

PLANNING COMMISSION MEETING MINUTES
July 22, 2025
CITY OF PALM SPRINGS
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER: 5:45 pm

ROLL CALL:

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

Excused: Murphy

Staff Present: Planning Director Christopher Hadwin, Assistant Planning Director Anthony Riederer, Associate Planner Glenn Mlaker, Assistant Planner Alex Rubalcava, 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 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.

The agenda order was revised to move Item 4A to be heard after the Consent Items. Item 2A and Item 2B to be heard after Item 4A.

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

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

PUBLIC COMMENT:

1. CONSENT CALENDAR:

- A. APPROVAL OF MINUTES: JULY 8, 2025**
RECOMMENDATION: Approve

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

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

- B. A REQUEST BY SECOY ARCHITECTS, INC., ON BEHALF OF THE PROPERTY OWNER, DEZART PERFORMS, FOR A PLANNING COMMISSION DETERMINATION THAT A PERFORMING ARTS THEATER IS SIMILAR TO OTHER LISTED CONDITIONALLY**

PERMITTED USES IN THE R-3 ZONE (CASE DETPC-2025-0001) (AR).

RECOMMENDATION: That the Commission determine the proposed land use is similar to other listed uses in the R-3 Zone.

Chair Weremiuk moved, seconded by Commissioner Rotman, to determine that the proposed land use is similar to other listed uses in the R-3 Zone.

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

EXCUSED: MURPHY

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

4. NEW BUSINESS:

A. PALM SPRINGS SURF CLUB TO PROVIDE AN OPERATIONAL UPDATE AS A CONDITION FROM THE ORIGINAL PLANNING COMMISSION REVIEW. PROJECT LOCATED AT 1500 SOUTH GENE AUTRY TRAIL, ZONE M-1 (PD 168), SECTION 9. (CASE 5.0356 CUP). (GM)

RECOMMENDATION: Receive staff report and take public testimony.

Glenn Mlaker, Associate Planner, presented the staff report and answered questions of the commission.

Mitch Nabhan, Code Compliance Supervisor, City of Palm Springs, spoke and answered questions of the commission.

Mara Smith, General Manager, Surf Club, spoke and answered questions of the commission.

Public comments expressed both support for the business and concerns about noise, the need for data driven decisions, the limited ability to measure bass as a noise nuisance, the effectiveness of current noise-mitigation efforts, and questioned if the fines were substantive enough to act as a deterrent.

The commission stated that the noise concerns are a serious issue that need to be resolved.

Owners were instructed to:

- Implement the living wall as quickly as possible. Explore the use of additional sound reducing material along the wall.
- The applicant should work with sound engineers to find additional noise-attenuating measures and to report back to the Commission.
- Ensure that doors remain closed while the wave machines are in operation
- Explore the use of a hay bale wall placed near the equipment room to absorb the sound
- Provide access to the City's Department of Special Program Compliance – Code Compliance to any digital noise monitoring equipment.
- Provide notice significantly in advance of any large or special events to the Tahquitz Creek Golf Neighborhood Organization and any HOA within the area of the Surf Club property.
- Acoustic engineers should visit homes in the area for evaluation and to identify noise mitigation solutions that can be utilized at impacted residential sites.
- The volume of the bass, the subwoofer, to be decreased.

- Return in 3-6 months for a reevaluation, with data to support discussion, understanding there is urgency.

2. PUBLIC HEARINGS:

A. A REQUEST BY 1784 HOLDINGS, LLC, APPLICANT, (OBA: PALM SPRINGS MINI-STORAGE) ON BEHALF OF GRIT DEVELOPMENT (PROPERTY OWNER) FOR A TENTATIVE PARCEL MAP (#39222) FOR A TWO COMMERCIAL CONDOMINIUM LOT SUBDIVISION; A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 90,468-SQUARE FOOT MINI-WAREHOUSE BUILDING AND ADJACENT RV PARKING LOT LOCATED AT THE SOUTHEAST CORNER OF NORTH GENE AUTRY TRAIL AND DISTRICT CENTER DRIVE, ZONE M-1-P (CASES STM 2025-0004 & DP 2025-0002) (GM)

RECOMMENDATION: Adopt resolution determining the project is exempt from CEQA as a Class 32 "In-Fill" development project resulting in approval of the project subject to conditions.

