



CITY COUNCIL STAFF REPORT

DATE: December 2, 2009 PUBLIC HEARING

SUBJECT: WELL IN THE DESERT - AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO DENY A DETERMINATION REQUEST, CASE 10.470 DET, THAT A COMMUNITY SERVICES CENTER IS A SIMILAR USE TO OTHER USES PERMITTED WITHIN THE M-1-P ZONE AT 555 COMMERCIAL ROAD.

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

Well in the Desert is appealing the Planning Commission's decision to deny a determination request that a Community Services Center is a similar use to other permitted uses allowed within the M-1-P (Planned Research and Development) Zone, specifically at 555 Commercial Road.

RECOMMENDATION

1. Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DECISION TO DENY DETERMINATION REQUEST, CASE 10.470 DET, THAT DETERMINES A COMMUNITY SERVICES CENTER IS A SIMILAR USE TO OTHER PERMITTED USES ALLOWED WITHIN THE M-1-P, FOR THE SITE LOCATED AT 555 COMMERCIAL ROAD."

PRIOR ACTIONS

On September 23, 2009, the Planning Commission reviewed the proposed determination request and by a 6-1 vote (Scott against) denied the application.

ITEM NO. 1.6.

BACKGROUND AND STAFF ANALYSIS

Arlene Rosenthal, president of Well in the Desert, submitted a Determination request to operate a Community Services Center, which for the purposes of this report includes emergency food distribution, meal service and social services, within an "M-1-P" Zone, specifically for the property located at 555 Commercial Road (see attached vicinity map).

The Planning Commission reviewed the subject request and determined that a Community Services Center use was not similar to other permitted uses within the "M-1-P" Zone at 555 Commercial Road, because the proposed use at this location did not meet the stated intent and purpose of the "M-1-P" Zone.

The applicant / appellant is requesting that the City Council overturn the Planning Commission's decision to deny their request. A letter provided by the applicant on October 1, 2009, states that the Council should overturn the Commission's decision based on the following reasons:

1. *"The Planning Commission erred, factually and legally, in concluding that the proposed Community Services Center use is not similar to other permitted uses within the M-1-P Zone at 555 Commercial Road;"*
2. *"the Planning Commission failed to comply with the requirements of Palm Springs Municipal Code Section 94.01.01 and 94.01.02;"*
3. *"the Planning Commission abused its discretion."*

No specific information was provided to substantiate these assertions. Staff notes that the Planning Commission reviewed a report that included information on the proposed use and its operation, anticipated number of daily clientele, primary modes of transportation of clientele, background and details of the subject site and surrounding area, procedures for this type of application, etc. The Commission followed the required procedures outlined in Section 94.01.01 and 94.01.02 of the Zoning Code and considered all of the evidence presented in connection with the hearing on the project. The Planning Commission discussed the required findings and decided to deny the determination request. Please see the attached staff report and exhibits for further information.

On November 23, 2009, a letter was received from Julie Bornstein representing Well in the Desert with further information on their appeal. The letter gives three reasons why the appeal should be approved:

1. *"There was no evidence presented at the Planning Commission hearing to support the conclusion that loitering and traffic would occur were The Well to operate in this location."*

2. ***"An industrial zone is the appropriate location for this type of social service."***
3. ***"The denial of The Well's application was based on inappropriate conclusions."***

Additional discussions about these arguments are provided by the applicant in their letter (see attached). The applicant's general premise appears to be that the Commission did not identify facts or other evidence to support its decision to deny the request. Staff has reviewed the record and believes that the Planning Commission's decision of denial was based on an assessment of the proposed use and its impacts against the required findings for Determinations. As presented in its resolution of denial, the Commission concluded that Finding No. 1 could not be met:

- 1) *That the use is in keeping with the stated intent and purpose of the zone.*

The Commission reviewed Section 92.16.00 of the PSZC, the "M-1-P" Planned Research and Development Zone as regards its purpose:

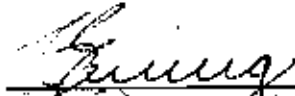
is intended to provide for and encourage planned industrial districts compatible with surrounding or abutting residential zones and which would not in any way depreciate the character of the resort community. Uses are to be confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an unobtrusive manner, and to certain accessory commercial facilities that are necessary to service the employees of the zone. No industrial use shall be permitted which, by the nature of its development or operation, will in any way adversely affect the resort-residential environment in the city.

