

PLANNING COMMISSION

CITY OF PALM SPRINGS, CALIFORNIA

Council Chamber

3200 East Tahquitz Canyon Way, Palm Springs, California

www.palmspringsca.gov

AGENDA

There will be in-person access to this meeting at the above location and a teleconference (remote) option is available for members of the public.

- View the Planning Commission meeting remotely at the following Zoom webinar link: <https://us02web.zoom.us/j/86594696866?pwd=Wkaha86zlzkWuo1le8gnbtI5a28HF5.1> or call 1-669-444-9171, enter Meeting ID: 865 9469 6866 and Passcode: 734369.
- If you intend to speak on an item via the Zoom webinar link or need additional assistance, please call the Department of Planning Services at 760-323-8245 or email planning@palmspringsca.gov to receive instructions on remote participation. You will be asked to provide your first and last name, Item No., and contact information before being unmuted to speak.
- You may also submit your public comment to the Planning Commission electronically. Materials may be emailed to: planning@palmspringsca.gov. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the board members and retained for the official record.

Tuesday
April 8, 2025



5:30 PM Regular Meeting

Kathy Weremiuk, Chair
Lauri Aylaian, Vice Chair
Carl Baker
Scott Miller
David Murphy
Robert Rotman
John Morrill

Staff Liaisons:

Christopher Hadwin, Planning Director
Anthony Riederer, Assistant Planning Director
Anita Fields, Administrative Specialist
Tari Williams, City Attorney
Jim Priest, City Attorney
Rick Minjares, Engineering Associate
Jonathan Samaniego, Engineering Assistant
Ken Lyon, Principal Planner
Alex Rubalcava, Assistant Planner

CALL TO ORDER:

ROLL CALL:

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, April 3, 2025.

ACCEPTANCE OF THE AGENDA: The Planning Commission will discuss the order of the agenda, may amend the order, note abstentions and request Consent Calendar items be removed from the consent calendar for discussion.

PUBLIC COMMENT: This time has been set aside for members of the public to address the Planning Commission on Consent Calendar and other agenda items; and items of general interest within the subject matter jurisdiction of the Commission. Please note that the Planning Commission is prohibited from taking action on items not listed on the posted agenda. Three (3) minutes is allowed for each speaker. Testimony for Public Hearings may be offered at this time or at the time of the hearing. **MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON CONSENT OR NEW BUSINESS ITEMS ARE DIRECTED TO COMMENT UNDER THIS PORTION OF THE AGENDA.**

1. **CONSENT CALENDAR:**

The following routine matters may be acted upon by one motion. Individual items may be removed by the Commission for separate discussion at this time.

A. **APPROVAL OF MINUTES: MARCH 25, 2025**

RECOMMENDATION: Approve.

B. **RESOLUTION OF DENIAL FOR CASE DP-2024-0009, A REQUEST BY MCWHIRTER REALTY PARTNERS FOR APPROVAL OF A MAJOR DEVELOPMENT PERMIT (DP) TO CONSTRUCT A NEW 4,012-SQUARE-FOOT COMMERCIAL BUILDING FOR A PAINT STORE ON A 0.38-ACRE UNDEVELOPED PARCEL LOCATED NEAR THE SOUTHEAST CORNER OF NORTH PALM CANYON DRIVE AND EAST STEVENS ROAD, ZONE C-1, SECTION 10 (CASE DP-2024-0009). (NK)**

RECOMMENDATION: Adopt Resolution of Denial as decided on March 25, 2025.

EXCLUDED CONSENT CALENDAR: Items removed from the Consent Calendar for separate discussion are considered at this time.

2. **PUBLIC HEARINGS:**

- A. **A REQUEST BY JONATHAN KHARFEN, ARCHITECT, ON BEHALF OF WALTER LANDER AND KIT NG, REQUESTING A VARIANCE TO DECREASE THE STREETSIDE YARD SETBACK REQUIREMENT FROM TWENTY-FIVE (25) FEET TO EIGHT (8) FEET FOR AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 725 SOUTH SUNRISE WAY, APN 508-271-012 (CASE VAR-2024-0001)(AR).**

RECOMMENDATION:

1. Open The Public Hearing and receive testimony.
2. Close The Public Hearing and adopt the CEQA determination as outlined in the staff report and deny the project.

3. **UNFINISHED BUSINESS**

4. **NEW BUSINESS:**

- A. **4A. A REQUEST BY WOODBRIDGE PACIFIC GROUP, LLC, FOR APPROVAL OF THE FINAL DEVELOPMENT PLANS (“FINAL PDD”) TO CONSTRUCT TWENTY-FIVE (25) SINGLE-FAMILY RESIDENTIAL UNITS ON 60-WIDE LOTS IN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT (CASE PDD-2024-0007 / 5.0982 PD 290 / TRACT #31848. (KL/ER)**

RECOMMENDATION:

- (1) Re-certify the Mitigated Negative Declaration as certified by the City Council on November 2, 2016 as a complete analysis of the potential environmental impacts of the proposed final development plans for this portion of the Miralon project; and
- (2) Approve the proposed final development plans for Case PDD-2024-0007, as being substantially in conformance with the preliminary planned development district, as conditioned, including the Miralon design guidelines and the Miralon vision book and recommend approval by the Architectural Review Committee subject to conditions of approval in Exhibit “A”.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: Brief general comments and/or other issues of concern from members of the Planning Commission.

PLANNING DIRECTOR’S REPORT: Update the Planning Commission on important items.

ADJOURNMENT: The Planning Commission will adjourn to 5:30 pm, Tuesday, April 22, 2025.

It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 323-8204, at least 48 hours prior to the meeting, to inform us of your particular needs and to determine if accommodation is feasible.

Pursuant to the Government Code Section 54957.5(b)(2) the designated office for inspection of public records in connection with the meeting is the Department of Planning Services, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: Office of the City Clerk, City Hall. Agenda and staff reports are available on the City's website: www.palmspringsca.gov. If you would like additional information on any item appearing on this agenda, please contact the Department of Planning Services at (760) 323-8245.

AFFIDAVIT OF POSTING

I, Anita Fields, Administrative Specialist, Department of Planning Services, City of Palm Springs, certify this Agenda was posted at or before 9:00 p.m. on Thursday, April 3, 2025, as required by established policies and procedures.

/s/ Anita Fields

Anita Fields, Administrative Specialist
Department of Planning Services