building shall be submitted to the Architectural Review Commission or Architectural Review Commission Subcommittee to ensure the final drawings substantially conform to the preliminary plan set.
34. The Applicant shall comply with the recommendations made by the City's Architectural Review Commission (ARC), as referenced in the March 14, 2023, Notice of Action.
35. The PP approval is for a two phase, 114,700-square-foot medical office park and phasing shall occur as depicted in the Overall Site Plan Phases dated March 6, 2023, however, may be constructed in its entirety in a single phase in the future:
  - A. Phase 1 consists of Building 1, a 94,700 square-foot medical office building, the pad for a Building 2, a future 20,000 square-foot medical building, all street and sidewalk improvements, full perimeter landscape improvements, and approximately 476 on-site parking spaces, and offsite improvements.
  - B. Phase 2 consists of a 20,000 square-foot, single-story medical office building with a maximum height of 25'-0" from the approved pad and additional parking to allow a total of 574 on-site parking spaces, and additional landscaping.
  - C. All offsite improvements as shown on the plans and modified by conditions shall be completed with Phase 1 of the project.
  - D. Phase 1 shall be developed within two (2) years, or the Precise Plan will expire unless an extension of time is granted by the Planning Commission per Condition No. 5 of this Resolution.
36. The final architecture of Building 2 shall require review and approval of a Design Review application by the Architectural Review Commission. The building shall be limited to a maximum total floor area of 20,000 square-feet and shall be single-story with a maximum height of 25'-0" as measured from the approved finished grade of 179.3 (NAVD29). The architectural style shall be compatible with Building 1 and shall use a matching material and color palette. The final design shall also include a landscape plan for parking areas within Phase 2.
  - A. Proposals which relocate, and/or increase the building height and/or maximum total floor area of Building 2, shall require an amendment to the PP.
37. Prior to the issuance of a certificate of occupancy for Building 1, the Applicant shall stabilize the pad for Building, and unpaved parking areas of Phase 2 to the satisfaction of the Director of Development Services and plant a continuous irrigated hedge around the perimeter of each area. The stabilized areas and hedges shall be maintained until Building 2 is completed.

**LAND DEVELOPMENT DIVISION:**

37. The following plans, studies, and exhibits are hereby referenced: University Neighborhood Specific Plan (UNSP) adopted by Ordinance 1312, and dated January 2017; Preliminary Grading and Drainage Plan, prepared by Michael Baker International and dated March 7, 2023; Tentative Parcel Map No. 38728 exhibit, prepared by Michael

Baker International and dated May 2023; Preliminary Utility Plan, prepared by Michael Baker International and dated March 7, 2023; University Medical Office Park Preliminary Hydrology Report, prepared by Michael Baker International and dated December 7, 2022; and Preliminary Water Quality Management Plan, prepared by Michael Baker International and dated December, 2022.

38. It is assumed that easements shown on the preliminary grading exhibit are shown correctly and include all the easements that encumber the subject property. A current preliminary title report for the site will be required to be submitted during technical plan review. The Applicant shall secure approval from all, if any, easement holders for all grading and improvements, which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no effect. Should such approvals or alternate actions regarding the easements not be provided and approved by the City, the Applicant may be required to amend or revise the proposed site configuration as may be necessary.
39. It is understood that the conceptual exhibits correctly show acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that the omission or unacceptability may require that the Applicant amend or revise the site plan as may be.
40. Prior to issuance of the first building permit for the development, the Applicant shall pay all appropriate signalization fees in accordance with the City's Resolution No. 79-17 and 79-55.
41. Prior to map approval, the Applicant shall pay all appropriate drainage fees in accordance with the City's Municipal Code Section 26.49 and Palm Desert Ordinance No. 653.
42. Prior to map approval, the Applicant shall pay all appropriate park fees in accordance with the City's Municipal Code Section 26.48.060.
43. The Applicant shall comply with Palm Desert Ordinance No. 843, Section 24.20 Stormwater Management and Discharge Ordinance.
44. All utility extensions within the site shall be placed underground unless otherwise specified or allowed by the respective utility purveyor.
45. Prior to a grading permit, the Applicant shall prepare a final grading plan for the site. No grading or other improvements shall be permitted until a final grading plan has been approved by the City Engineer. Grading plans and all grading shall conform to the approved Conceptual Grading Plan, the California Building Code, PDMC Title 27 Grading, and all other relevant laws, rules, and regulations governing grading in the City of Palm Desert.
46. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities exceed the street capacity, the

Applicant shall provide adequate drainage facilities and/or appropriate easements as approved by the City Engineer.