Following receipt of testimony from the applicant and the public the Commission discussed the facts and issues surrounding the request. The Commission especially considered the effects of loitering and traffic that may result from the use and determined that the proposed use, its location and site configuration, and its proximity to a single family residential neighborhood may adversely affect the resort-residential environment.

Staff believes that the Commission reasonably addressed the required findings for a Determination and identified sufficient facts in support of its action. Staff recommends the City Council uphold the Commission's decision and deny the determination request to allow a Community Services Center, including emergency food distribution, meal service and social services, within the "M-1-P" Zone.

FISCAL IMPACT

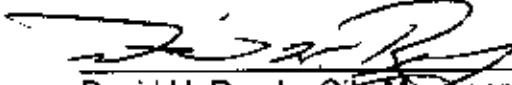
None.



Craig A. Ewing, AICP
Director of Planning Services



Thomas Wilson, Assistant City Manager



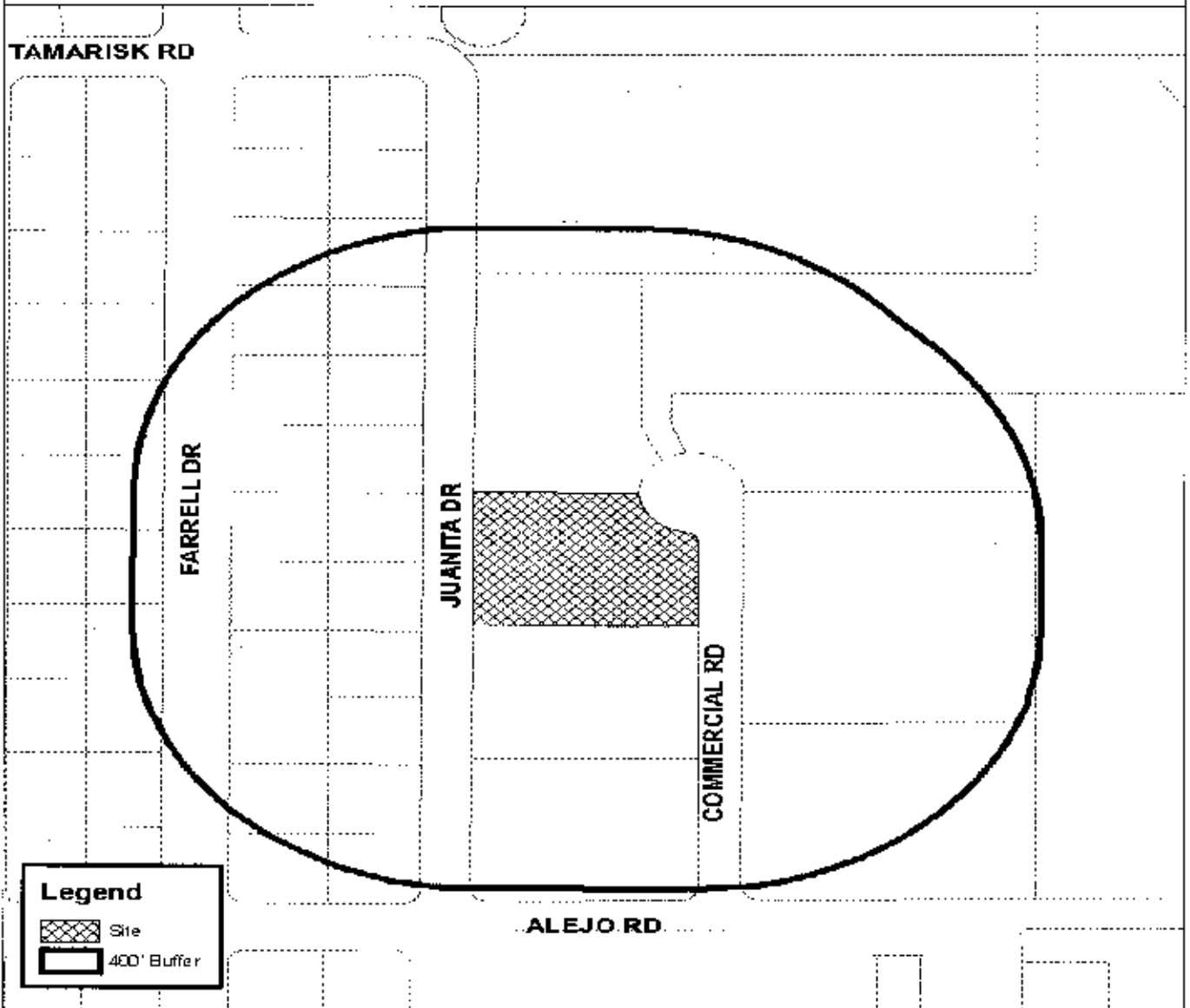
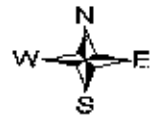
David H. Ready, City Manager

