

PLANNING COMMISSION MEETING MINUTES
December 9, 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, Miller, Morrill, Alternate Hernandez

Excused: Rotman

Staff Present: Planning Director Christopher Hadwin, Administrative Specialist Anita Fields, City Attorney Tari Williams, Principal Planner Ken Lyon, Assistant Planner Alex Rubalcava

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, 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.

Agenda Item 4A was removed and extended to a date certain, January 13, 2026.

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

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

EXCUSED: ROTMAN

PUBLIC COMMENT:

1. CONSENT CALENDAR:

A. APPROVAL OF MINUTES: November 18, 2025

Commissioner Miller moved, seconded by Vice Chair Aylaian, to approve Item 1A as amended

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

EXCUSED: ROTMAN

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.

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

Mark Stuart, Architect, Urban Planner, 24/7 Design PLLC, for the applicant, spoke and answered questions of the commission.

Clifford Teston, Owner, developer and applicant, spoke and answered questions of the commission.

Max Stuart, Designer, for the applicant, spoke and answered questions of the commission.

Public comments expressed support for the project, the appropriateness of the location, and that it will add needed capacity in the number of courts available to the public.

Chair Weremiuk moved, seconded by Commissioner Murphy, to approve with added conditions revising language addressing possible noise complaints, with recommendations for the Architectural Review Committee to review the tree box size and the installation of vines to screen walls.

1. Revise the language in Finding #2 to note that there may be noise complaints.
2. If there are complaints or violations received by the Department of Special Program Compliance within six months of full operation (excluding Summer), there will be a review any noise issues.
3. Have the Architectural Review Committee recommend 36" box trees, the use of vines as screening along the walls, and to review the wall treatment for attractiveness to neighbors and passing traffic.

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

EXCUSED: ROTMAN

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

- A. **A REQUEST BY 02 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.

This item was removed and extended to a date certain. It will be heard on January 13, 2026.

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Vice Chair Aylaian asked about housing at the United Methodist Church. Director Hadwin confirmed this and noted that this project is under state law, which allows for affordable housing on religious sites, and is processed at the staff level; information will be shared with the commission when available.

PLANNING DIRECTOR'S REPORT:

Director Hadwin mentioned that the approval of the affordable housing project, 305 W. San Rafael, has been appealed to the City Council and will be heard on January 14, 2026. The Planning Commission will be notified of any Public hearings regarding the new Tribal Warehouse project; Director Hadwin outlined the city's role and limits regarding projects on tribal land. Director Hadwin mentioned a proposed 78-house development near Tahquitz Creek Channel, noting that the property cannot be rezoned to remove development rights since the process has been initiated. Bel Air Greens application is being processed, in environmental review. Orchid Tree has until the end of February 2026 to submit a complete application. Dream Hotel plans are being reviewed and revised. Nexus Hotel appeal was denied; the project is moving forward. In-N-Out is working on revised architectural drawings.

ADJOURNMENT: The Planning Commission adjourned at 6:51 pm to 5:30 pm, Tuesday, January 13, 2026, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin
Christopher Hadwin
Director of Planning Services