

PLANNING COMMISSION MEETING MINUTES
November 18, 2025
CITY OF PALM SPRINGS
3200 East Tahquitz Canyon Way, Palm Springs, California

CALL TO ORDER: 5:31 pm

ROLL CALL:

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

Excused: N/A

Staff Present: Planning Director Christopher Hadwin, Administrative Specialist Anita Fields, City Attorney Tari Williams, Associate Planner Glenn Mlaker, 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, November 13, 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 Vice Chair Aylaian to accept the Agenda as amended.

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

EXCUSED: N/A

PUBLIC COMMENT:

1. CONSENT CALENDAR:

A. APPROVAL OF MINUTES: October 14, 2025

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

AYES: AYLAIAN, BAKER, ROTMAN, MURPHY, MILLER

ABSTAINED: WEREMIUK, MORRILL

EXCUSED: N/A

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

2. PUBLIC HEARINGS: None.

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

- A. **A REQUEST BY RED TAIL ACQUISITIONS LLC, OWNER, FOR A MAJOR DEVELOPMENT PERMIT TO CONSTRUCT EIGHTY-TWO (82) 100% AFFORDABLE APARTMENT UNITS PER SECTION 93.23.17 OF THE PALM SPRINGS ZONING CODE FOR A DENSITY BONUS LOCATED AT 305 WEST SAN RAFAEL DRIVE, ZONE R-2 (CASE NO. DP 2025-0011) (GM).**

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

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

Rex Kathcart, Project Manager, Crede, for the applicant, spoke and answered questions of the commission.

Ron Wu, Red Tail Acquisitions, developer and applicant, spoke and answered questions of the commission.

Chris Bergh, Civil Engineer, MDS Consulting, for the applicant, spoke and answered questions of the commission.

Shawn Boyd, Affordable Housing Access, for the applicant, spoke and answered questions of the commission.

Public comments included concerns that the project was too large for the space, possible need to widen San Rafael, the lack of a pool on the property, and its close proximity to other affordable housing projects.

Vice Chair Aylaian moved, seconded by Commissioner Miller, to approve with added conditions and recommendations for review by the Architectural Review Committee.

1. Applicant to record a 55-year long deed restriction as the project will remain 100% affordable to extremely low, -very low, - low, and moderate income residents. The minimum amount to qualify for the density bonus provisions shall be maintained and confirmed at the time of building permit issuance.
2. Undergrounding of utilities is deferred per Engineering condition #53.
3. Recommendations to the Architectural Review Committee:
 - a. Landscaping to be added around and in the two retention basins to soften the street corner at Puerto Del Sol. Reevaluate the wall and fence material surrounding the basins to ensure they do not create a security risk by having a solid wall surrounding them.
 - b. Re-study the heaviness of the upper building proportions above windows.
 - c. Add elements of color to the building elevations.
 - d. Add sidewalk leading to the playground.

- e. Police Department to conduct a crime prevention review of the site plan design.
- f. Provide secure bicycle storage on site.
- g. Parking lot shading exhibit be prepared showing 50% of coverage for spaces not under a carport.
- h. Enlarging the dog park.
- i. Balcony railings to be opaque.
- j. Add splash pad on site with shading.
- k. Increase shading in play areas and dog park.
- l. Landscape plan to be revised substituting problem trees with new species. Tree sizes to be 24” to 36” box trees.
- m. Work with the City to allow on-street parking along W. San Rafael Drive, Virginia Drive, and Puerto del Sol where permissible to the satisfaction of the Planning Director and Chief Engineer.
- n. Building design to be more appropriate to Palm Springs.

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

EXCUSED: N/A

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Vice Chair Aylaian asked that the City Council address the need for an additional community pool in the North section of town.

PLANNING DIRECTOR’S REPORT:

Director Hadwin provided an update on the Nexus Hotel project, which was approved by the Planning Commission and appealed. The City Council denied the appeal and the project will proceed to the Architectural Review Committee.

ADJOURNMENT: The Planning Commission adjourned at 7:33 pm to 5:30 pm, Tuesday, December 9, 2025, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin
Christopher Hadwin
Director of Planning Services