47. Pad elevations, as shown on the conceptual exhibit, are subject to review and modification per Chapter 27 of the Palm Desert Municipal Code.
48. Prior to approval of the grading plan, the Applicant shall prepare a detailed final flood hazard/hydrology and hydraulics report for approval of the City Engineer. The report shall encompass the entire project area and comply with all relevant laws, rules, and regulations governing the City of Palm Desert.
49. All drainage and storm drain improvements shall be designed per PDMC Title 24, Riverside County Flood Control and Water Conservation District's standards for the Drainage Element of the Palm Desert General Plan, and all other relevant laws, rules, and regulations governing grading in the City of Palm Desert.
50. Prior to approval of the grading plans, the Applicant shall provide the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such Evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.
51. Prior to the issuance of a grading permit, the Applicant shall submit a PM10 application for review and approval. The Applicant shall comply with all provisions of PDMC Section 24.12 regarding Fugitive Dust Control.
52. Prior to issuance of grading permit the Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for review and approval of the Land Development department.
53. Where grading involves import or export, the Applicant shall obtain permits, from the Public Works Department, including import/export quantities and hauling route.
54. Prior to grading permit, it shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the grading plan exhibit. Proof shall be provided to the Land Development Department prior to issuance of grading permit.
55. It is assumed that the grading and the provisions for water quality management shown on the conceptual grading exhibit can comply with all requirements for a Final Water Quality Management Plan (F-WQMP) without substantial change from that shown. Prior to approval of the grading plan for each Precise Plan Landowner shall prepare, or cause to be prepared, a Final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Whitewater River Watershed area for approval of the City Engineer.
56. All post-construction BMPs shall be designed based on the City of Palm Desert's maximum infiltration criteria of one (1) inch/hour.

57. Prior to the issuance of a grading permit, the Applicant shall submit a signed and notarized WQMP Operations and Maintenance Agreement to the City. The agreement shall include provisions for the maintenance and operation of all onsite water quality BMP facilities by the property owner.
58. Prior to issuance of grading permit and in compliance with the City of Palm Desert Municipal Code Chapter 27.24, the Applicant shall enter into an agreement and post financial security guarantee for all grading work related to this project.
59. Prior to issuance of grading permit for the Precise Plan, the Applicant shall submit for review and approval of the City Engineer a final Geotechnical Report that includes project specific recommendations.
60. Prior to issuance of precise grading permit, the Applicant shall submit grading and improvement plans for onsite improvements for review and approval of the City Engineer.
  - A. Signing and striping shall be part of the plans and shall include stop signs and stop bars for vehicles exiting the site at proposed driveways.
  - B. All private improvements shall be kept within private property. Non-standard encroachments into proposed public right-of-way will not be permitted, unless clearly identified on these conditions of approval.
61. Prior to the start of grading activities, the Applicant shall install all erosion and dust control mechanisms for the site as approved by the City.
62. Upon completion of grading of each phase, the project's Geotechnical Engineer shall certify the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project. A licensed land surveyor shall certify the completion of grading in conformance with the lines and grades shown on the approved grading plans.
63. Final parcel map shall show corner cut back dedication at Gerald Ford Drive and Technology Drive intersection, and Technology Drive and College Drive intersection per Riverside County Standard No. 805 and/or as adequately designed to accommodate public infrastructure and adequate ADA path of travel within the public right-of-way, whichever is more stringent.
64. Final parcel map shall show additional right-of-way dedication at project driveway intersections required to accommodate public infrastructure within public right-of-way and be in compliance with ADA requirements.
65. Prior to map approval, the Applicant shall submit improvement plans for required improvements along Gerald Ford Drive, Technology Drive, and College Drive as outlined in these conditions of approval.



