

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

August 5, 2025, 6:00 p.m.

Present: Vice Chair John Greenwood, Commissioner Alex Meyerhoff,  
Commissioner Joshua Nickerson, Chair Lindsay Holt

Absent: Commissioner John Collum

Staff Present: Interim Deputy Director of Development Services Carlos Flores,  
Assistant Planner Kayleen Aguirre, Senior Planner Siji Fernandez,  
Deputy City Attorney Verdugo, Recording Secretary Michelle Nance

**1. CALL TO ORDER**

A Regular Meeting of the Planning Commission was called to order by Chairperson Holt on Tuesday, August 5, 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:** Vice Chair Greenwood

**Seconded by:** Commissioner Meyerhoff

To approve the consent calendar as presented.

**Motion Carried (4 to 0)**

**5.a APPROVAL OF MINUTES**

Approve the Minutes of July 15, 2025.

**Motion Carried**

**6. ACTION CALENDAR**

None.

**7. PUBLIC HEARINGS**

**7.a CONSIDERATION TO APPROVE A PRECISE PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR THE CONSTRUCTION OF A FOUR-UNIT CONDOMINIUM COMPLEX AND ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Assistant Planner Aguirre presented a PowerPoint.

Chair Holt opened and closed the public hearing, with no public comments received.

Lance O'Donnell and Robert Johnson, the applicants, spoke in support of the staff recommendation and responded to questions from the Commissioners.

Commissioner Nickerson thanked the applicants for their thorough presentation and detailed code analysis. He expressed support for the creative use of open space and noted the project meets density requirements within the Downtown Edge Overlay. He stated the design is attractive and consistent with surrounding development.

Vice Chair Greenwood echoed Commissioner Nickerson's comments, stating it is a well-designed project and a great infill addition to the area.

**Motion by:** Vice Chair Greenwood

**Seconded by:** Commissioner Meyerhoff

Adopt Planning Commission Resolution No. 2896 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 PRECISE PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR THE CONSTRUCTION OF A FOUR-UNIT CONDOMINIUM COMPLEX LOCATED AT 73815 SHADOW MOUNTAIN DRIVE"

**Motion Carried (4 to 0)**

**7.b CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT (CUP25-0002) FOR EXISTING BARBERSHOP TO SELL ALCOHOL UNDER A TYPE 40 LICENSE AND ADOPT A NOTICE OF EXEMPTION PURSUANT TO THE STATE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED AT 44700 SAN PABLO AVE**

Senior Planner Fernandez presented a PowerPoint and responded to Commissioner questions.

Chair Holt opened and closed the public hearing, with no public comments received.

Kevin Alvarado, applicant, spoke in favor of staff recommendation and responded to Commissioner inquiries.

Vice Chair Greenwood expressed full support for the project, stating it aligns with the vision for San Pablo, supports local business, and includes well-crafted conditions.

**Motion by:** Vice Chair Greenwood

**Seconded by:** Commissioner Meyerhoff

Adopt Planning Commission Resolution No. 2897 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 AN EXISTING BARBERSHOP TO ALLOW TYPE 40 ALCOHOL SALES LOCATED AT 44700 SAN PABLO AVE"

**Motion Carried (4 to 0)**

**7.c CONSIDERATION TO APPROVE A NEW, FOUR-STORY, 107-ROOM HOME2SUITES HOTEL LOCATED ON TECHNOLOGY DRIVE (APN: 694190093)**

Vice Chair Greenwood announced his recusal due to a financial conflict of interest and left the meeting room.

Interim Deputy Director of Development Services Flores presented a PowerPoint and responded to Commissioner questions.

Chair Holt opened and closed the public hearing, with no public comments received.

John Vuksic, applicant, spoke in favor of staff recommendation and responded to Commissioner inquiries.

Commissioner Nickerson praised the project's design and location, noting the growing hotel presence could drive commercial interest. However, he opposed the 20% parking deficit, stressing that hotels require dedicated overnight parking. He recommended adding the 20 spaces now, rather than deferring, to avoid future issues with overflow parking and ensure a positive guest experience.

**Motion by:** Commissioner Nickerson

**Seconded by:** Chair Holt

To not move forward with adopting Planning Commission Resolution No. 2898 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A PRECISE PLAN AND TENTATIVE PARCEL MAP 39279 FOR A NEW FOUR STORY, 107 ROOM HOTEL LOCATED ON TECHNOLOGY DRIVE, JUST NORTH OF GERALD FORD DRIVE" until the applicant can return with an adequate parking plan.

NOES (2): Chair Holt, and Commissioner Meyerhoff

RECUSED (1): Vice Chair Greenwood

**Motion Fails (1 to 2)**

Commissioner Meyerhoff expressed confidence that the parking surplus on adjacent properties, along with common ownership, would address demand. He noted that even in rare cases of full occupancy, there should be sufficient street parking available.

Chair Holt supported the project, noting parking issues are event-related and not the project's burden. Emphasized the need for future overflow parking and mentioned the upcoming Metrolink station may ease demand.

Commissioner Nickerson disagreed, stating the parking shortfall is the applicant's responsibility and approving it shifts the burden to the city and taxpayers. He emphasized that parking standards exist for a reason.

**Motion by:** Commissioner Meyerhoff

**Seconded by:** Chair Holt

Adopt Planning Commission Resolution No. 2898 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A PRECISE PLAN AND TENTATIVE PARCEL MAP 39279 FOR A NEW FOUR STORY, 107 ROOM HOTEL LOCATED ON TECHNOLOGY DRIVE, JUST NORTH OF GERALD FORD DRIVE"

NOES (1): Commissioner Nickerson

RECUSED (1): Vice Chair Greenwood

**Motion Carried (2 to 1)**

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

**8. INFORMATIONAL REPORTS & COMMENTS**

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

None.

**8.b COMMITTEE MEETING UPDATES**

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

None.

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

Commissioner Nickerson provided an update on recent activity at the Parks and Recreation Committee meeting of August 5, 2025.

**8.c PLANNING COMMISSIONERS**

None.

**8.d CITY STAFF**

None.

**8.e ATTENDANCE REPORT**

Report provided; no formal action taken.

**9. ADJOURNMENT**

The Planning Commission adjourned at 6:53 p.m.

Respectfully submitted,

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Michelle Nance, Senior Deputy Clerk  
Recording Secretary

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Rosie Lua, Interim Director of Development Services  
Staff Liaison