

PLANNING COMMISSION MEETING MINUTES  
January 27, 2026  
CITY OF PALM SPRINGS  
3200 East Tahquitz Canyon Way, Palm Springs, California

**CALL TO ORDER:** 5:30 PM

**ROLL CALL:**

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

Excused: n/a

Staff Present: Planning Director Christopher Hadwin, Administrative Specialist Anita Fields, City Attorney Tari Williams, Associate Planner Noriko Kikuchi, Associate Planner Glenn Mlaker, 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 22, 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 Baker moved, seconded by Commissioner Miller, to accept the Agenda.

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

NOES: None

**PUBLIC COMMENT:**

**1. CONSENT CALENDAR:**

**A. APPROVAL OF MINUTES: January 13, 2026**

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

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

NOES: None

**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 SISTER CITY INVESTMENTS, INC. FOR A MAJOR DEVELOPMENT PERMIT TO CONSTRUCT EIGHT (8) DETACHED SINGLE-FAMILY RESIDENCES ('PUEO PALM SPRINGS') ON PREVIOUSLY SUBDIVIDED PARCELS AT A 2.53-ACRE UNDEVELOPED SITE LOCATED AT 2700 EAST ALEJO ROAD, ZONE R-1-C, SECTION 12 (CASE NO. DP-2025-0009). (NK)**

**RECOMMENDATION:**

- 1) ACCEPT THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (MND) AS AN ADEQUATE ENVIRONMENTAL DOCUMENT FOR THE PROPOSED PROJECT AND ASSOCIATED IMPACTS; AND
- 2) APPROVE THE APPLICATION SUBJECT TO CONDITIONS

Noriko Kikuchi, Associate Planner, spoke and answered questions of the commission.

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

Neil Curry, ID Sixty Seven, Designer for the applicant, spoke and answered questions of the commission.

Chair Weremiuk moved, seconded by Commissioner Baker, to approve with recommendations for the Architectural Review Committee:

1. Review the use of color for variety and evaluate the use of contrasting colors on the frontages.

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

NOES: None

- B. **A REQUEST BY PACIFIC WEST COMMUNITIES, INC., OWNER, FOR A MAJOR DEVELOPMENT PERMIT TO CONSTRUCT ONE HUNDRED-FIFTEEN (115) 100% AFFORDABLE APARTMENT UNITS PER SECTION 93.23.17 OF THE PALM SPRINGS ZONING CODE FOR A DENSITY BONUS ON A 4.04-ACRE UNDEVELOPED PARCEL LOCATED AT THE NORTH WEST CORNER OF WEST SAN RAFAEL DRIVE AND MCCARTHY ROAD, ZONE R-2(CASE NO. DP 2025-0013) (GM).**

**RECOMMENDATION:** ADOPT RESOLUTION DETERMINING THE PROJECT IS EXEMPT FROM CEQA AS A CLASS 96 "AFFORDABLE HOUSING" DEVELOPMENT PROJECT RESULTING IN APPROVAL OF THE PROJECT SUBJECT TO CONDITIONS.

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

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

Darren Berberian, Pacific West Communities, Owner and Applicant, spoke and answered questions of the commission.

Tom Phelps, IDLA, Landscape Architect for the applicant, spoke and answered questions of the commission.

Kai Lau, AO, Architect for the applicant, spoke and answered questions of the commission.

Chair Weremiuk moved, seconded by Commissioner Miller, to approve with added conditions:

1. Add benches to the play area and dog park, and an additional (third) picnic table
2. Add decorative paving at the street entrance
3. Look at enhancing the entry next to the community building that leads into the development
4. Install foliage over the fence surrounding the retention base
5. Clarify on the site plan the double gate around the dog park
6. Recommendations for the Architectural Review Committee
  - i. Maximize the depth of the awnings over the windows
  - ii. Softer, non-heat generating, materials or grass in the dog park
  - iii. Review the massing; significant refinements to the architecture, including the introduction of stone and other materials and the finesse some of the layering; and review of proposed building colors.
  - iv. Review the mix of building models
  - v. Review the size of gravel materials, possibly reducing to 3/8; look at 3/8 for DG to withstand winds
  - vi. Review the tree plan for species viable in desert conditions, and look for a substitute for the Desert Museum Palo Verden trees
  - vii. Ensure the tree wells are the size of a parking space
  - viii. Explore revising unit layout in Building B so the 3<sup>rd</sup> floor roof line steps down from center to the sides.
  - viii. Consider revising building mix from four As and one B to three As and two Bs.

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

NOES: None

**PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:** None.

**PLANNING DIRECTOR'S REPORT:**

Director Hadwin discussed the recent Zoning Code update community meeting and the status of meeting our RHNA (affordable housing) requirements. The appeal of approval for affordable housing project on San Rafael was denied by City Council. Approval by the Architectural Review Committee of the Days Inn project. Update on the status of the In-N-Out Burger project.

**ADJOURNMENT:** The Planning Commission adjourned at 7:36 pm to 5:30 pm, Tuesday, February 10, 2026, 3200 E. Tahquitz Canyon Way, Palm Springs, California.

Respectfully submitted,

/s/ Christopher Hadwin  
Christopher Hadwin  
Director of Planning Services