

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

February 20, 2024, 6:00 p.m.

1. CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order by Chairman Pradetto on Tuesday, February 20, 2024, at 6:00 p.m. in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

2. ROLL CALL

Present: Commissioner Nancy DeLuna, Commissioner Ron Gregory, Commissioner Lindsay Holt, Chairman Joseph Pradetto

Absent: Commissioner John Greenwood

Staff Present: Director of Development Services Richard Cannone, Recording Secretary Monique Lomeli, Principal Planner Nick Melloni, Principal Planner Carlos Flores, Associate Planner Kenny Taylor

3. PLEDGE OF ALLEGIANCE

Commissioner Holt led the Pledge of Allegiance.

4. NON-AGENDA PUBLIC COMMENTS

None.

5. CONSENT CALENDAR

Motion by: Commissioner Gregory

Seconded by: Commissioner DeLuna

To approve the consent calendar as presented.

Motion Carried

5.a APPROVAL OF MINUTES

Motion by: Commissioner Gregory

Seconded by: Commissioner DeLuna

Approve the Minutes of February 6, 2024.

Motion Carried

6. CONSENT ITEMS HELD OVER

7. ACTION CALENDAR

8. PUBLIC HEARINGS

8.a CONSIDER APPROVING AN 18-MONTH TIME EXTENSION FOR TENTATIVE PARCEL MAP 38033 AND 12-MONTH TIME EXTENSION FOR PRECISE PLAN 21-0008 TO CONSTRUCT 32 SINGLE-STORY CONDOMINIUM UNITS ON 3.91 ACRES AT THE SOUTHWEST CORNER OF GERALD FORD DR AND SHEPHERD LN

Associate Planner Kenny Taylor narrated a PowerPoint presentation and summarized staff's recommendation.

Chair Pradetto opened the public hearing.

There being no members of the public present and desiring to speak, Chair Pradetto closed the public hearing.

Motion by: Commissioner Gregory

Seconded by: Commissioner DeLuna

1. Conduct a public hearing and receive public testimony.
2. Adopt Planning Commission Resolution No. 2853 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, Approving an 18-MONTH time extension FOR TENTATIVE PARCEL MAP 38033 UNTIL August 20, 2025, AND 12-MONTH TIME EXTENSION FOR PRECISE PLAN 21-0008 UNTIL February 20, 2025. CASE NO. TPM #38033 Extension of Time No. 1".

Motion Carried (4 to 0)

8.b CONSIDERATION TO ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND APPROVAL OF A PRECISE PLAN TO REVISE THE PAD ELEVATION AT 178 TEKIS PLACE (ASSESSOR'S PARCEL NUMBER 771-260-030)

Principal Planner Flores narrated a PowerPoint presentation and summarized staff's recommendation.

Chair Pradetto opened the public hearing.

The applicant declined to provide additional testimony.

There being no members of the public present and desiring to speak, Chair Pradetto closed the public hearing.

Motion by: Commissioner Holt

Seconded by: Commissioner Gregory

1. Conduct a public hearing and receive public testimony.

2. Adopt Planning Commission Resolution No. 2854 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 AND APPROVING A PRECISE PLAN TO REVISE THE PAD ELEVATION AT 178 TEKIS PLACE (ASSESSOR'S PARCEL NUMBER 771-260-030) CASE NOS. PP24-0002".

Motion Carried (4 to 0)

8.c CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT A NOTICE OF EXEMPTION UNDER CEQA AND APPROVE CHANGE OF ZONE 24-0001 TO CHANGE THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 73600 ALESSANDRO DRIVE TO DOWNTOWN EDGE

Principal Planner Nick Melloni narrated a PowerPoint presentation and summarized staff's recommendation.

Chair Pradetto opened the public hearing.

The applicant declined to provide additional testimony.

There being no members of the public present and desiring to speak, Chair Pradetto closed the public hearing.

Motion by: Commissioner Gregory

Seconded by: Commissioner DeLuna

1. Conduct a public hearing and receive public testimony.
2. Adopt Planning Commission Resolution No. 2855 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVE A CHANGE OF ZONE FROM DE-O TO DE FOR THE PROPERTIES LOCATED AT 73600 ALESSANDRO DRIVE (ASSESSOR'S PARCEL NUMBERS 627-153-018, AND 627-153-019) CASE NO. CZ24-0001".