Attachments:

1. 400' Radius Vicinity Map
2. Draft Resolution
3. Letter of Appeal, Well in the Desert
4. Planning Commission Minutes, dated September 23, 2009 (excerpt)
5. Planning Commission Staff Report, September 23, 2009
6. Planning Commission Resolution 7231
7. Correspondence from Public



Department of Planning Services
Vicinity Map



Legend

- Site
- 400' Buffer

CITY OF PALM SPRINGS

CASE NO: 10.470 DET

APPLICANT: Well in the Desert

DESCRIPTION: An appeal of the Planning Commission's decision to deny a determination request that a Community Services Center, which includes emergency food distribution, meal service and social services, is a similar use to other permitted uses allowed within the M-1-P (Planned Research and Development Park) Zone at 555 Commercial Road.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DECISION TO DENY DETERMINATION REQUEST, CASE 10.470 DET, THAT DETERMINES A COMMUNITY SERVICES CENTER IS A SIMILAR USE TO OTHER PERMITTED USES ALLOWED WITHIN THE M-1-P, FOR THE SITE LOCATED AT 555 COMMERCIAL ROAD.

WHEREAS, in accordance with Section 94.01.00 of the Palm Springs Zoning Code, the Planning Commission may determine that an unlisted use may be similar to those listed as permitted in any zone and be treated in a like manner; and

WHEREAS, Well in the Desert ("Applicant") filed an application with the City pursuant to Section 94.01.00 of the Code for a determination request to allow a Community Services Center within the "M-1-P" Zone; and

WHEREAS, on September 23, 2009, the Planning Commission received a staff report and public testimony on the matter, following which the Commission by a vote of 6 to 1 (Scott opposed) denied Case No. 10.470 DET (Resolution No. 7231); and

WHEREAS, on October 1, 2009, Well in the Desert filed an appeal of the Planning Commission's decision of September 23, 2009 to the City Council; and

WHEREAS, on December 2, 2009, the City Council conducted a public hearing on the appeal by Well in the Desert; and

WHEREAS, the City Council reviewed all of the evidence presented in connection with the matter, including, but not limited to, the staff report and exhibits prepared on the matter, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Council hereby finds that Section 94.01.02.B of the Palm Springs Zoning Code requires four findings of approval for a determination, including Finding No. 1:

- 1. That the use is in keeping with the stated intent and purpose of the zone.*

SECTION 2. The Council hereby finds that Section 92.16.00 of the PSZC, states the intent and purpose of the "M-1-P" Planned Research and Development Zone:

"...to provide for and encourage planned industrial districts compatible with surrounding or abutting residential zones and which would not in any

way depreciate the character of the resort community. Uses are to be confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an unobtrusive manner, and to certain accessory commercial facilities that are necessary to service the employees of the zone. No industrial use shall be permitted which, by the nature of its development or operation, will in any way adversely affect the resort-residential environment in the city."

