

PLANNING COMMISSION MINUTES  
March 27, 2024  
CITY OF PALM SPRINGS, CALIFORNIA  
3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:**

Chair Weremiuk called the meeting to order at 5:30 pm.

**ROLL CALL:**

Present: Chair Weremiuk, Vice Chair Aylaian, Calerdine, Baker, Miller, Murphy, Rotman

Staff Present: Planning Director Hadwin, Associate Planner Kikuchi, Attorney Jim Priest, Engineering Associate Minjares, Administrative Specialist Fields

**REPORT OF POSTING OF AGENDA:** The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 9:00 pm on Thursday, March 7, 2024, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Commissioner Rotman moved, seconded by Commissioner Miller, to accept the agenda.

AYES: BAKER, MILLER, MURPHY, ROTMAN, AYLAIAN, WEREMIUK, CALERDINE

**PUBLIC COMMENTS:** None.

**1. CONSENT CALENDAR:**

**1A. APPROVAL OF MINUTES: FEBRUARY 28, 2024**

Commissioner Aylaian moved, Commissioner Baker seconded, the approval of the revised Minutes of the February 28, 2024 meeting.

AYES: BAKER, MILLER, MURPHY, ROTMAN, WEREMIUK, AYLAIAN,

CALERDINE.

2. **PUBLIC HEARINGS:** None.

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

4A. **A REQUEST BY AG LAND INVESTMENTS, LLC, FOR APPROVAL OF A TWO-YEAR EXTENSION OF TIME APPLICATION FOR AN APPROVED TENTATIVE TRACT MAP, CASE TTM 38049, TO SUBDIVIDE 2.53 ACRES OF UNDEVELOPED LAND TO CREATE EIGHT (8) SINGLE-FAMILY RESIDENTIAL PARCELS FOR FUTURE DEVELOPMENT AT 2700 EAST ALEJO ROAD (APN: 507-380-019 & 507-380-020), ZONE R-1-C, SECTION 12 (CASE EOT-2024-0001). (NK)**

Noriko Kikuchi, AICP, Associate Planner, presented the staff report to the Commission.

Adam Gilbert, for applicant, spoke and answered questions of the Commission.

Rick Minjares, Engineering Associate, answered questions of the Commission.

Jim Priest, Attorney for the City of Palm Springs, answered questions of the Commission.

Commissioner Calerdine moved, seconded by Commissioner Miller, to approve the staff recommendation with revision to the disclosure.

- 1) Revision to the language to include disclosure of the airport's master planning process and expansion plans, and the adjacency of industrial activities.

AYES: BAKER, MILLER, MURPHY, ROTMAN, AYLAIAN, WEREMIUK, CALERDINE

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

- Vice Chair Aylaian volunteered to work with the Zoning Code consultant.
- Commissioner Calerdine noted that revisions of the Land Use elements of the zoning code will impact updates to the General Plan.

**PLANNING DIRECTOR'S REPORT:**

- Director Hadwin provided an update on the consultant selected for the Zoning Code update.

- The consultant's team will tour the city and meet with staff April 9, 2024 – April 11, 2024. They will attend the April 10, 2024 Planning Commission meeting and it will be added to the agenda as a study session.
- Director Hadwin noted that the General Plan Steering Committee hopes to have the plan updates completed before the summer break this year.
- Director Hadwin reviewed the City Council priorities: sustainability concerns are threaded throughout the goals, and attempts will be made to engage neighboring communities.
- Recruitment for Commissioners has been initiated. The Architectural Review Committee has a few members terming out this year.
- Project updates:
  - Dream Hotel: proceeding with a tentative review by the Architectural Review Committee in mid-April.
  - Thompson Hotel: delayed due to engineering issues but expected to open in September 2024.
  - Orchid Tree: they are working on revised plans.
  - Serena Park: they have a potential buyer and a revised development agreement.
  - Soho House: working through some issues and reviewing possible changes to get the project back on track.
  - Block B Downtown – the City Council approved the Development Agreement. An agreement was made that, if they haven't pulled permits in 18 months, the developer will do an interim landscape and improvement plan to improve that area until they can move forward with the development.
  - Airport expansion: plans for a presentation to this board at a May 2024 meeting.
    - The authority for the airport expansion is with the Airport Commission and the Planning Commission.
  - Miralon, Sunrise extension: question raised if a requirement for additional entrances and exits has been triggered.
  - 450 East Palm Canyon: unclear if the building permit process has been initiated for the approved restaurant and bar plans.
- A tree ordinance is being drafted and may be presented at a study session on April 25, 2024.
- A potential change of zone regarding bank drive-throughs along Ramon will be the subject of a study session on April 25<sup>th</sup>.

**ADJOURNMENT:** The Planning Commission adjourned at 6:38 pm to 5:30 pm, Wednesday, April 10, 2024, 3200 East Tahquitz Canyon Way, Palm Springs, California.