

**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

Seconded by: Commissioner Greenwood

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, 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 need to ensure they align with the ordinance's intent, particularly regarding the appropriate 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

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Report provided; no action taken.

11. ADJOURNMENT

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

12. PUBLIC NOTICES

Monique Lomeli, Senior Deputy Clerk
Recording Secretary

Richard Cannone, Director of Development Services
Staff Liaison