

PLANNING COMMISSION MEETING MINUTES
June 10, 2025
CITY OF PALM SPRINGS
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER: 5:31 pm

ROLL CALL:

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

Excused: None.

Staff Present: Planning Director Christopher Hadwin, Associate Planner Noriko Kikuchi, Principal Planner Ken Lyon, City Attorney Tari Williams, 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, 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.

Commissioner Murphy 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 22, 2025

RECOMMENDATION: Approve

Commissioner Murphy moved, seconded by Commissioner Baker, to approve the 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 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.

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

Eric Higuchi and John Chen, Red Rock Realty Investment, for the applicant, spoke and answered questions of the commission.

Residents Lee Chandrasena and Jim Gazan expressed support for the permit extension.

Commissioner Miller moved, seconded by Commissioner Baker, to adopt staff recommendations.

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

3. **UNFINISHED BUSINESS:** None.

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.

Ken Lyon, Principal Planner, presented the staff report and answered questions of the commission.

Max Dirdah, urban planner, and Mark Stuart, architect, for the applicant, spoke and answered questions of the commission.

Resident Jim Gazan expressed support for the project.

Chari Weremiuk moved, seconded by Commissioner Miller, to continue to a date uncertain. The applicant was asked to:

1. Review parking, circulation, the entrances to the site, and to resolve the turn issue at the intersection of Ramon Road;
2. Obtain an acoustic study to determine any appropriate noise mitigation, and return with technical information that includes levels for specific time periods as outlined in the noise ordinance, with specific attention to the hours of 6-7 am and 10-11 pm; and
3. Review landscaping to enhance shade, possibly using heavy hedges to screen any noise mitigation walls.

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

NOES: MURPHY

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Morrill provided an update of the Miralon subcommittee meetings.

PLANNING DIRECTOR'S REPORT:

Director Hadwin noted that the new General Plan website has launched. He provided a status on the Zoning Code update process. Commissioners were reminded of the Joint Session with the City Council and the Boards and Commissions on June 17, 2025.

ADJOURNMENT: The Planning Commission adjourned at 8:18 pm to 5:30 pm, Tuesday, June 24, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.