66. Prior to map approval, the Applicant shall provide full-scale signing and striping plans for (each) Gerald Ford Drive, Technology Drive, and College Drive improvements. The signing and striping plans shall be submitted as a separate set of plans from the street improvement plans for review and approval of the City Engineer. Signing and striping plans shall show existing improvements and proposed modifications including, but not limited to, bike lanes, roundabout(s), travel lanes, pavement markings, turning lanes, existing and proposed traffic signs, etc. All signing and striping within public streets shall follow California Highway Design Manual (CA HDM) and California Manual of Uniform Traffic Control Devices (CA MUTCD) design guidelines and standards and must be signed by a licensed Civil Engineer or Traffic Engineer (PE/TE).
67. Prior to issuance of encroachment permit for public improvements and/or map recordation, whichever comes first, the Applicant shall enter into an agreement and post financial security guarantee for the construction of all off-site/public improvements in accordance with Chapter 27.24 of the Palm Desert Municipal Code. The form and amount of the financial security shall be reviewed and approved by the City Engineer. The Applicant shall guarantee all improvements for a period of one year from the date of final acceptance and the improvement guarantee shall be backed by a bond or cash deposit in the amount of ten percent of the surety posted for the improvements.
68. Prior to map recordation, the Applicant shall enter into a subdivision improvement agreement and post financial securities with the City for the required public improvements. The form and amount of the financial security shall be reviewed and approved by the City Engineer and be in compliance with the Palm Desert Municipal Code Section 26.28.030 and Section 26.28.040.
69. Prior to issuance of certificate of occupancy, the Applicant is responsible for the construction and installation of improvements on Gerald Ford Drive as identified on these conditions of approval. Applicant shall provide for the design and construction of the following improvements:
- A. Modifications to existing curb and sidewalks to provide for right turn lane pocket west of the proposed project driveway.
  - B. Modifications to the existing curb and sidewalks east of the proposed driveway to provide extension to existing eastbound right turn lane at Technology Drive intersection.
  - C. A Class II bicycle/golf cart lane is planned on Gerald Ford Drive along the project frontage. The street design shall anticipate the requirement and incorporate into the design to the best extent possible. The engineer of record shall coordinate with City public works and land development staff to determine the feasibility of the bike path provided existing constraints and road alignment east of Gerald Ford Drive and Technology Drive intersection. In the event that the bike path is not feasible at this time, the Applicant may submit a formal request to the City Engineer to provide street improvements without the corresponding markings/striping. Ultimate street design shall be approved by the City Engineer.
  - D. Applicant shall provide landscape improvements along the site frontage. Separate plans submitted for Public Works approval are required.

