

PLANNING COMMISSION

CITY OF PALM SPRINGS, CALIFORNIA
Council Chamber
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/81127015170?pwd=5rebEHAnVbUFVQU0HDxLVXuGbwLr0E.1> or call 1-669-444-9171, enter Meeting ID 811 2701 5170 and Passcode 409754.
- 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@pamspringsca.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
December 9, 2025



5:30 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, City Attorney
Jonathan Samaniego, Engineering Assistant
Alex Rubalcava, Assistant Planner
Ken Lyon, Principal Planner

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 9:00 pm on Thursday, December 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.

PUBLIC COMMENT: This time has been set aside for members of the public to address the Planning Commission on Consent Calendar and other agenda items; and items of general interest within the subject matter jurisdiction of the Commission. Please note that the Planning Commission is prohibited from taking action on items not listed on the posted agenda. Three (3) minutes is allowed for each speaker. Testimony for Public Hearings may be offered at this time or at the time of the hearing. **MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON CONSENT OR NEW BUSINESS ITEMS ARE DIRECTED TO COMMENT UNDER THIS PORTION OF THE AGENDA.**

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: NOVEMBER 18, 2025**

RECOMMENDATION: Approve

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

2. **PUBLIC HEARINGS:**

- A. **A REQUEST BY PPUSA, LLC (OWNER) FOR APPROVAL OF A MAJOR DEVELOPMENT PERMIT (“DP”), A CONDITIONAL USE PERMIT (“CUP”) AND MINOR MODIFICATION APPLICATION (“AMM”) FOR A 16-COURT COMMERCIAL PICKLEBALL COMPLEX LOCATED AT THE SOUTHWEST CORNER OF AVENIDA EVELITA AND AIRPORT CENTER DRIVE, ZONE M-1, GENERAL PLAN: NEIGHBORHOOD COMMUNITY COMMERCIAL (“NCC”), AIRPORT LAND USE COMPATIBILITY ZONES “C” & “E”, APN’S: 677-530-006 & 007, CASE DP-2024-0007, CUP-2025-0011, AMM-2024-0013 & AR-2024-0081. (KL)**

RECOMMENDATION:

1. OPEN THE PUBLIC HEARING AND TAKE TESTIMONY.
2. CLOSE THE PUBLIC HEARING AND ADOPT “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) AND APPROVING CASE DP-2024-0007: A DEVELOPMENT PERMIT FOR A 16-COURT PICKLEBALL COMPLEX WITH OFF-STREET PARKING AND LANDSCAPING AND CASE CUP-2025-0011: A CONDITIONAL USE PERMIT TO ADJUST CERTAIN DEVELOPMENT STANDARDS FOR NIGHT LIGHTING OF THE COURTS LOCATED AT THE SOUTHWEST CORNER OF AVENIDA EVELITA AND AIRPORT CENTER DRIVE, SUBJECT TO THE CONDITIONS OF APPROVAL IN EXHIBIT “A”.
3. RECOMMEND APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE (“ARC”) OF ASSOCIATED CASE AR-2024-0081, SUBJECT TO CONDITIONS IN EXHIBIT “A”
4. RECOMMEND APPROVAL BY THE DIRECTOR OF PLANNING SERVICES OF THE ADMINISTRATIVE MINOR MODIFICATION, CASE AMM-2024-0013.

3. **UNFINISHED BUSINESS**

4. **NEW BUSINESS:**

- A. **A REQUEST BY O2 ARCHITECTURE, ON BEHALF OF THE PROPERTY OWNER, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO EXPAND AND REMODEL AN EXISTING HOTEL AND RESTAURANT ON A 4.23-ACRE SITE LOCATED AT 1973 NORTH PALM CANYON DRIVE, (APN: 504-310-033) ZONE C-1 (CASE NO. DP-2025-0003) (AR).**

RECOMMENDATION: ADOPT THE CEQA DETERMINATION AS OUTLINED IN THE RESOLUTION AND APPROVE THE PROJECT SUBJECT TO CONDITIONS.

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, January 13, 2025.

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

I, Anita Fields, Administrative Specialist, Department of Planning Services, City of Palm Springs, certify this Agenda was posted at or before 9:00 p.m. on Thursday, December 4, 2025, as required by established policies and procedures.

/s/ Anita Fields
Anita Fields, Administrative Specialist
Department of Planning Services