

PLANNING COMMISSION MEETING MINUTES  
July 24, 2024  
CITY OF PALM SPRINGS, CALIFORNIA  
3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:**

Vice Chair Aylaian called the meeting to order at 5:37 pm.

**ROLL CALL:**

Present: Vice Chair Aylaian, Baker, Murphy, Miller, Morrill  
Excused: Chair Weremiuk, Rotman

Staff Present: Planning Director Christopher Hadwin, Associate Planner Glenn Mlaker, Principal Planner, Edward Robertson, Associate Planner Sarah Yoon, Assistant Planner Alex Rubalcava, Attorney Jim Priest, Administrative Specialist Anita Fields, City Engineer Joel Montalvo, Engineering Assistant Jonathan Samaniego

**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 6:00 pm on Thursday, July 18, 2024, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

The Agenda was amended to move Item #4C to the first item of business.

Commissioner Baker moved, seconded by Commissioner Murphy, to accept the agenda as amended.

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

**PUBLIC COMMENTS:**

The Commission received comments from the public regarding Item #4C, the Oswit Land Trust Amendment.

**1. CONSENT CALENDAR:**

**A. APPROVAL OF MINUTES: JULY 10, 2024**

Commissioner Murphy moved, seconded by Commissioner Miller, to approve Consent item #1A.

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

**4. NEW BUSINESS:**

**C. A REQUEST BY THE OSWIT LAND TRUST, FOR A MINOR AMENDMENT TO PLANNED DEVELOPMENT DISTRICT (PDD 153) TO ALLOW THE RESTORATION OF APPROXIMATELY 90 ACRES OF THE 120-ACRE FORMER GOLF COURSE AND COUNTRY CLUB SITE INTO A NATIVE DESERT HABITAT AND NATURE PRESERVE; THE SITE IS LOCATED BETWEEN SUNRISE WAY; AND EL CIELO ROAD; NORTH OF MESQUITE AVENUE; ZONE PDD 153/W, SECTION 24 (CASE 5.0303-PD 153) (ER).**

**RECOMMENDATION:** ADOPT A RESOLUTION DETERMINING THE PROJECT IS CATEGORICAL EXEMPT PER CEQA GUIDELINES AND APPROVE THE PROPOSED MINOR AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 153, SUBJECT TO CONDITIONS.

Edward Robertson, Principal Planner, presented the staff report and answered questions of the commission.

Jim Priest, City Attorney, answered questions of the commission.

Joel Montalvo, City Engineer, answered questions of the commission.

Jane Garrison and Aaron Leider, Founder and Treasurer of the applicant Oswit Land Trust, spoke and answered questions of the commission.

Commissioner Miller moved, seconded by Commissioner Baker, to approve Item #4C with revised conditions that addressed concerns regarding restoration, wildlife, and security.

1. **Restoration:** The project shall be limited to the restoration of the former golf course to suit a native desert habitat and nature preserve by restoring native, non-invasive vegetation species to include water efficient plants and water-adjacent plants such as desert willows and California Fan Palm (Washingtonian filifera).
2. **Wildlife Species:** The restoration project shall be developed to support the wide range of native desert flora and fauna, including migratory and non-migratory species.

Original: The restoration project shall be developed to support the many kinds of native desert wildlife including migratory species and migratory bird species.

3. **Security**: The applicant shall be required to prepare a Security Plan, subject to approval by the Director of Planning Services. Such Security Plan shall require that the applicant provide regular patrol of the Preserve to prevent loitering, illegal dumping, and encampments of the unhoused citizens on the property, and may also identify what hours the preserve is closed to the public where necessary for public health and safety or for maintenance purposes.
4. **Access to Public Trails**: Public (including on-leash pets) access to the on-site trails, as required by recorded easements in favor of the City, shall be maintained throughout the site, which shall remain Open Space per Council Resolution No. 15648.
5. **Equestrian Access**: The applicant shall ensure that existing public equestrian access, as contemplated by the General Plan's Open Space and Circulation Element, is maintained through the property. Such trail(s) shall be kept free of debris and maintained in a safe and accessible condition.
6. **Predatory Animals**: The applicant shall collaborate with the California Department of Fish and Wildlife (CDFW) to educate residents regarding best practices on how to protect themselves, their pets, and their properties from predatory animals such as Coyotes and Bobcats, which are known to be present on the Preserve. Such information shall be disseminated in a manner determined in an Education Plan to be approved by the Director of Planning Services.
7. **Coyote Dens**: The applicant shall coordinate with the California Department of Fish and Wildlife (CDFW) to determine best management practices to minimize conflicts between the public and coyotes. The applicant shall coordinate with CDFW if, in the opinion of CDFW, it becomes necessary to relocate Coyote dens for public welfare and safety purposes.
8. **Project Timeline**: The applicant shall commence the planned restoration work within 6 months of this approval and demonstrate on-going progress toward implementation of the entire restoration and landscape plan. Such information shall be disseminated in a manner determined in an Education Plan to be approved by the Director of Planning Services.
9. **Review of Progress**: The Planning Commission shall receive an annual update from the Applicant on their progress and may, at such time that update is considered, amend the Conditions of Approval as necessary to ensure that the site is being maintained and managed so as to protect public health and safety. This requirement shall remain in effect until such time that all restoration work is complete unless extended by the Planning Commission.