- E. Applicant shall verify ADA compliance of pedestrian facilities along Gerald Ford Drive that are impacted by the development (i.e., at driveway access). The Applicant will be responsible for providing an accessible path from the proposed driveway access to their onsite facilities. Applicant shall be responsible for repairing any sidewalk panels damaged during the project's construction activities, as identified by the City inspector, and directed by the City Engineer
  - F. Applicant shall be responsible for the replacement of any curb and gutter along the frontage, according to City of Palm Desert Standard No. 102, damaged during construction activities, as directed by the City Engineer.
  - G. Applicant shall show, as reference only, all existing and proposed utility connections on plans. Utility plans shall be processed and approved by CVWD.
  - H. Applicant shall construct one right-in/right-out only driveway at approximately 500-feet (centerline to centerline) of the Technology Drive and Gerald Ford intersection.
  - I. Applicant shall install STOP signs and STOP bars at all proposed project entries/driveways that intersect with Gerald Ford Drive.
70. Prior to certificate of occupancy, the Applicant is responsible for the construction and installation of improvements on Technology Drive as identified on these conditions of approval. Applicant shall provide for the design and construction of the following improvements:
- A. Applicant shall provide landscape improvements along the site frontage.
  - B. Applicant shall verify ADA compliance of pedestrian facilities along the frontage that are impacted by the development (i.e., at driveway access).
  - C. Applicant will be responsible for replacement of any sidewalk panels damaged during the project's construction activities, as identified by the City inspector, and directed by the City Engineer.
  - D. Applicant shall be responsible for the replacement of any curb and gutter along the frontage, according to City of Palm Desert Standard No. 102, damaged during construction activities, as directed by the City Engineer.
  - E. Applicant shall show, as reference only, all existing and proposed utility connections on plans. Utility plans shall be processed and approved by CVWD.
  - F. Applicant shall construct one unrestricted driveway and provide one 100-foot shared left/through/right outbound lane.
  - G. The Applicant shall provide, as part of the construction drawings for the development, a detailed drawing of the proposed non-standard driveway to Technology Drive, for review and approval of the City Engineer. This Exhibit shall show all elevations, percent grade, ADA compliant connection between private pedestrian facilities and public right-of-way, and dimensions, as well as truck turning templates for vehicles entering and exiting the site.
  - H. Applicant shall install STOP signs and STOP bars at all proposed project entries/driveways that intersect with Technology Drive.
  - I. Applicant shall modify the existing raised median to provide 90-foot northbound left turn pocket onto the site's driveway, as generally shown on the conceptual exhibits.



71. Prior to certificate of occupancy, the Applicant is responsible for the construction and installation of improvements on College Drive. Required improvements for this development generally include, but are not limited to:
- A. Applicant shall provide dedicated bicycle/golf cart lane (Class II).
  - B. Applicant shall provide landscape improvements along the site frontage.
  - C. Applicant shall verify ADA compliance of pedestrian facilities along College Drive that are impacted by the development (i.e., at driveway access). The Applicant will be responsible for providing accessible path from the proposed driveway access to their onsite facilities. Applicant shall be responsible for repairing any sidewalk panels damaged during the project's construction activities, as identified by the City inspector, and directed by the City Engineer.
  - D. Applicant shall show, as reference only, all existing and proposed utility connections on plans. Utility plans shall be processed and approved by CVWD.
  - E. Applicant shall construct one unrestricted driveway per the referenced conceptual exhibit and provide one 50-foot shared left inbound/through/right outbound lane.
  - F. Applicant shall modify existing raised median to provide 125-foot eastbound left turn pocket and provide STOP sign and stop bar and signage at driveway exit, as indicated in the project specific traffic impact analysis.
72. Prior to building final inspection, the Applicant is responsible for the completion of construction of all grading and improvements for which plans are required.
73. Prior to final building permit inspection or certificate of occupancy, the Applicant is responsible for the completion of all public improvements. All public improvements shall be completed with the first phase of development.

**BUILDING AND SAFETY DIVISION:**

74. This project shall comply with the latest adopted edition of the following codes:
- A. California Building Code and its appendices and standards.
  - B. California Commercial Code and its appendices and standards.
  - C. California Plumbing Code and its appendices and standards.
  - D. California Mechanical Code and its appendices and standards.
  - E. California Electrical Code.
  - F. California Energy Code.
  - G. California Green Building Standards Code.
  - H. Title 24, California Code of Regulations.
  - I. California Fire Code and its appendices and standards.

75. The Applicant shall coordinate directly with:

Riverside County Fire Marshal's Office  
 CAL FIRE/Riverside County Fire Department  
 77933 Las Montañas Road, Suite 201  
 Palm Desert, CA 92211

76. All trash enclosures are required to be accessible. Provide an accessible path of travel to the trash enclosure. Trash enclosures shall comply with the minimum requirements established by Section 8.12 of the PDMC.
77. All contractors and subcontractors shall have a current City of Palm Desert Business License before permit issuance per PDMC, Title 5.
78. All contractors and/or owner-builders must submit a valid Certificate of Workers' Compensation Insurance coverage before the issuance of a building permit per California Labor Code, Section 3700.
79. Address numerals shall comply with Palm Desert Ordinance No. 1351 (PDMC Section 15.28). Compliance with Ordinance 1351 regarding street address location, dimension, stroke of line, distance from the street, height from grade, height from the street, etc., shall be shown on all architectural building elevations in detail. Any possible obstructions, shadows, lighting, landscaping, backgrounds, or other reasons that may render the building address unreadable shall be addressed during the plan review process. The Applicant may request a copy of Ordinance 1351 or PDMC Section 15.28 from the Building and Safety Division counter staff.