SECTION 3. In consideration of Finding No. 1 of Section 94.01.02.B of the Palm Springs Zoning Code, the Council hereby finds the proposed Community Service Center, including emergency food distribution, meal service and social services, is not keeping with the stated intent and purpose of the "M-1-P" Zone, because the proposed use has the potential to increase loitering in a residential neighborhood and adversely affect the resort-residential environment

The use proposes to provide food and social services to low income and homeless persons within an existing building located at 555 Commercial Road. No overnight accommodations are being provided. In order to determine if the proposed use would be compatible with the adjacent residential zone to the west and operate in an unobtrusive manner, the following items were analyzed: dust, loitering, noise, odors, traffic and vibration. Of these items, loitering and traffic are of concern as they may adversely affect the resort-residential environment in the City given the subject use's close proximity to a residential neighborhood and open access to Juanita Drive.

The subject use's main clientele consist of those individuals that are economically disadvantaged, which include the homeless, whom primarily use public transportation and walk or bike to their ultimate destination. The nearest means of public transportation are located west of the subject site along Farrell Drive and beyond a residential neighborhood. Alejo Road would be the primary access point to the site from Farrell Drive since Commercial Road is a cul-de-sac street. No sidewalks are located on either side of the Commercial Road to the site from Alejo Road. The only sidewalks that exist are in the residential neighborhood to the west and access to the site is possible due to the breaks in the wall along Juanita Drive. Therefore, an increase in foot and bicycle traffic through the residential neighborhood may adversely affect the resort-residential environment of the City.

As the subject use does not offer overnight accommodations, homeless patrons may loiter within close proximity of the facility or in the adjacent residential neighborhood. Therefore, the subject use has the potential to increase loitering in a residential neighborhood and adversely affect the resort-residential environment in the City.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the City Council hereby rejects the appeal and upholds the decision of the Planning Commission to deny the determination request to allow a Community Services Center within the M-1-P Zone at 555 Commercial Road.

ADOPTED THIS 2nd day of December, 2009.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

Appeal of The Well in the Desert to Planning Commission decision



Well in the Desert
poverty prevention • intervention • advocacy

P.O. Box 5312
Palm Springs, CA 92263

Before the Palm Springs City Council

December 2, 2009

Procedural context: The Well in the Desert ("The Well") currently provides social services at the Frey Building on Baristo Road in Palm Springs. The City of Palm Springs, the landlord of this property, has declined to renew the lease with The Well, requiring The Well to locate new rental space to continue to meet its mission of serving many of the needs of the low-income and homeless populations in the City. They have contracted with the owner of 555 Commercial Road, in an industrial area of the City zoned M-1-P, to move their operations to this location on the termination of their current lease in early 2010. The Well applied for a Letter of Determination that the intended use is compatible with the zoning on advice of City staff. This matter came before the Planning Commission on Sept. 23, 2009, case No. 10.470. The Commission was advised by staff that it must make four findings to determine that the proposed community services use was similar to the other uses with the M-1-P Zone. If the finding is made that the Well's use is similar to permitted uses, it has a by-right status for the use of the location in this zone. The Commission found *in favor* of The Well on three of the four findings:

2. Field investigations have disclosed that the subject use and its operation are compatible with the uses, permitted in the zone, wherein it is proposed to be located.
3. The subject use is similar to one (1) or more uses permitted in the zone within which it is proposed to be located.
4. The subject use will not cause substantial injury to the values of property in the zone within which it is proposed to be located.

Appeal of The Well in the Desert to Planning Commission decision

The Commission found against The Well on Finding #1, concluding that loitering and traffic are of concern as "they *may* adversely affect the resort-residential environment in the City given the subject's close proximity to a residential neighborhood and open access to Juanita Drive." (emphasis added). Source: Resolution No. 7231.

The Well accepts the conclusion of the Commission on Findings 2, 3 and 4 and appeals the conclusion on Finding #1.

The Well's services and clients: The Well is a prominent local nonprofit organization that provides food and one hot meal a day to low-income and homeless families and individuals in Palm Springs. On average, 200 meals are served each day. The Well also provides referrals, as appropriate to other social service agencies to meet the needs of its clients. The Well's hours of operation are 6:30 am to 2 pm. No overnight shelter or late day services are provided. The hot meal service in the new location is intended to begin approximately 10:30 am and end at 1:30 pm.