10. **Property Maintenance:** The applicant shall resolve any maintenance and/or security issues raised by the City’s Police, Fire, or Code Enforcement Departments within 30-days of receiving notification of such violation or complaint and to the satisfaction of the notifying-Department. If complete resolution is not feasible within 30 days, the applicant shall submit a detailed plan and schedule for resolution within 30 days of being notified of the issue
  
13. (ENG) Riverside County Flood Control to confirm that the channel clear and has not been impacted prior to the city issuing a grading permit.

**FID10:** Vegetation: Excessive weeds, grass, vines, or other growth that, in the opinion of the Fire Department, is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

To be removed:  
ADM9 – Quimby fees are not required

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

## 2.       **PUBLIC HEARINGS:**

- A. **A REQUEST BY PSSC LLC, OWNER, FOR A TENTATIVE PARCEL MAP (TPM) 38815 REQUESTING TO SPLIT ONE (1) LARGER LOT FORMING A SECOND LOT EQUALING THREE (3) ACRES FOR THE PURPOSE OF FUTURE DEVELOPMENT CONSISTENT WITH THE LISTED USES IN THE M-1 (LIGHT INDUSTRIAL) ZONE LOCATED AT APN 680-180-029, 1500 SOUTH GENE AUTRY TRAIL, ZONE M-1, (CASE NO. STM 2024-0004) (GM).**

**RECOMMENDATION:** ADOPT A RESOLUTION DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT PER CEQA GUIDELINES AND APPROVE PROJECT, SUBJECT TO CONDITIONS.

Associate Planner Glenn Mlaker presented the staff report and answered questions of the commission.

Tom Brown, for the applicant Palm Springs Surf Club, spoke and answered questions of the commission.

Commissioner Miller moved, seconded by Commissioner Baker, to approve Item #4A with added condition that maintenance of required parking for access to the Surf Club is in place prior to the final approval of the map.

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

- B. A REQUEST BY THE UNITED PARCEL SERVICE (UPS), REPRESENTED BY RED ARCHITECTURAL GROUP, FOR THE ESTABLISHMENT OF A CONDITIONAL USE PERMIT FOR THE EXISTING UPS TRANSPORTATION TERMINAL AND THE COMPLETION OF RELATED SITE IMPROVEMENTS TO PARKING AND LANDSCAPE AREAS LOCATED AT 650 NORTH COMMERCIAL ROAD, ZONE M-1-P, (CUP 2024-0003) (SY).**

**RECOMMENDATION:** ADOPT A RESOLUTION DETERMINING THAT THE PROJET IS CATEGORICALLY EXEMPT PER CEQA GUIDELINES AND APPROVE THE CUP REQUEST SUBJECT TO CONDITIONS.

Associate Planner Sarah Yoon presented the staff report and answered questions of the commission.

Harris Shapiro, Red Architectural Group, and James Bailey, UPS Engineering Manager, for the applicant, spoke and answered questions of the commissioners.

Commissioner Murphy moved, seconded by Commissioner Miller, to approve Public Hearing Item #2B.

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

**3. UNFINISHED BUSINESS:** None.

**4. NEW BUSINESS:**

- A. A REQUEST BY HERITAGE GROUP, ON BEHALF OF THE PROPERTY OWNER, MEZRAHI FAMILY TRUST, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 15-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.37-ACRE SITE LOCATED AT 211 NORTH SUNRISE WAY, (APN: 508-070-016) ZONE MDR (CASE NO. DP-2023-0019) (AR)**

**RECOMMENDATION:** ADOPT A RESOLUTION DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT PER CEQA GUIDELINES AND APPROVE PROJECT SUBJECT TO CONDITIONS.

Assistant Planner Alex Rubalcaba presented the staff report and answered questions of the commissioners.

Vicky Barbieri and Manual Escalante-Rascon, Heritage Group, for the applicant, spoke and answered questions of the commission.

Commissioner Miller moved, seconded by Vice Chair Aylaian, to approve Item #4A.

AYES: BAKER, MURPHY, MILLER, AYLAIAN, MORRILL

EXCUSED: WEREMIUK, ROTMAN

**B. A REQUEST BY PLC COMMUNITIES, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 71 SINGLE-FAMILY RESIDENCES ON 60-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE PDD-2024-0001/5.0982-PD 290 (ER)).**

**RECOMMENDATION:** APPROVE THE PROPOSED FINAL DEVELOPMENT PLANS AS BEING SUBSTANTIALLY IN CONFORMANCE WITH THE PRELIMINARY PLANNED DEVELOPMENT DISTRICT PLAN SUBJECT TO FINAL REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE.

Edward Robertson, Principal Planner, presented the staff report and answered questions of the commission.

Patrick McCabe, PLC Communities, for the applicant, spoke and answered questions of the commissioners.

Commissioner Baker moved, seconded by Commissioner Miller, to approve Item #4B.

AYES: BAKER, MURPHY, MILLER, AYLAIAN, MORRILL

EXCUSED: WEREMIUK, ROTMAN

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:** None.

**PLANNING DIRECTOR'S REPORT:**

- A. General Plan Update – Draft Circulation, Land Use and Safety Elements for Commission review (information item only).
- B. Vice Chair Aylaian will be taking a sabbatical to assist with Parks & Recreation Department until they find a replacement for their Director.

**ADJOURNMENT:** The Planning Commission adjourned at 8:47 pm to 5:30 pm, Wednesday, September 11, 2024, 3200 East Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin  
Christopher Hadwin  
Director of Planning Services