

PLANNING COMMISSION

CITY OF PALM SPRINGS, CALIFORNIA
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/81449706308?pwd=c4htwhcFYvwfUcqQRpSwJKBXWA6hVI.1> or call 1-669-444-9171, enter Meeting ID 814 4970 6308 and Passcode 241859.
- 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
October 14, 2025



5:30 PM Study Session
6:00 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:

Christopher Hadwin, Planning Director
Anita Fields, Administrative Specialist
Tari Williams, Attorney
Rick Minjares, Engineering Associate
Ken Lyon, Principal Planner

Edward Robertson, Principal Planner
Glenn Mlaker, Associate Planner

**5:30 PM STUDY SESSION
(Council Chambers)**

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT: Three (3) minutes are allowed for each speaker.

DISCUSSION ITEM: A REQUEST BY GHA INVESTMENTS, LLC, FOR A PRE-APPLICATION FOR THE DEVELOPMENT OF A 104-UNIT RESIDENTIAL PROJECT CONSISTING OF 31 DETACHED SINGLE-FAMILY RESIDENCES, 53 TOWNHOMES AND 20 AFFORDABLE APARTMENTS ON A VACANT 8.23-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF NORTH INDIAN CANYON DRIVE AND EAST RACQUET CLUB ROAD, ZONE PD-113A AND R-2, (CASE PRE-APP-2025-0005). (ER)

Recommendation: There is no formal action required at the study session; the Planning Commission is to provide comments.

ADJOURNMENT: The Planning Commission will adjourn to their regular meeting at 6:00 pm, Tuesday, October 14, 2025, City Hall, Council Chamber, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

**6:00 PM REGULAR MEETING
(Council Chamber)**

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 6:00 pm on Thursday, October 9, 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 the Consent Calendar and other agenda items, and items of general interest within the subject matter jurisdiction of the Commission. Although the Planning Commission values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted Agenda. Three (3) minutes are assigned for each speaker.

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: September 16, 2025**

RECOMMENDATION: Approval

B. **APPROVAL OF MINUTES: September 9, 2025**

RECOMMENDATION: Approval

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

2. **PUBLIC HEARINGS:**

A. **A REQUEST BY EMP2, LLC, OWNER, (DBA - SUN CAL) TO CONSIDER TWO TENTATIVE TRACT MAPS (TTM) 39204 FOR SEVENTY-FIVE (75) LOTS; AND 39213 FOR NINETEEN (19) LOTS FOR A FUTURE DEVELOPMENT IN PLANNING AREA 1 WITHIN THE ESCENA DEVELOPMENT LOCATED AT CLUB VIEW DRIVE AND ARTISAN WAY, ZONE M-1-P, PDD 231(CASE NO. STM 2025-0002 & 2025-0003) (GM).**

RECOMMENDATION: That the Planning Commission deny the project because it is inconsistent with the City's General Plan, specifically the minimum density requirements of the Land Use element.

3. **UNFINISHED BUSINESS**

4. **NEW BUSINESS:**

A. **AN APPLICATION BY PAUL MOSTOLLER ON BEHALF OF JOSEPH RANI HAYEK, OWNER, PROPOSING DEVELOPMENT OF A TWO-UNIT RESIDENTIAL BUILDING LOCATED AT 580 EAST COTTONWOOD ROAD (CASES DP-2024-0008 / AR-2024-0071 / AMM-2024-0012). (KL)**

RECOMMENDATION:

1. ADOPT A CLASS 3 AND CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO CEQA
2. APPROVE THE DEVELOPMENT PERMIT AND ADMINISTRATIVE MINOR MODIFICATION SUBJECT TO CONDITIONS OF APPROVAL IN EXHIBIT "A"
3. RECOMMEND APPROVAL OF THE MAJOR ARCHITECTURAL APPLICATION BY THE ARCHITECTURAL REVIEW COMMITTEE SUBJECT TO THE CONDITIONS OF APPROVAL IN EXHIBIT "A"

B. Accept the resignation of Russ MacDonald from the Architectural Review Committee.

C. Appoint ARC Alternate Member Charles Elliott to complete the term of the resigning Architectural Review Committee member.

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, October 28, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

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

State of California)
County of Riverside) ss
City of Palm Springs)

I, Anita Fields, Administrative Specialist, City of Palm Springs, California, certify this Agenda was posted at or before 9:00 p.m. on Wednesday, October 8, 2025, as required by established policies and procedures.

/s/ Anita Fields
Administrative Specialist
Planning Services Department