

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

July 8, 2025, 6:00 p.m.

Present: Commissioner John Greenwood, Commissioner Alex Meyerhoff,
Commissioner Josh Nickerson, Commissioner John Collum

Absent: Vice-Chair Lindsay Holt

Staff Present: Interim Deputy Director of Development Services Carlos Flores,
Deputy City Attorney Verdugo, Recording Secretary Michelle
Nance

1. CALL TO ORDER

A Special Meeting of the Planning Commission was called to order by Commissioner Greenwood on Tuesday, July 8, 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. ELECTION OF CHAIR PERSON AND VICE CHAIRPERSON FOR FISCAL YEAR 2025/2026

Senior Deputy Clerk Nance presented a staff report on the new rotation procedure. Commissioner Collum requested to defer serving as Vice Chair for this rotation due to his first year on the Commission. The Commission accepted the deferral. As a result, Lindsay Holt will serve as Chairperson and John Greenwood will serve as Vice Chair through June 2026.

Motion by: Commissioner Meyerhoff

Seconded by: Commissioner Nickerson

Select Lindsay Holt as Chairperson and John Greenwood as Vice Chairperson for Fiscal Year 2025/2026.

Motion Carried (4 to 0)

5. NON-AGENDA PUBLIC COMMENTS

None.

6. CONSENT CALENDAR

Due to the lack of a quorum of members present at the previous meeting, the minutes will be received and filed rather than formally approved.

To approve the consent calendar as presented.

Motion Carried (4 to 0)

6.a APPROVAL OF MINUTES

Receive and file the Minutes of June 3, 2025.

7. ACTION CALENDAR

None.

8. PUBLIC HEARINGS

8.a CONSIDERATION TO APPROVE 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

Vice-Chair Greenwood announced his recusal due to his Architecture firm is the applicant on this project and left the meeting room.

Planner Kayleen Aguirre, narrated a PowerPoint presentation and responded to Commissioner inquiries.

Recording Secretary Nance opened the public hearing.

Dave Prest, of Prest, Vuksic, Greenwood Architects, applicant responded to Commissioner inquiries.

Commissioner Nickerson requested additional conditions regarding potential parking concerns.

Recording Secretary Nance closed the public hearing, there being no member of the public wishing to speak.

Commissioner Meyerhoff, motioned to approve as presented, motion failed due to lack of a second.

Following the vote, Vice Chair Greenwood returned to the meeting room.

Motion by: Commissioner Nickerson

Seconded by: Commissioner Collum

Adopt Planning Commission Resolution No. 2892 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 APPROVING A CONDITIONAL USE PERMIT (CUP) FOR THREE OUTDOOR

DINING PATIO STRUCTURES SERVING MULTIPLE RESTAURANTS AT TWO EXISTING MULTITENANT COMMERCIAL BUILDINGS LOCATED AT 36901 COOK STREET AND 36891 COOK STREET” with an additional condition should parking become an issue in the future, City staff will work with the Applicant on any modifications necessary.

RECUSED (1): Commissioner Greenwood

Motion Carried (3 to 0)

8.b CONSIDER APPROVING REVISED PAD ELEVATIONS FOR THE PALM COMMUNITIES HOUSING PROJECT (PP22-0003/TPM 38366, AMENDMENT 1)

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

Vice Chair Greenwood opened and closed the public hearing, there being no member of the public wishing to speak.

Motion by: Commissioner Meyerhoff

Seconded by: Commissioner Collum

Adopt Resolution No. 2893 entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, TO APPROVE AMENDMENT NO. 1 TO PP22-0003/TPM 38366. A REVISION TO AN APPROVED PAD ELEVATION FOR AN APPROVED MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT PROJECT AT THE NORTHWEST CORNER OF GERALD FORD DRIVE AND THE EXTENSION OF TECHNOLOGY DRIVE (APN: 694120028)”

Motion Carried (4 to 0)

9. INFORMATIONAL REPORTS & COMMENTS

9.a SUMMARY OF CITY COUNCIL ACTIONS

Interim Deputy Director of Development Services Flores provided an update on recent actions taken by City Council.

9.b COMMITTEE MEETING UPDATES

9.b.1 Cultural Arts Committee

Senior Deputy Clerk Nance provided an update on upcoming Cultural Arts Committee agenda items.

9.b.2 Parks and Recreation Committee

Senior Deputy Clerk Nance alerted the Commission that the Parks and Recreation Committee canceled their meeting of July and will meet again, August 2025.

9.c PLANNING COMMISSIONERS

New Commissioners Nickerson and Collum introduced themselves and expressed appreciation in joining the Commission.

Vice Chair Greenwood voiced appreciation to outgoing Chairperson Gregory and Commissioner DeLuna for their years of dedicated service to the Commission and Community.

9.d CITY STAFF

Interim Deputy Director of Development Services Flores echoed Vice Chair Greenwood's words for the outgoing Commissioners and welcomed new Commissioners.

9.e ATTENDANCE REPORT

Report included in the agenda packet; no formal action taken.

10. ADJOURNMENT

The Planning Commission adjourned at 6:40 p.m.

Respectfully submitted,

Michelle Nance, Senior Deputy Clerk
Recording Secretary

Rosie Lua, Interim Director of Development Services
Staff Liaison