

PLANNING COMMISSION MEETING MINUTES
July 8, 2025
CITY OF PALM SPRINGS
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER: 5:30 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, City Attorney Tari Williams, Administrative Specialist Anita Fields, Engineering Associate Rick Minjares, Engineering Assistant Jonathan Samaniego

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, July 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.

Commissioner Miller moved, seconded by Commissioner Baker, to accept the Agenda.

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

EXCUSED: None.

PUBLIC COMMENT:

ELECTION OF OFFICERS: Election of Chair and Vice Chair, pursuant to PSMC 2.06.020. [Officer terms will be from this election through June 30, 2026.]

Vice Chair Aylaian moved, seconded by Commissioner Miller, to elect Kathy Weremiuk as Chair.

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

EXCUSED: None.

Commissioner Murphy moved, seconded by Commissioner Baker, to elect Lauri Aylaian as Vice Chair.

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

EXCUSED: None.

1. CONSENT CALENDAR:

A. APPROVAL OF MINUTES: JUNE 10, 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: None.

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

- A. A REQUEST BY IN-N-OUT BURGER FOR A MAJOR DEVELOPMENT PERMIT TO CONSTRUCT A NEW 3,886-SF RESTAURANT AND AN AUXILIARY DRIVE-THRU FACILITY AT A 2.35-ACRE SITE LOCATED AT 1801 EAST PALM CANYON DRIVE, ZONE C-S-C, SECTION 25 (CASE DP-2025-0006). (NK)**

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

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

Peter Kulmatticki, Development Manager, In-N-Out, applicant, spoke and answered questions of the commission.

Tracy Conrad, Chief Operating Officer, Smoke Tree Ranch, spoke and answered questions of the committee.

Public comments expressed both support for the project and concerns regarding traffic circulation and public safety.

Commissioner Miller moved, seconded by Commissioner Vice Chair Aylaian, subject to conditions of approval as outlined, which includes the requirement of a review by a joint subcommittee consisting of two (2) Planning Commissioners and two (2) ARC members, removal of condition of approval ENG 42, and modifications to conditions of approval ADMN 7 and PLN 8 as outlined in the staff presentation.

1. Changes to Conditions of Approval. Conditions of approval shall be modified as follows: 1) Remove ENG 42 entirely; 2) Remove the last sentence of ADM 7; and 3) Add the following language to PLN 8 which reads “*Use of speakers for drive-thru/pickup order is permitted at a low level consistent with the noise ordinance.*”
2. Pedestrian Walkway on Private Drive. Install a pedestrian walkway on the north or south side of the

private drive which is located south of the project site and connects Smoke Tree Lane and the area where the ACE hardware store is located. The private road shall be rehabilitated.

3. Driveway Approach (“Pork Chop”) Design. Engineering Services Department shall examine the redesigning of the “pork chop” so that it will appear more prominent and clear in terms of traffic flow (turning in and turning out) for safety purposes, in addition to blocking headlights to the maximum extent possible.
4. Demarcation of Bike and Pedestrian Lanes. Demarcate the bicycle and pedestrian lanes on the multipurpose path (e.g. Installation of signage, Striping per City requirements).
5. Safety & Traffic Calming Measures. Provide additional safety or traffic calming measures to ensure safe pedestrian access at the multipurpose path and Smoke Tree Lane, as well as the drive-thru exit and connection to the ACE hardware store along the private drive which may include signal, lights, signage or other appropriate measures.
6. Joint Subcommittee Review Required. Prior to the architectural review by the ARC, the proposed project shall be reviewed by a joint subcommittee which consists of two (2) Planning Commissioners and two (2) Architectural Review Committee (ARC) members. Vice Chair Lauri Aylaian and Commissioner Scott Miller to be Planning Commission subcommittee members. The subcommittee shall review the following:
 - a) Complete redesign of the building architecture to comply with the Community Design and Land Use Elements of the General Plan and provide architecture that is contextual to the shopping center, surrounding area, and the unique character of Palm Springs. Applicant shall address the following through the subcommittee review: 1) Reduce the bulky and heavy appearance of the building; 2) Simplification of the cornice details on the building and the details around the canopy over the outdoor dining area; 3) Reconsideration of the stone wainscot for a feature that is better integrated into the overall building design; 4) Change the exterior building color from the proposed bright white to earth tone color(s); and 5) Disparities between the primary building and associate canopy design.
 - b) The color temperature of the exterior lighting should be consistent throughout. Consider the color temperature of 3500K (Kelvin); No color temperature exceeding 4000K.
 - c) Enhanced drive-thru aisle screening and landscaping with an emphasis on the northeast corner. Drive-thru area screening shall be provided by a combination of landscape, a berm(s), and a wall as necessary to provide adequate screening and to eliminate noise and headlight glare.
 - d) Provide additional shading in the parking lot by adding landscape islands or wider tree wells, particularly in the central part of the parking lot where there is no conflict with the underground utilities.
 - e) Increase the tree box size to 36 inches along with tree wells that are appropriate in size to accommodate such trees.
 - f) Provide additional shading at the west outdoor dining area by installing additional landscape or a structure. Furthermore, provide additional trees (36-inch boxed trees) and tree wells that are appropriate in size at the south side of the primary building in the paved area.

7. Bike Rack & Amenities. Relocate the bike rack closer to the front door/entrance and provide additional bike infrastructure (e.g. additional bike rack).
8. Working with Adjacent Property Owners. Work cooperatively with the current and future adjacent property owners to ensure connectivity to the adjacent sites, particularly the multipurpose path which will be extended westward.
9. Landscape Maintenance Plan. Applicant shall submit a landscape maintenance plan prior to the issuance of a Certificate of Occupancy. The landscape maintenance plan shall be satisfactory to the Director of Planning Services.

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

NOES: None.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: None.

PLANNING DIRECTOR'S REPORT: Director Hadwin noted that the July 22, 2025 meeting will have a full agenda.

ADJOURNMENT: The Planning Commission adjourned at 8:43 pm to 5:30 pm, Tuesday, July 22, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin
Christopher Hadwin
Director of Planning Services