

PLANNING COMMISSION ACTION MEETING MINUTES

April 22, 2025

CITY OF PALM SPRINGS

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, Baker, Miller, Murphy, Morrill, Rotman
Excused: None.

Staff Present: Planning Director Christopher Hadwin, Associate Planner Noriko Kikuchi, Engineering Associate Rick Minjares, Administrative Specialist Anita Fields

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 6:00 pm on Thursday, April 17, 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.

Vice Chair Aylaian moved, seconded by Commissioner Miller, to accept the Agenda.

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

PUBLIC COMMENT:

1. CONSENT CALENDAR:

A. APPROVAL OF MINUTES: APRIL 8, 2025
RECOMMENDATION: Approve

Commissioner Rotman moved, seconded by Commissioner Miller, to approve the revised minutes.

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

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

2. PUBLIC HEARINGS:

A. A REQUEST BY THE ALTUM GROUP, ON BEHALF OF SUN COMMUNITY FEDERAL CREDIT UNION, FOR A CHANGE OF ZONE, CONDITIONAL USE

PERMIT, AND MAJOR DEVELOPMENT PERMIT FOR A NEW 2,895-SF BANK AND AN AUXILIARY DRIVE-THRU FACILITY AT A 1.08-ACRE UNDEVELOPED SITE LOCATED AT THE SOUTHEAST CORNER OF EAST RAMON ROAD AND SOUTH CALLE SANTA CRUZ, ZONE P, SECTION 19 (CASES COZ-2024-0001, CUP-2024-0009, & DP-2024-0005). (NK)

RECOMMENDATION:

- 1) Open the Public Hearing and receive testimony.
- 2) Close the Public Hearing and Adopt the Mitigated Negative Declaration as an adequate environmental document for the proposed project and associated impacts;
- 2) Approve CUP-2024-0009 and DP-2024-0005 subject to conditions; and
- 3) Recommend the following actions to the City Council, subject to conditions:
 - i. Adopt the Mitigated Negative Declaration as an adequate environmental document for the proposed project and associated impacts; and
 - ii. Approve the Change of Zone application (COZ-2024-0001) to change the zoning designation of the project site from P (Professional) to M-1 (Service/Manufacturing).

Noriko Kikuchi, Associate Planner, presented the staff report and answered questions of the commission.

Rick Minjares, City Engineering Associate, spoke and answered questions of the commission.

Nicole Criste, Terra Nova, environmental consultant for the city, spoke and answered questions of the commission.

Rich Malacoff, Altum Group, for Sun Community Federal Credit Union, applicants, spoke and answered questions of the commission.

Jason Patty, Level 5, builder and developer of the project for the applicant, spoke and answered questions of the commission.

Commissioner Miller moved, seconded by Vice Chair Aylaian, to adopt staff recommendations with additional conditions.

1. ARC should consider solar control on the north side
2. Include a bypass lane at the stacking spaces, while reducing the exiting lanes from 2 to 1 on the west and replacing with additional landscape area
3. ARC should review building elevations on the south side, possibly enhancing the small slit windows
4. ARC should look at adding more variety in the landscaping for screening of the drive thru and the parking lot from the Calle Santa Cruz side. African Sumacs and Heritage Palo Verde are not doing well in this desert environment and alternates should be considered.
5. Provide access to the spaces between slat features on the drive-thru mount and screening to facilitate adequate maintenance
6. Alter the placement of trees along Ramon Road while ensuring a clear view of the kiosk from the street for safety

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

NOES: None.

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:** None.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioners asked the applicant to provide feedback regarding the application process, for possible utilization in the updates of the zoning code.

PLANNING DIRECTOR'S REPORT:

Upcoming online open houses scheduled for those who would like to provide feedback regarding the zoning code.

The Sherwin Williams project decision has been appealed and will be heard by the City Council on May 14, 2025.

The Planning Commission will be expanded to 8 members: the additional member will have a 3 year term and will not have voting rights.

There will be a Joint Session and dinner for all committee and board members on June 17, 2025, RSVPs due June 8, 2025.

ADJOURNMENT: The Planning Commission adjourned at 7:00 pm to 5:30 pm, Tuesday, May 13, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin

Christopher Hadwin
Director of Planning Services