In November, 2009, the Well surveyed its current clientele. The survey shows that 164 of its current clients are residents and taxpayers in the City of Palm Springs. It is estimated that over 75% of The Well's clients are not homeless but rather the low-income working poor who need the help of The Well's programs in these tough economic times. The remaining clients either reside in neighboring cities or are homeless at this time.

To access The Well's location, the overwhelming majority of its clients arrive by public transportation (Sunline Transit Agency), the second largest group arrives by bicycle and about 10% have private automobiles. The Sunline Transit Agency has evaluated potential locations for a new stop on an existing route and intends to add a stop at Alejo and Farrell, providing additional service to all in the neighborhood. (See letter of Sunline Transit Agency, August 7, 2009 by Eunice Lovi, Director of Planning & Development).

During the summer months, The Well provides a cooling center to low-income and elderly residents as requested by Riverside County and maintains longer open hours to provide this service.

The Well has been a good neighbor for many years and will continue to be a good neighbor in the new location: The proposed use in the new location is not new to the City of Palm Springs. Rather than speculate about its activities, the Well's history in the City of Palm Springs provides facts of its interaction with its neighbors, creating a factual record that makes speculation, supposition and individual anecdotes not relevant to the Council's decision.

Correspondence with Palm Springs Police Department indicates that there have been no police reports filed against persons identified as clients of The Well. As recently as November 12, 2009, Lt. Dennis Graham confirmed that the Police Department cannot report that any clients of The Well have been arrested, charged or convicted for loitering or any more serious crimes. Allegations that clients of The Well will loiter or cause crimes in the new location are based solely on stereotype-based speculation.

Appeal of The Well in the Desert to Planning Commission decision

Current commercial neighbor Palm Springs Power Baseball President Andrew Starke commends The Well for the quality of its work in maintaining the premises around their shared location in Baristo Park. Current residential neighbor Reverend Andrew Green (who lives about 300 feet from the current location) states that The Well has been a good neighbor—factual testimony.

Current landlord of The Well in downtown Palm Springs, John Wessman of Wessman Holdings LLC states that The Well is a good tenant and is “embraced” by its neighbors at that location. Proposed immediate neighbors Rick Strand of Dynamic Security (in the adjacent suite on Commercial Road) and The Stroke Recovery Center across Commercial on Alejo Road support the application of The Well and the location of their operation to the Commercial Road site. In addition, the landlord of the multi-tenant building where The Well purposes to locate supports this operation at that location (see letter of Mary Ellen Hill, July 9, 2009).

The appeal of The Well of the Planning Commission’s denial of the determination request for 555 Commercial Road should be granted.

1. **There was no evidence presented at the Planning Commission hearing to support the conclusion that loitering and traffic would occur were The Well to operate in this location.** The record of the Planning Commission hearing on September 23rd is devoid of any factual evidence of loitering and traffic either in the current location of The Well or realistically projected (based on facts or scientific analysis) for the proposed location. The Palm Springs Police Department has no record of any crimes, whether loitering or any other more serious crime, occurring at the present location and persons living near The Well’s current location testified to the lack of loitering and traffic issues. The city’s Planning Director stated at the Planning Commission hearing that no traffic studies were undertaken.

Historically The Well knows that their clients often arrive by public transportation and national studies confirm that low income people use private vehicles at a much lower rate than the general population (National Personal Transportation Study). There is adequate parking for the vehicles anticipated to accompany The Well staff, volunteers and clients in the proposed location. Sunline has proposed a new stop at the corner of Alejo and Farrell so that all residents of the community will benefit from increased access to public transportation that, among other things, supports the City’s sustainability programs. There was **no evidence** of traffic problems presented to the Planning Commission on which to base this finding.

