

PLANNING COMMISSION MEETING MINUTES
September 16, 2025
CITY OF PALM SPRINGS
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER: 5:34 pm

ROLL CALL:

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

Staff Present: Planning Director Christopher Hadwin, Administrative Specialist Anita Fields, City Attorney Tari Williams, 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 11, 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 Murphy, to accept the Agenda.

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

PUBLIC COMMENT:

1. CONSENT CALENDAR:

A. APPROVAL OF MINUTES: None.

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

2. PUBLIC HEARINGS:

- A. A REQUEST BY NEXUS DEVELOPMENT INC, FOR THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND THE APPROVAL OF A TENTATIVE TRACT MAP (TTM 38843), A MAJOR DEVELOPMENT PERMIT, AND A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A NINE STORY HIGH 257-ROOM HOTEL BUILDING AND A 6,040 SQUARE FOOT RESTAURANT BUILDING LOCATED AT 847 EAST ANDREAS ROAD IN SECTION 14 SPECIFIC PLAN AREA. (CASES #DP 2023-0017, CUP 2023-0018, AND STM 2023-0014) (GM)**

RECOMMENDATION:

That the Planning Commission take the following actions:

1. Adoption of the Mitigated Negative Declaration.
2. Approve the Tentative Tract Map (STM 2023-0014).
3. Approve a Major Development Permit (DP-2023-0017).
4. Approve a Conditional Use Permit (CUP 2023-0018) for a high-rise building and pool bar and rooftop social club per the Section 14 Specific Plan.

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

Nicole Criste, CEQA Consultant, Terra Nova Planning & Research Inc., for the applicant, spoke and answered questions of the commission.

Robert Eres, Nexus Development, for the applicant, spoke and answered questions of the commission.

Ansh Vakil, Architect, HKS, for the applicant, spoke and answered questions of the commission.

Public Comments supporting the project mentioned support for local union laborers, compliance with zoning guidelines, and that the project will support the Convention Center, airport, and retail in the downtown area. Public comments against the project mentioned problems with traffic during events, noise from amplified music, the disproportionate scale of the structure, which blocks mountain views and would result in extra shade, increasing urbanization, and the stress on water resources.

Commissioner Miller moved, seconded by Commissioner Murphy, to approve with added conditions related to amplified sound, building height and articulation, parking structure screening, and landscaping for review by the Architectural Review Committee.

1. Slightly clip the architecture, 1-2 floors of the south wing and the east wing of the residential tower, a minimum of 20ft in height and 20ft in dimension linearly, to soften the nine story tower; to be represented on the plans before they are presented to the ARC.
2. No outdoor amplified music at the 7th level social club past 10:00 p.m.
3. Substantial softening in the architecture of the parking structure on the south and east.
4. To look at the landscape requirements, particularly the trees, to ensure selections can thrive in this environment.

AYES: WEREMIUK, AYLAIAN, MURPHY, MILLER

NOES: None

EXCUSED: MORRILL, ROTMAN, BAKER

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:** None.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: None.

PLANNING DIRECTOR'S REPORT:

- Director Hadwin provided an update on the appeal by Praner project, which was denied by City Council.
- The City Council adopted an urgent Ordinance so they can now call up decisions by ARC for review.
- The planning for the department holiday party has begun.

ADJOURNMENT: The Planning Commission adjourned at 8:10 pm to 5:30 pm, Tuesday, October 14, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

 /s/ Christopher Hadwin
Christopher Hadwin
Director of Planning Services