

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

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

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