Resolution No. 7231 indicates a concern that residents in the abutting residential area (not those on neighboring properties in the industrial zone where 555 Commercial Rd. is located) would be impacted by loitering and traffic. A look at the site plan indicates that there is no logic to support this concern, just as there are no facts. Clients who take public transportation will walk on the public sidewalk or roadway where there is no sidewalk to Commercial Rd. to enter the premises. A non-factual assumption that

Appeal of The Well in the Desert to Planning Commission decision

clients would turn and walk up a residential street, enter through an opening in the back wall, traverse the storage out-buildings and a parking lot and then walk the full length of The Well to arrive at the sidewalk on Commercial Rd. to enter The Well through its door doesn't make sense and there is no evidence that such would take place. The Well is talking to the owner of this property to determine if the current openings in the 6-ft wall can be closed, making even this illogical and speculative path impossible. In addition, testimony by Arlene Rosenthal at the Planning Commission hearing indicated that The Well provides transportation to some of their clients which would deliver several clients in one vehicle directly to the front of The Well's premises. The Well also offered to put staff monitors on the roadway between the bus-stop and The Well to actively direct clients to premises.

Current practice at The Well on Baristo is evidence that staff does not allow clients to loiter at the property. Testimony at the Planning Commission hearing indicated that The Well has rules which it enforces and will refuse to provide services to those persons who do not abide by these rules. Rather than speculation, letters from current residential and commercial neighbors of The Well covering a multi-year period will provide evidence that loitering and traffic is not a realistic concern. The letters and additional testimony from neighbors will be presented at the Council hearing. There is no evidence that the clients of The Well will loiter in the area.

- 2. An industrial zone is the appropriate location for this type of social service.** California Housing element law (Cal. Government code 65582 and related sections) requires cities to identify in their housing elements a zone or zones where emergency shelters are allowed as a permitted use without a conditional or other discretionary use permit, such as the subject Letter of Determination. While State law, as recently modified by the passage of SB 2 (Cedillo) in 2007, applies to emergency and homeless shelters, we would suggest that the services provided by The Well are less "onerous" or "intrusive" than a shelter that operates 24 hours a day and provides overnight services. It would appear therefore that the intent of the Legislature, as expressed in SB 2, was to direct cities to designate the appropriate zone for emergency services to the homeless and low-income in order for their housing elements to be deemed in compliance with State Law.

In the subject case involving The Well it would appear that the industrial zone where the subject property is located is the appropriate zone for the city to designate for emergency services in order to comply with State Law and which then must allow by-right use for these emergency services.

A comparison of the current location and the proposed location supports the conclusion that an industrial zone is the appropriate area for this use. Currently The Well is located in a public park. While The Well can enforce its rules on its own premises, it of course cannot regulate who uses the public park or how they behave. Testimony by residents of residential neighborhoods adjoining or near the subject industrial zone citing inappropriate behavior of persons outside The Well in the park cannot be used as accusations of misconduct by The Well's clients. In the proposed location on

Appeal of The Well in the Desert to Planning Commission decision

Commercial Road, a private location, The Well and the landlord have more control over who is near the premises and how they behave.

- 3. The denial of The Well's application was based on inappropriate conclusions.** The stated reason for the denial of The Well's application (Resolution No. 7231) was the assertion unsupported by evidence that loitering and traffic would adversely affect residents in a neighboring zone. This conclusion requires further analysis when compared to already permitted uses in the zone. In fact, Finding #3 adopted by the Planning Commission, concludes that the activities of the applicant, The Well, is similar to a permitted use. The Planning Director informed the Commission that a restaurant which serves hot meals, is a by-right use in the zone.

A property across Commercial Road and fronting on Alejo is currently used by a prominent nonprofit organization to provide meals and hot lunches on a daily basis to its clients. The only significant difference between the two uses is the identity of the clientele, with the common characteristic among The Well's clientele being low-income/poor and the common characteristic of the clientele of the existing approved use being survivors of strokes. It is inappropriate to exclude people from services within the City based on income. The similar user, The Stroke Recovery Center, supports the application of The Well to operate in the zone. (Letter of Beverly Greer, cited above).

