

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/87870881923?pwd=zxPhRT9sh8pdCapk7lJuCU0FqcfqRx.1> or call 1-669-444-9171, enter Meeting ID 878 7088 1923 and Passcode: 912570.
- 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 comments 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
June 10, 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
Anita Fields, Administrative Specialist
Tari Williams, City Attorney
Rick Minjares, Engineering Associate
Noriko Kikuchi, AICP, Associate Planner
Ken Lyon, Principal 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, June 5, 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: APRIL 22, 2025

RECOMMENDATION: Approve.

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

2. PUBLIC HEARINGS:

A. A REQUEST BY MSA CONSULTING INC., ON BEHALF OF FARRELL DRIVE PS, LLC, FOR APPROVAL OF A TWO-YEAR EXTENSION OF TIME APPLICATION FOR AN APPROVED MAJOR ARCHITECTURAL REVIEW APPLICATION AND A MAJOR DEVELOPMENT PERMIT APPLICATION (CASE 3.4313 MAJ) FOR THE CONSTRUCTION OF A 64,092-SQUARE-FOOT SELF-STORAGE FACILITY ON A 4.2-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE, ZONE M-1-P, SECTION 12 (CASE EOT-2024-0003). (NK)

RECOMMENDATION: Adopt Resolution determining that the project is exempt from CEQA review and approve an extension of time until August 2, 2026, subject to conditions.

3. UNFINISHED BUSINESS

4. **NEW BUSINESS:**

- A. **A REQUEST FOR A MAJOR DEVELOPMENT PERMIT AND MINOR MODIFICATION APPLICATION BY PPUSA, LLC, OWNER, FOR A 16-COURT COMMERCIAL PICKLEBALL COMPLEX LOCATED AT THE SOUTHWEST CORNER OF AVENIDA EVELITA AND AIRPORT CENTER DRIVE, ZONE M-1, GENERAL PLAN: NEIGHBORHOOD COMMUNITY COMMERCIAL (“NCC”), AIRPORT LAND USE COMPATIBILITY ZONES “C” & “E”, APN’S: 677-530-006 & 007, CASE DP-2024-0007 & AMM-2024-0013. (KL)**

RECOMMENDATION: Adopt a Categorical Exemption pursuant to the California Environmental Quality Act (“CEQA”) and approve the project subject to conditions of approval based on the findings outlined in this staff report and recommend approval by the Architectural Review Committee (“ARC”) of associated Case AR-2024-0081.

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, June 24, 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, June 5, 2025, as required by established policies and procedures.

Anita Fields
Anita Fields, Administrative Specialist
Department of Planning Services