

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/84983820543?pwd=qZGsUuJF46bOmNA1smtaK24WsMUOq.1> or call 1-669-444-9171, enter Meeting ID 849 8382 0543 and Passcode 744876.

· 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
September 9, 2025



5:30 PM Regular Meeting

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

Staff Liaisons:

Anthony ("Tony") Riederer, Assistant Planning Director
Anita Fields, Administrative Specialist
Tari Williams, City Attorney
Jonathan Samaniego, Engineering Assistant
Rick Minjares, Engineering Associate
Alex Rubalcava, Assistant Planner
Noriko Kikuchi, Associate Planner
Glenn Mlaker, Associate 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, September 4, 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:** JULY 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 OLD LAS PALMAS PARTNERS, LLC, FOR THE APPROVAL OF A TWO-YEAR EXTENSION OF TIME FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION (CASE 3.4191 MAJ), A MAJOR DEVELOPMENT PERMIT APPLICATION, (CASE 3.4191 DEV), A TENTATIVE TRACT MAP (TTM 38190), AND A VARIANCE APPLICATION (CASE 6.560 VAR) FOR A MIXED-USE PROJECT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND A 5,411-SQUARE-FOOT COMMERCIAL SPACE AT A 2.4-ACRE UNDEVELOPED PROPERTY LOCATED AT 575 NORTH PALM CANYON DRIVE (APN: 505-322-001 THROUGH 004), ZONE C-1, SECTION 10 (CASE EOT-2025-0001). (NK)**

RECOMMENDATION: Approve a two (2)-year extension of time through April 10, 2027 (two years from April 10, 2025, the original entitlement expiration date).

3. **UNFINISHED BUSINESS**

4. **NEW BUSINESS:**

- A. **A REQUEST BY TOLL BROTHERS, INC., FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR ONE HUNDRED NINETEEN (119) NEW SINGLE-FAMILY RESIDENTIAL UNITS IN PLANNING AREAS 5A & 7A, TRACTS 38721, 38722, & 38722-1 OF PLANNED DEVELOPMENT DISTRICT 231 OF THE ESCENA DEVELOPMENT LOCATED AT 1000 NORTH GENE AUTRY TRAIL, ZONE PDD 231 (CASE PDD-2025-0002/5.0666-PD231) (GM).**

RECOMMENDATION: Adopt approval resolution.

- B. **A REQUEST BY PSLUX, LLC., PROPERTY OWNER, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION AND A TENTATIVE TRACT MAP FOR A ONE-LOT CONDO MAP TO CONSTRUCT A DUPLEX ON A .56-ACRE SITE LOCATED AT 301 WEST VIA ESCUELA, (APN: 504-300-003) ZONE RGA6 (CASE NOS. DP-2025-0001 & STM-2025-0001) (AR).**

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

- C. **APPOINTMENT OF TWO ALTERNATE MEMBERS TO THE ARCHITECTURAL REVIEW COMMITTEE**

RECOMMENDATION: Review the recommendations of the PC / ARC ad hoc subcommittee for appointment of two alternate members to the ARC, Bob Dillion and Charles Elliott, for terms beginning September 15, 2025, and ending June 30, 2025.

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, September 16, 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, September 4, 2025, as required by established policies and procedures.

/s/ Anita Fields
Anita Fields, Administrative Specialist
Department of Planning Services