

PLANNING COMMISSION MEETING MINUTES  
September 9, 2025  
CITY OF PALM SPRINGS  
3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:** 5:32 pm

**ROLL CALL:**

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

Excused: None

Staff Present: Assistant Planning Director Anthony Riederer, Administrative Specialist Anita Fields, City Attorney Tari Williams, Assistant Planner Alex Rubalcava, Associate Planner Noriko Kikuchi, Associate Planner Glenn Mlaker

**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, 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.

Commissioner Baker moved, seconded by Vice Chair Aylaian to accept the Agenda.

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

EXCUSED: NONE

**PUBLIC COMMENT:**

Public comments included one expressing anger regarding the approval of the warehouse construction, and one voicing concern regarding the proposed zoning codes changes to allow the construction of 5-story structures, increase of density, and retail structures in transitional buffer zones.

**1. CONSENT CALENDAR:**

**A. APPROVAL OF MINUTES: JULY 22, 2025**

**RECOMMENDATION:** Approve

Vice Chair Aylaian moved, seconded by Chair Weremiuk, to approve the minutes as revised.

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

ABSTAIN: MURPHY

**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). (Noriko Kikuchi)**

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

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

Peter Mahler, Manager, Old Las Palmas Partners LLC, applicant, spoke and answered questions of the commission.

Commissioner Miller moved, seconded by Vice Chair Aylaian, to approve the extension with amended findings to include circumstances beyond the developer's control, including COVID and tariff-related uncertainty.

**AYES:** WEREMIUK, AYLAIAN, MURPHY, MILLER, ROTMAN

**NOES:** BAKER, MORRILL

**3. UNFINISHED BUSINESS:** None

**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 SA & 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) (Glenn Mlaker).**

**RECOMMENDATION:** Adopt approval resolution.

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

Lea Moguet, Toll Brothers, for the applicant, spoke and answered questions of the commission.

William Hezmalhalch, Architect, for the applicant, spoke and answered questions of the commission.

Tom Doczi, Landscape Architect, T K D Associates, for the applicant, spoke and answered questions of the commission

Richard Gordon, President, Escena Community HOA, noted the applicant's efforts to address many of the HOA's concerns. They discussed possible solutions with the applicant regarding remaining issues with landscaping, the exterior along Gene Autry, and an easement for a gas line.

Chair Weremiuk moved, seconded by Commissioner Rotman, to approve with conditions to be addressed by the Architectural Review Committee and the creation of a subcommittee for the review of plans.

PLN 4. Sub-Committee. Project is approved with a referral to a sub-committee comprised of three (3) members of the Planning Commission (Rottman, Murphy, Hernandez) and two (2) members of the Architectural Review Committee (ARC) to evaluate the following items before formal ARC review:

1. Provide a streetscape of different house elevations.
2. Provide 3D images showing all four sides of the proposed houses.
3. Explore adding solar control windows to provide interest and variety on all four sides. Provide more shading on the windows.
4. Develop landscape plans for individual houses include two (2) trees per lot.
5. Provide lighting and irrigation plans for review by committee.
6. Add wall on Lot "E" adjacent to Grandview Drive.
7. Complete the landscaping along Gene Autry
8. Note that modifications will be made through the HOA
9. Show the residential sound attenuation on the plans
10. Adjust the proportions of some proposed homes so they better capture the mid-century style

PLN 5. Elevation Placement. No two front elevations or floorplans to be placed adjacent to another.

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

NOES: NONE

**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) (Alex Rubalcava).**

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

Alex Rubalcava, Assistant Planner, presented the staff report and answered questions of the commission.

D. George Roberts, Architect, Black Diamond Drafting, for the applicant, spoke and answered questions of the commission.

Bruce Lahey, PSLUX, LLC, owner and applicant, spoke and answered questions of the commission.

Commissioner Miller moved, seconded by Vice Chair Aylaian, to continue to a date uncertain to allow the applicant to revise the design.

- Redesign Via Escuela frontage to have more sense of "eyes on the street"

- Reduce the number of garages and driveways on Via Escuela
- Consider using Mira Vista Way as a second entry/driveway

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

NOES: NONE

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

**RECOMMENDATION:** Review the recommendations of the PC/ ARC ad hoc subcommittee for appointments of two alternate members to the ARC, Bob Dillion and Charles Elliott, for terms beginning September 15, 2025, and ending June 30, 2026.

Commissioner Rotman moved, seconded by Vice Chair Aylaian, to approve the appointments.

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

NOE: NONE

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

**PLANNING DIRECTOR'S REPORT:**

Russ Macdonald resigned from the Architectural Review Committee; alternate Charles Elliott recommended for appointment to that position.

**ADJOURNMENT:** The Planning Commission adjourned at 8:38 pm to 5:30 pm, Tuesday, September 16, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

          /s/ Christopher Hadwin            
Christopher Hadwin  
Director of Planning Services