Motion Carried (4 to 0)

8.d CONSIDERATION TO ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND APPROVAL OF A PRECISE PLAN TO DEVELOP A PERSONAL STORAGE FACILITY AT 75220 MERLE DRIVE (ASSESSOR'S PARCEL NUMBER 634-260-008).

Principal Planner Nick Melloni narrated a PowerPoint presentation and responded to Commission inquiries.

Chair Pradetto opened the public hearing.

The applicant declined to provide additional testimony.

There being no members of the public present and desiring to speak, Chair Pradetto closed the public hearing.

Motion by: Commissioner Holt

Seconded by: Commissioner DeLuna

1. Conduct the public hearing and receive public testimony.
2. Adopt Planning Commission Resolution No. 2856 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 AND APPROVING A PRECISE PLAN TO DEVELOP AN APPROXIMATELY 61,788 SQUARE FOOT PERSONAL STORAGE FACILITY ON A 1.89-ACRE PARCEL LOCATED AT 75220 MERLE DRIVE (ASSESSOR'S PARCEL NUMBER 634-260-008) CASE NOS. PP/EA 22-0008".

Motion Carried (4 to 0)

8.e CONSIDERATION TO ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVE A USE DETERMINATION AND CONDITIONAL USE PERMIT TO PERMIT A MARRIAGE SOLEMNIZATION/WEDDING CHAPEL USE AT 72221 HIGHWAY 111 (APN: 640020054)

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

Chair Pradetto opened the public hearing.

Steve Mistriels, applicant, responded to Commission inquiries concerning the intended use of the property.

There being no others desiring to speak, Chair Pradetto closed the public hearing.

Motion by: Commissioner Gregory

Seconded by: Commissioner Holt

1. Conduct a public hearing and receive public testimony.
2. Adopt Planning Commission Resolution No. 2857 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 APPROVAL OF A USE DETERMINATION (UD) FINDING THAT A MARRIAGE SOLEMNIZATION/WEDDING CHAPEL USE IS SIMILAR TO OTHER USES PERMITTED IN THE DISTRICT PLANNED COMMERCIAL (PC-2) ZONING DISTRICT AND MAY BE ALLOWED, SUBJECT TO A CONDITIONAL USE PERMIT CASE NO. UD24-0002".

3. Adopt Planning Commission Resolution No. 2858 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 APPROVAL OF A CONDITIONAL USE PERMIT (CUP) TO ESTABLISH A 1,140-SQUARE-FOOT MARRIAGE SOLEMNIZATION/ WEDDING CHAPEL AT 72221 HIGHWAY 111, SUITE A7 CASE NO. CUP24-0002".

Motion Carried (4 to 0)

9. INFORMATIONAL REPORTS & COMMENTS

9.a SUMMARY OF CITY COUNCIL ACTIONS

No report was provided.

9.b COMMITTEE MEETING UPDATES

9.b.1 Cultural Arts Committee

Commissioner Holt provided an update on the Cultural Arts Committee's discussions regarding a 160 ft. long mural to be installed at the corps yard in appreciation of Public Work's staff, the installation of a new art piece at the round-about entrance to College of the Desert on San Pablo Avenue, and the upcoming selection of El Paseo Art exhibits.

9.b.2 Parks and Recreation Committee

None.

9.c PLANNING COMMISSIONERS

None.

9.d CITY STAFF

Principal Planner Carlos Flores informed the Commission of two new staff members in the Planning Department, Associate Planner Kenny Taylor and Planning Technician Kayleen Aguirre.

9.e ATTENDANCE REPORT

The attendance report was provided with the agenda materials and no action was taken on this item.

10. ADJOURNMENT

The Planning Commission adjourned at 6:50 p.m.

11. PUBLIC NOTICES

Monique Lomeli, Senior Deputy Clerk
Recording Secretary

Richard Cannone, Director of Development Services
Staff Liaison