#### **FIRE DEPARTMENT:**

80. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering 2,750 GPM at 20 psi for a duration of 2 hours. Specific design features may increase or decrease the required fire flow. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
81. Fire Department Access: The construction of the fire apparatus access roads shall be designed and maintained to support 75,000 lbs. and shall be surfaced to provide all weather driving capabilities.
82. Driveway Gates: electric gates shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus. Ref. CFC 506.1
83. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
84. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

85. Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.
86. Fire Sprinkler System: All new commercial structures 3,000 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Palm Desert.
87. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required as determined during building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72.
88. Knox Box and Gate Access: Buildings shall be provided with a Knox Box installed in an accessible location approved by the Office of the Fire Marshal.
89. Addressing: Buildings over 25 feet high shall display street numbers with a minimum numeral height of 24 inches and be contrasting color with background. Address numbers shall be visible from the addressed road providing access to the site.
90. Emergency Responder Radio Coverage Systems: Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Ref. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy No. TP19-002.
91. Strategic Planning Review: This planning case will also be reviewed by Riverside County Fire Department Strategic Planning for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Strategic Planning to mitigate these impacts. Questions for Strategic Planning can be addressed to [RRUOFMPlanning@fire.ca.gov](mailto:RRUOFMPlanning@fire.ca.gov).

#### **END OF CONDITIONS OF APPROVAL**





PREST | VUKSIC | GREENWOOD  
ARCHITECTS • INTERIORS

August 1, 2025

City of Palm Desert  
73-510 Fred Waring Drive  
Palm Desert, CA 92260

Attn: Mr. Carlos Flores, Principal Planner

Re:

University Medical Office Park

Case No. SP22-0002/ PP22-0009/ TPM38728

On behalf of the Applicant, Justin Henry, 8403 Horseshoe Ledge, Austin, Texas,

We formally request an extension of the Entitlement for University Medical Office Park.

The project was originally approved by City Council on November 16, 2023.

The extension is needed because the Ownership is still in negotiations with potential tenants.

These tenant commitments need to be finalized prior to release of engineered construction documents.

At this point, we will not be able to submit construction documents until after Nov. 16, 2025.

If you have any questions, please feel free to call us or email us.

Thank You

John Vuksic, Principal



Advisory Body Name: Planning Commission (PC)

Prepared By: Monique Lomeli

Report Date: August 12, 2025

PD Municipal Code

2.34.100: 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.

Member Name	Status	2024								2025															Excused Count	Unexcused Count	Total Absences
		3-Sep	17-Sep	1-Oct	29-Oct	5-Nov	17-Nov	3-Dec	17-Dec	7-Jan	21-Jan	4-Feb	18-Feb	4-Mar	18-Mar	1-Apr	15-Apr	6-May	20-May	3-Jun	17-Jun	1-Jul	15-Jul	5-Aug			
Collum, John	Active																					NM	P	E	1	0	1
Greenwood, John	Active	P	NM	P	P	NM	E	NM	P	P	NM	NM	NM	NM	P	P	NM	NM	E	P	NM	NM	P	P	2	0	2
Holt, Lindsay	Active	P	NM	P	E	NM	P	NM	P	P	NM	NM	NM	NM	P	E	NM	NM	P	E	NM	NM	P	P	3	0	3
Meyerhoff, Alex	Active										NM	NM	NM	NM	P	P	NM	NM	P	P	NM	NM	P	P	0	0	0
Nickerson, Joshua	Active																				NM	NM	P	P	0	0	0

P - Present
E - Excused
A - Absent/Unexcused
R - Remote
NM - No Meeting