



**CITY OF PALM DESERT**  
**PALM DESERT PLANNING COMMISSION**

**MINUTES**

**TUESDAY, DECEMBER 4, 2018 – 6:00 P.M.**  
**COUNCIL CHAMBER**  
**73-510 FRED WARING DRIVE, PALM DESERT, CA 92260**

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**I. CALL TO ORDER**

Chair Joseph Pradetto called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

Present:

Commissioner Joseph Pradetto  
Commissioner John Greenwood  
Commissioner Nancy DeLuna  
Vice-Chair Lindsay Holt  
Chair Ron Gregory

Staff Present:

Jill Tremblay, Assistant City Attorney  
Ryan Stendell, Director of Community Development  
Tom Garcia, Director of Public Works  
Eric Ceja, Principal Planner  
Janine Judy, Management Specialist I

**III. PLEDGE OF ALLEGIANCE**

Chair Pradetto led the Pledge of Allegiance.

**IV. SUMMARY OF COUNCIL ACTION**

None

**V. ORAL COMMUNICATIONS**

None

**VI. CONSENT CALENDAR**

- A. MINUTES of the Regular Planning Commission meeting of November 20, 2018.

Rec: Continue to the next regular meeting.

Upon a motion by Commissioner Greenwood, second by Commissioner DeLuna, and a 5-0 vote of the Planning Commission (AYES: DeLuna, Greenwood, Gregory, Holt, and Pradetto; NOES: None), the Consent Calendar was approved as presented.

**VII. CONSENT ITEMS HELD OVER**

None

**VIII. NEW BUSINESS**

- A. SELECTION of a Chair and Vice-Chair.

Chair Pradetto moved to, by Minute Motion, appoint Vice-Chair Gregory to Chair. The motion was seconded by Commissioner DeLuna and carried by a 5-0 vote (AYES: DeLuna, Greenwood, Gregory, Holt, and Pradetto; NOES: None).

Commissioner Greenwood moved to, by Minute Motion, appoint Commissioner Holt to Vice-Chair. The motion was seconded by Commissioner Pradetto and carried by a 5-0 vote (AYES: DeLuna, Greenwood, Gregory, Holt, and Pradetto; NOES: None).

- B. SELECTION of Commission Liaisons for Art in Public Places and Parks and Recreation Commissions.

Director of Community Development Ryan Stendell commented that both Commissions have not met much in the past year. For continuity purposes, he recommended that the current liaisons for both Commissions remain the same.

Commissioner DeLuna moved to, by Minute motion, reappoint Commissioner Greenwood to the Parks and Recreation Commission and Vice-Chair Holt to the Art in Public Places Commission. The motion was seconded by Commissioner Pradetto and carried by 5-0 vote (AYES: DeLuna, Greenwood, Gregory, Holt, and Pradetto; NOES: None).

**IX. CONTINUED BUSINESS**

None

**X. PUBLIC HEARINGS**

None

**XI. MISCELLANEOUS**

- A. REQUEST to receive and file information related to improvements to the San Pablo Avenue corridor.

Director of Public Works Tom Garcia presented the improvement plans for the San Pablo Avenue project.

City staff anticipated construction to begin in the summer of 2019, subject to the bids. The project should take six to eight months to complete.

The Planning Commission expressed their excitement to see the project move forward and had an impassioned conversation concerning the ultimate build-out and the importance of the project. The Commission felt the priority for this project is to focus on the Commercial Core area between Highway 111 and San Gorgonio Way and made the following recommendations for the core area:

- Materials: The Commission expressed concern over the value engineering decisions for this project, and asked the staff to ensure the City Council considers the original design alternatives. The two specific areas addressed were pavers in the center parking area and concrete finishes along the sidewalks.
- Lighting: The Commission expressed that lighting is of critical concern for the success of this district. The Commission recommended that lighting is a high priority to ensure that the core is appropriately lit, safe, and comfortable for nighttime use.
- Landscaping: The Commission agreed to two specific recommendations related to landscaping: 1) the box size of trees installed should be between 36 inches to 48 inches; and 2) maximize the tree planter box sizes within the main Commercial Core area to provide additional opportunities for landscaping.
- Signage: Vice-Chair Holt indicated that signage and branding could be important for the success of the San Pablo Avenue project. The Commission agreed signage is important; however, the street should function for a period prior to locating the signs. Staff noted that the branded name for the area could be Palma Village, which is the historic name of the area.

The Planning Commission believed the elimination of the right-turn lane on San Pablo Avenue and Highway 111 was a strong improvement by providing additional spaces for activities and landscaping. The Commission also recommended that the staff continually review the need for additional mid-block crossing north of San Gorgonio Way. Additionally, the Commission was happy that the City made a conscious decision to favor pedestrians and people in the area. In conclusion, the Planning Commission expressed enthusiasm with the progression of the San Pablo Avenue project and excitement in bringing the project to reality.

**XII. COMMITTEE MEETING UPDATES**

**A. ART IN PUBLIC PLACES**

None

**B. PARKS & RECREATION**

Commissioner John Greenwood reported that the Parks and Recreation Commission reviewed the outdoor fitness equipment for the Civic Center Park and possibly at some trails. The Palm Desert Aquatic Center and the Family YMCA of the Desert are doing well and both are providing programs for the community. He announced that the annual Coachella Valley Wildflower Festival is Saturday, March 2, 2019.

Mr. Stendell commented that the Palm Desert Aquatic Center has had over 700,000 people go through the gates in the past five years.

**XIII. COMMENTS**

Commissioner Nancy DeLuna thanked City staff for preparing the San Pablo Avenue project. The Commission appreciated the attention to detail and the amount of work done on the project.

**XIV. ADJOURNMENT**

With the Planning Commission concurrence, Chair Gregory adjourned the meeting at 7:15 p.m.

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RON GREGORY, CHAIR

ATTEST:

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RYAN STENDELL, SECRETARY  
PALM DESERT PLANNING COMMISSION

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MONICA O'REILLY, RECORDING SECRETARY

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JANINE JUDY, RECORDING SECRETARY