Glenn Mlaker, Associate Planner, presented the staff report and answered questions of the commission.

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

Shane Swerdlow, land use consultant at Craig Lawson and Company, for the applicant, spoke and answered questions of the commission.

Michelle Bach, design team, 1784 Holdings, for the applicant, spoke and answered questions of the commission.

Public comment requesting the lowering of lighting levels along Gene Autry, as current lighting levels in the area create glare that distracts drivers.

Commissioner Rotman moved, seconded by Commissioner Miller, to approve with recommendations to the Architectural Review Committee:

1. Increase the size and number of trees around the perimeter, and in the RV parking area, and review the species used.
2. More articulation and movement to the building and in the perimeter walls around the parking. Incorporate a creative architectural approach appropriate to Palm Springs
3. Additional parking lot shading or cool paving to mitigate the heat island of the parking area
4. Revised landscape with emphasis on GAT path
5. Clear vision windows at corners where empty doors are visible behind them
6. Larger offsets for the perimeter walls and use of a variety of materials
7. Coordinate signage locations with the landscaping

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

B. A REQUEST BY FIRST INDUSTRIAL REALTY TRUST INC, OWNER TO CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR), AND APPROVE OF A STATEMENT OF OVERRIDING CONSIDERATIONS; A TENTATIVE PARCEL MAP (#38790) FOR TWO (2) PARCELS; AND A MAJOR

DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF TWO WAREHOUSE BUILDINGS ON A NINETY-SIX (96) ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF NORTH INDIAN CANYON DRIVE AND 18TH AVENUE. (CASES #STM 2023-0015, & DP 2023-0023) (GM)

RECOMMENDATION:

That the Planning Commission take the following actions:

1. Certify that the Final Environmental Impact Report as complete.
2. Adopt the Statement of Overriding Considerations.
3. Adopt the Mitigation Monitoring and Reporting Program.
4. Approve a Tentative Parcel Map and a Major Development Permit application subject to attached conditions of approval.

Glenn Mlaker, Associate Planner, presented the staff report and answered questions of the commission.

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

Anna Choudhuri, The Altum Group EIR Consultant, spoke and answered questions of the commission.

Giancarlo Ganddini, Katherine Howe, Ganddini Group, EIR Consultants, spoke and answered questions of the commission.

Paul Loubet, Manager, First Industrial Realty Trust, applicant, spoke and answered questions of the commission.

Public comments: support for the project from union workers and owners of neighboring properties, for jobs, revenue, the lack of residential homes in the immediate area, and no demonstrable endangered wildlife that would be disrupted, and quality of the site plans; those against the project mentioned environmental concerns and questioned the economic benefits.

Chair Weremiuk moved, seconded by Vice Chair Aylaian, to approve with additional conditions:

1. Revise language of PLN 7 for use of 100% carbon free power via Desert Community Energy, SCE or other electric service provider registered with the California Public Utilities Commission
2. Revise language of TTM 5 for clarity
3. DP 4/5 massing and setbacks should be consistent with the E1M2 development standards for this area as well as prior approved development on adjacent properties
4. The owner will pay for third party monitoring during construction
5. ARC to review the landscape plan, tree choices for trees that will survive in that environment
6. ARC to review lighting choices so levels are consistent with 3,000 kelvin or less
7. ARC to review the articulation of site walls
8. The applicant to provide a letter to the city promising their best efforts to ensure that purchases by the applicant and his contractors would be made in the City of Palm Springs, to the extent possible, so that the sales tax would be paid to the city.

AYES: WEREMIUK, AYLAIAN, BAKER, MILLER, MORRILL

NOES: ROTMAN

EXCUSED: MURPHY

3. UNFINISHED BUSINESS: None.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Vice Chair Aylaian noted the need for an inclusionary housing ordinance and commercial linkage fee to subsidize housing for workers.

PLANNING DIRECTOR'S REPORT:

Director Hadwin mentioned a request by the City Council to address a loophole in the code regarding callup provisions, to provide more checks and balances.

ADJOURNMENT: The Planning Commission adjourned at 10:57 pm to 5:30 pm, Tuesday, September 9, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin

Christopher Hadwin
Director of Planning Services