

PLANNING COMMISSION MEETING MINUTES  
October 14, 2025  
CITY OF PALM SPRINGS  
3200 East Tahquitz Canyon Way, Palm Springs, California

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

**CALL TO ORDER: 5:31 pm**

**ROLL CALL:**

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

Staff Present: Planning Director Christopher Hadwin, Administrative Specialist Anita Fields, City Attorney Tari Williams, Principal Planner Edward Robertson, Principal Planner Ken Lyons, Engineering Assistant Jonathan Samaniego

**PUBLIC COMMENT:**

Public comments questioned the possible negative impact of the project on the historic resources in the eastern portion of the area. There was a request to change the name of the project, which is similar to another development in the area.

**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)**

Edward Robertson, Principal Planner, presented the staff report and answered questions of the commission.

Mario Gonzalez, GHA Companies, applicant, spoke and answered questions of the commission.

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

**ADJOURNMENT:** The Planning Commission adjourned at 6:52 pm to their regular meeting at 6:58 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: 6:58 pm**

**ROLL CALL:**

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

Staff Present: Planning Director Christopher Hadwin, Administrative Specialist Anita Fields, City Attorney Tari Williams, Principal Planner Ken Lyons, 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, 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.

Item 2A was withdrawn by the applicant to be continued to a date uncertain.

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

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

**PUBLIC COMMENT:** None.

**1. CONSENT CALENDAR:**

- A. **APPROVAL OF MINUTES: September 16, 2025**
- B. **APPROVAL OF MINUTES: September 9, 2025**

Commissioner Baker moved, seconded by Commissioner Rotman, to approve Item 1A and Item 1B.

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

**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.

This item was continued to a date uncertain at the applicant's request

3. **UNFINISHED BUSINESS:** None.

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"

Ken Lyon, Principal Planner, presented the staff report and answered questions of the commission.

Paul Mostoller, Designer and Draftsman, for the applicant, spoke and answered questions of the commission.

Commissioner Baker moved, seconded by Commissioner Murphy, to approve with added conditions related to tree selection, color options, and adjusting the landscaping height for review by the Architectural Review Committee.

1. Consider alternate species of the palm tree
2. ARC to consider color options other than white
3. ARC to look at the lowering of the landscaping on the Cottonwood frontage, review appropriate options on the Cottonwood edge of the property, and additional plantings and gravel in the front yard.

AYES: AYLAIAN, BAKER, ROTMAN, MURPHY

EXCUSED: WEREMIUK, MORRILL, MILLER

- B. Accept the resignation of Russ MacDonald from the Architectural Review Committee.
  
- C. Appoint ARC Alternate Member Charles Elliott to complete the term of resigning Architectural Review Committee member.

Commissioner Rotman moved, seconded by Commissioner Murphy, to accept the resignation of Russ MacDonald and appoint Alternate Charles Elliott to complete the resigning member's term on the Architectural Review Committee.

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

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

Vice Chair Aylaian provided an update regarding the recent Architectural Review Committee meeting. Commissioner Murphy requested for the status of the Toll Brothers Escena subcommittee.

**PLANNING DIRECTOR'S REPORT:**

Nexus Hotel: the project approval has been appealed; the appeal will be heard at the November 12, 2025 City Council meeting.

Zoning Code Update: another open house is being scheduled, possibly in November.

In-N-Out: the applicant is working on designs, and the subcommittee meetings should start soon.

**ADJOURNMENT:** The Planning Commission adjourned at 7:27 pm to 5:30 pm, Tuesday, October 28, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin  
Christopher Hadwin  
Director of Planning Services