

PLANNING COMMISSION MEETING MINUTES
January 13, 2026
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 (arrived at 5:38 p.m.), Miller, Morrill, Alternate Hernandez

Excused: Murphy

Staff Present: Planning Director Christopher Hadwin, Administrative Specialist Anita Fields, City Attorney Tari Williams, Assistant Planner Alex Rubalcava, Principal Planner Edward Robertson, Engineering Associate Rick Minjares

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, January 8, 2026.

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 Rotman, to accept the Agenda as amended.

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

EXCUSED: MURPHY

PUBLIC COMMENT:

1. CONSENT CALENDAR:

A. APPROVAL OF MINUTES: December 9, 2025

Commissioner Miller moved, seconded by Vice Chair Aylaian, to approve Item 1A as amended to revise wording for provide clarity regarding condition #2.

AYES: AYLAIAN, BAKER, MILLER, WEREMIUK, MORRILL

EXCUSED: MURPHY

OBSTAIN: ROTMAN

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 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.

Alex Rubalcava, Assistant Planner, presented the staff report and answered questions of the commission.

Rick Minjares, Engineering Associate, spoke and answered questions of the commission.

Lance O'Donnell, Architect, o2 Architecture, for the applicant, spoke and answered questions of the commission.

Xander Brown, Owner, Developer and Applicant, SOV PS Hotel Owner LLC, spoke and answered questions of the commission.

Commissioner Miller disclosed that he had been contacted by UNITE Here Local 11 about this project and talked with them briefly by phone

Public comments expressed concerns regarding the CEQA categorical exemption, with requests for a full environmental review.

The commission members noted that the CEQA categorical exemption requested was appropriate and designed for this type of project which involves the rehabilitation of an existing development in which any environmental impacts have already occurred; the project has a de minimis impact and does not warrant further review. The project is consistent with the General Plan, zoning code designation and regulations; is less than five acres, and is located in an urbanized areas within the city; the site was previously developed and does not have any value as a habitat for rare or threatened species; approval would not result in a material difference to traffic, noise, air or water quality; and, the site can be adequately served by all required utilities and public services.

Chair Weremiuk moved, seconded by Vice Chair Aylaian, to approve with added conditions:

1. Provide additional site renderings of both northbound and southbound, North Palm Canyon Drive views prior to submitting the project to the Architectural Review Committee.
2. Ensure sufficient shade trees, which may include additional parking reductions per Administrative Minor Modification to the satisfaction of the Planning Director, prior to Architectural Review Committee review.
3. Provide a full landscape plan that identifies plant materials and locations to the Architectural Review Committee for review
4. Ensure that the trash enclosures are appropriately located and screened
5. Architectural Review Committee review of new proposed paving and screening.
6. Provide clarity to the Architectural Review Committee regarding the materials, paint and colors

being used.

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

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS: None.

PLANNING DIRECTOR'S REPORT:

Director Hadwin mentioned the upcoming appeal hearing at the City Council meeting regarding: the affordable housing project, 305 W. San Rafael, and request for funding and entitlements for two sites; an urgency ordinance regarding ADUs and development of a rental registry; and the status of the upcoming new Building Codes. The zoning code update is currently under review, and two public outreach sessions have been scheduled. The College Park Specific Plan, the Tramview Heights Specific Plan project is moving forward,

ADJOURNMENT: The Planning Commission adjourned at 7:51 pm to 5:30 pm, Tuesday, January 27, 2026, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin
Christopher Hadwin
Director of Planning Services
