

PLANNING COMMISSION MEETING MINUTES  
September 25, 2024  
CITY OF PALM SPRINGS  
3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:**

Chair Weremiuk called the meeting to order at 5:32 p.m.

**ROLL CALL:**

Present: Chair Weremiuk, Baker, Miller, Rotman, Murphy, Morrill  
Excused: None

Staff Present: Planning Director Christopher Hadwin, Associate Planner Glenn Mlaker, Associate Planner Noriko Kikuchi, Attorney Jim Priest, Administrative Specialist Anita Fields, Engineering Associate Rick Minjares, Director of Special Program Compliance Veronica Goedhart.

**REPORT OF POSTING OF AGENDA:** Agenda available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 9:00 pm on Thursday, September 19, 2024.

**ACCEPTANCE OF THE AGENDA:**

Item #2B will be heard before Item #2A.

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

AYES: WEREMIUK, BAKER, MILLER, MORRILL, MURPHY, ROTMAN  
EXCUSED: None

**PUBLIC COMMENT:** None.

1. **CONSENT CALENDAR:**

A. **APPROVAL OF MINUTES: SEPTEMBER 11, 2024**

Commissioner Rotman moved, seconded by Commissioner Baker, to approve Consent item #1A with corrections adding language to Item #2C.

AYES: WEREMIUK, BAKER, MILLER, MORRILL, MURPHY, ROTMAN  
EXCUSED: None

2. **PUBLIC HEARINGS:**

- B. **A REQUEST BY RUPPERT STREET, LLC, FOR A CONDITIONAL USE PERMIT (CUP) TO OPERATE AN 11,691-SQUARE-FOOT CANNABIS CULTIVATION FACILITY INVOLVING INCIDENTAL TYPE P (PACKAGING AND LABELING) CANNABIS MANUFACTURING USE AT UNDEVELOPED PARCELS TOTALLING 0.74 ACRE AT 19070 RUPPERT STREET, ZONE M-2/CO, SECTION 15 (CASE CUP-2023-0017). (NK)**

**Recommendation:** Adopt the Mitigated Negative Declaration (MND) as an adequate environmental document and approve the project subject to conditions.

Noriko Kikuchi, Associate Planner, presented the Staff Report and answered questions of the commission.

Rick Minjares, Engineering Associate, provided information regarding the site as part of a groundwater protection corridor and answered questions of the commission.

Veronica Goedhart, Director of Special Program Compliance, and Jay Takacs, odor consultant, 15000 Inc., spoke and answered questions of the commission.

Nicole Criste, Terra Nova Planning, Environmental Consultant, answered questions of the commission.

Ramon Buguio, Building Consultant, Ramon Gaguio CAS LLC, for the applicant, spoke and answered questions of the commission.

Chair Weremiuk moved, seconded by Commissioner Baker, to approve Item #2B with revised conditions.

1. The applicant shall endeavor to use 100% carbon free power via Desert Community Energy or SCE to satisfy the primary power requirements for the project and reduce the impacts to Green House Gases (GHG). A determination on the feasibility and applicability of this requirement shall be made solely by the applicant, in coordination with the Director of Special Programs Compliance and the Director of Sustainability.
2. Inspections of mechanical equipment shall be required in three (3) months, six (6) months, and thereafter on a bi-annual basis by an independent third party chosen by the City, at the applicant's expense.
3. Bicycle racks shall be located at the site, in accordance with PSZC Section 93.06.00 (C) (5).
4. Request that the Director look at alternates to the Desert Museum Palo Verde that will better survive in that location.

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

EXCUSED: None

- A. **REQUEST BY MARK TEMPLE, OWNER REQUESTING A TWO (2) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) 38042 TO SUBDIVIDE ONE (1) PARCEL INTO THIRTY-ONE (31) SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT THE EAST TERMINUS OF VERONA ROAD, ZONE R-1-E; (CASE TTM 38042 TE) (GM)**

**Recommendation:** Adopt resolution determining that the project is exempt from CEQA review and approve the project subject to conditions.

Glenn Mlaker, Associate Planner, presented the Staff Report and answered questions of the commission.

Mark Temple, owner and applicant, provided comments and answered questions of the commission.

Commissioner Miller moved, seconded by Commissioner Murphy, to approve Item #2A with conditions.

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

EXCUSED: None

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:** None.

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

Associate Planner Glenn Mlaker Director Hadwin provided an update regarding the project and revised EIR for the large warehouse north of I-10.

### **PLANNING DIRECTOR'S REPORT:**

A tentative schedule of Planning Commission liaisons with the Architectural Review Committee was distributed and revisions were discussed: Rotman will attend ARC meetings in January 2025, Morrill will attend in April, Miller will attend in May, and Chair Weremiuk will attend in July 2025.

The General Plan needs to be reviewed by the Tribal Planning Commission and the Tribal Council before it's finalized. It is anticipated that we will receive their sign off mid-November. Due to elections and the meeting calendar, the General Plan may not go to the City Council until December 2024.

The Appeal regarding the Prescott Preserve project hearing before City Council was moved to October 10, 2024.

**ADJOURNMENT:** The Planning Commission adjourned at 6:59 p.m. to 5:30 pm, Wednesday, October 9, 2024.