

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

June 3, 2025, 6:00 p.m.

Present: Commissioner Nancy DeLuna, Commissioner John Greenwood,  
Commissioner Alex Meyerhoff

Absent: Chair Ron Gregory, Vice Chair Lindsay Holt

Staff Present: Recording Secretary Monique Lomeli, Interim Deputy Director of  
Development Services Carlos Flores, Assistant City Attorney  
Daniel Trevino

**1. CALL TO ORDER**

A Regular Meeting of the Planning Commission was called to order by Commissioner Greenwood on Tuesday, June 3, 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. NON--AGENDA PUBLIC COMMENTS**

None.

**5. CONSENT CALENDAR**

**Motion by:** Commissioner DeLuna

**Seconded by:** Commissioner Meyerhoff

To approve the consent calendar as presented.

**Motion Carried (3 to 0)**

**5.a APPROVAL OF MINUTES**

**Motion by:** Commissioner DeLuna

**Seconded by:** Commissioner Meyerhoff

Approve the Minutes of May 20, 2025.

**Motion Carried**

**6. BUSINESS ITEMS**

None.

**7. PUBLIC HEARINGS**

**7.a CONSIDER APPROVING 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**

Because Commissioner Greenwood was required to recuse himself due to a conflict of interest, resulting in a lack of quorum, Interim Deputy Director of Development Services Flores recommended that the item be continued to a date certain.

**Motion by:** Commissioner DeLuna

**Seconded by:** Commissioner Meyerhoff

To continue the item to June 17, 2025.

**Motion Carried (3 to 0)**

**7.b CONSIDER APPROVING REVISED PAD ELEVATIONS FOR THE PALMS COMMUNITY HOUSING PROJECT (PP22-0003/TPM 38366, AMENDMENT 1)**

Because Commissioner DeLuna was required to recuse herself due to a conflict of interest, resulting in a lack of quorum, Interim Deputy Director of Development Services Flores recommended that the item be continued to a date certain.

**Motion by:** Commissioner Greenwood

**Seconded by:** Commissioner Meyerhoff

To continue the item to June 17, 2025.

**Motion Carried (3 to 0)**

**7.c CONSIDER A REQUEST TO ADOPT A NOTICE OF EXEMPTION AND APPROVE A 6-MONTH TIME EXTENSION FOR PRECISE PLAN/CONDITIONAL USE PERMIT 16-394, TO CONSTRUCT A 388-UNIT APARTMENT DEVELOPMENT ON THE SOUTH SIDE OF HOVLEY LANE EAST, FORMERLY KNOWN AS THE SANDS APARTMENTS**

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

Commissioner Greenwood opened the public hearing.

Joy Brown, applicant, provided comments regarding the status of finalization of construction loans needed for groundbreaking.

June Engblom, Palm Desert resident, expressed concerns regarding the delays in project construction.

There being no others desiring to speak, Commissioner Greenwood closed the public hearing.

**Motion by:** Commissioner Meyerhoff

**Seconded by:** Commissioner DeLuna

Adopt Planning Commission Resolution No. 2894 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A 6-MONTH TIME EXTENSION FOR PRECISE PLAN/ CONDITIONAL USE PERMIT/ ENVIRONMENTAL ASSESSMENT 16-394 UNTIL SEPTEMBER 19, 2025"

**Motion Carried (3 to 0)**

## **8. INFORMATIONAL REPORTS**

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

None.

### **8.b COMMITTEE MEETING UPDATES**

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

Recording Secretary Lomeli provided updates regarding the recent Cultural Arts Committee meeting.

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

Recording Secretary Lomeli provided updates regarding the recent Parks & Recreation Committee meeting.

### **8.c PLANNING COMMISSIONERS**

None.

### **8.d CITY STAFF**

None.

### **8.e ATTENDANCE REPORT**

## **9. ADJOURNMENT**

The Planning Commission adjourned at 6:20 p.m.

Planning Commission Meeting Minutes  
June 3, 2025

Respectfully submitted,

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Monique Lomeli, Senior Deputy Clerk  
Recording Secretary

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Rosie Lua, Interim Director of Development Services  
Staff Liaison