

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

May 7, 2024, 6:00 p.m.

Present: Commissioner Nancy DeLuna, Commissioner John Greenwood,  
Commissioner Ron Gregory, Commissioner Lindsay Holt, Chair  
Joseph Pradetto

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

**1. CALL TO ORDER**

A Regular Meeting of the Planning Commission was called to order by Chairman Pradetto on Tuesday, May 7, 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**

**3. PLEDGE OF ALLEGIANCE**

Chair Pradetto led the Pledge of Allegiance.

**4. NON-AGENDA PUBLIC COMMENTS**

None.

**5. CONSENT CALENDAR**

**Motion by:** Commissioner DeLuna

**Seconded by:** Commissioner Gregory

To approve the consent calendar as presented.

**Motion Carried (4 to 0)**

ABSTAINED (1) Commissioner Holt

**5.a APPROVAL OF MINUTES**

**Motion by:** Commissioner DeLuna

**Seconded by:** Commissioner Gregory

Approve the Minutes of April 2, 2024.

**Motion Carried (4 to 0)**

ABSTAINED (1) Commissioner Holt

**6. CONSENT ITEMS HELD OVER**

None.

**7. ACTION CALENDAR**

None.

**8. PUBLIC HEARINGS****8.a CONSIDERATION TO ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (SCH NO. 2023090542) OF ENVIRONMENTAL IMPACT AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HAYSTACK CHANNEL IMPROVEMENT PROJECT**

John Christe, Tera Nova Planning and Research Consultant, narrated a PowerPoint presentation summarizing the Haystack Channel Improvement Project Initial Study and responded to Committee inquiries.

Principal Planner Nick Melloni presented a staff report and responded to Commission inquiries.

Chair Pradetto opened the public hearing.

Bryan Cox, Marrakesh Country Club General Manager, expressed fire safety concerns and the destruction of natural vegetation along the property line; requested that the City consider appropriate measures to preserve and maintain the space.

Allan Buller, Palm Desert resident, spoke in support of the project and urged the Commission to preserve natural vegetation in the surrounding areas.

Chair Pradetto closed public hearing, there being no others requesting to speak.

Individual Commissioners expressed concerns regarding the destruction of natural aesthetics and requested information regarding alternative options.

Commissioner Holt requested staff consider potential for a revegetation plan as a requirement for future projects.

**Motion by:** Commissioner Greenwood

**Seconded by:** Commissioner Gregory

To continue this item to a date uncertain with additional public works comments and information concerning the aesthetic of the engineering solution proposed in the Initial Study.

**Motion Carried (5 to 0)**

**8.b CONSIDERATION OF A CONDITIONAL USE PERMIT TO OPERATE A 24-HOUR EMERGENCY ANIMAL CLINIC WITHIN AN EXISTING BUILDING LOCATED AT 73495 HIGHWAY 111, AND FINDING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Commissioner Greenwood announced his recusal due to a conflict of interest related to his business and left the meeting room.

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

Chair Pradetto opened the public hearing.

Amarveer Brar, applicant, narrated a PowerPoint presentation highlighting the services offered by Veterinary Emergency Clinic and proposed interior tenant improvements.

Samantha Fishbone, manager, responded to Commissioner inquiries.

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

**Motion by:** Commissioner Gregory

**Seconded by:** Chair Pradetto

Adopt Planning Commission Resolution No. 2865 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A 24-HOUR EMERGENCY ANIMAL CLINIC WITHIN AN EXISTING BUILDING LOCATED AT 73495 HIGHWAY 111, AND FINDING THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. CASE NO. CUP24-0001."

RECUSED (1): Commissioner Greenwood

**Motion Carried (4 to 0)**

**8.c CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL TO AMEND AND ADOPT LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC RESOURCES CODE §§ 21000 ET SEQ.)**

Commissioner Greenwood returned to the dais.

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

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 Greenwood

**Seconded by:** Commissioner DeLuna

Adopt Planning Resolution No. 2866 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT RECOMMENDING THAT THE CITY COUNCIL AMEND AND ADOPT LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUB. RESOURCES CODE §§ 21000 ET SEQ.)"

**Motion Carried (5 to 0)**

**8.d CONTINUE ZONING ORDINANCE AMENDMENT 2024-0002 TO THE JUNE 4, 2024 PLANNING COMMISSION MEETING**

Principal Planner Nick Melloni reported that staff is requesting the Commission continue this hearing to a date certain pending a City Council Study Session on the matter.

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 DeLuna

**Seconded by:** Commissioner Gregory

CONTINUE ZONING ORDINANCE AMENDMENT (ZOA) 2024-0002 TO THE JUNE 4, 2024 PLANNING COMMISSION MEETING.

**Motion Carried (5 to 0)**

**9. INFORMATIONAL REPORTS & COMMENTS**

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

Director of Development Services Richard Cannone reported that the City Council adopted the Objective Design standards on April 25, 2024, effective May 25, 2024; and denied a right-of-way vacation of a parcel on Shadow Lake Drive due to the size of the parcel and concerns regarding compensation.

**9.b COMMITTEE MEETING UPDATES****9.b.1 Cultural Arts Committee**

Commissioner Holt announced the installation of the El Paseo Exhibits; reported that the Cultural Arts Committee will consider art installations for various roundabouts within the City; and encouraged Commissioners to visit the corps yard to view the installation of a mural dedicated to public works employees following the 2023 Tropical Storm.

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

Principal Planner Nick Melloni reported that the Parks & Recreation Committee will be implementing Key Performance Indicators as part of the park review program and has requested budget information concerning the Regional Park and will discuss the information at a future meeting.

**9.c PLANNING COMMISSIONERS**

Commissioner DeLuna expressed appreciation for the work being done on the roundabout at San Pablo Avenue and Magnesia Falls.

**9.d CITY STAFF****9.e ATTENDANCE REPORT****10. ADJOURNMENT**

The Planning Commission adjourned at 7:16 p.m.

**11. PUBLIC NOTICES**

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Monique Lomeli, Senior Deputy Clerk

Recording Secretary

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Richard Cannone, Director of Development Services

Secretary to the Planning Commission