The Well welcomes the opportunity to more fully present testimony, facts and argument at the Public Hearing on December 2, 2009. The Well recognizes the concerns of homeowners outside the industrial zone where the subject site is located and welcomes the opportunity to present facts to overcome the fear that is motivating residential opposition. *NIMBYism* is a common phenomenon whenever services and housing for low-income populations are the subject of local land use decisions. (*Paycheck to Paycheck: Wages and the Cost of Housing in Counties*, published May 2004 by The Center for Housing Policy). The presentation of facts has proven critical to overcome fears time and time again in communities throughout the country. For example, a common misperception evident in this case is the mistaken belief that the proposed use will cause property values in the abutting residential zone to go down. Finding #4 of the Planning Commission disagrees and is supported by the evidence. Local realtor Andy Linsky testified that this was not true and his conclusion is supported by academic and association studies. (See www.culma.wayne.edu/pubs/galster/NAR_report.pdf; www.habitat.org/how/propertyvalues.aspx; www.inhousing.org/house1/htm; www.nw.org/network/NewsRoom/PressReleases/pdf/ExecutiveSummary.pdf; and www.mcplan.org/c_p/brochures/Aff_hous-std.pdf). In the subject case, The Well is an organization well known in this community and has provided its services in its current location, abutting residential zones, for many years to hundreds of city residents. Testimony to be presented at the hearing will show the facts; not fears, not speculation, not stereotypes, of what it is really like to have the important services of The Well located nearby.



Well in the Desert
Planning Commission, City of Palm Springs

P.O. Box 5512
Palm Springs, CA 92253

November 21, 2009

Prior to the Planning Commission hearing a great number of support letters came from a diverse group of residents both within the City of Palm Springs and elsewhere. All of those letters are on file with Craig Ewing and were given to the Planning Commissioners. I am listing here only a partial list of whosome of those letters came from to show the diversity of support for the Well in the Desert hot meal service in the MIP zone at 555 N. Commercial Road. There were well over 65.

1. Congresswoman Mary Bono
2. The late Supervisor Roy Wilson
3. FIND Food Bank
4. The Coachella Valley Rescue Mission
5. Joel Craddock, San Diego Jewish Family Services
6. Linda Barrack, Jewish Family Services
7. Jim Franklin and the Palm Springs Homeless Task Force
8. Andrew Starkey, Palm Springs Power Owner
9. Joy Meredith, Downtown Merchants
10. John Pivinski, Palm Springs Chamber
11. Father Andrew Green, St. Paul's of the Desert
12. Bev Greer, Stroke Recovery Center
13. Martha's Kitchen
14. Palm Springs Carriages
15. Mark Anton, Aids Assistance Program
16. Harvey Stern, Golden Rainbow Senior Center
17. Rick Stern, Owner of Dynamic Security
18. Maureen Ferriter, Police Advisory Board
19. Andy Linsky
20. John Glenn
21. Bob McKechnie
22. Dr. Bud and Pattie Craine
23. Art Copleston
24. Lindi Biggi
25. Jack Ellison
26. Mary Ellen Hill
27. Batiya Kugler Lane

28. Veronica Rubinsky
29. John Schumacher
30. Nadine Jimenez
31. Thomas & Robert Van Etten

David Newell

From: Rose1944@aol.com
Sent: Thursday, November 12, 2009 4:44 PM
To: juliebornstein@earthlink.net
Subject: Fwd: better definition

fyi

From: Dennis.Graham@palmsprings-ca.gov
To: Rose1944@aol.com
Sent: 11/12/2009 1:36:22 P.M. Pacific Standard Time
Subj: RE: better definition

Hello Arlene,

As I mentioned the last time you made a similar request back in August, we don't capture or track crimes committed by or against the homeless or other classes of citizens, therefore no statistics are available. Unless a person makes it a point to tell us that they are a Well client we wouldn't have knowledge of it anyway. This would be similar to asking us to provide statistics on the arrests of people from certain industries, occupations, etc. as we don't capture that type of information.

Lt. Dennis Graham

From: Rose1944@aol.com [mailto:Rose1944@aol.com]
Sent: Wednesday, November 11, 2009 4:09 PM
To: Dennis Graham; Chief@pspd.com
Cc: juliebornstein@earthlink.net
Subject: better definition

Hi Dennis: here is a better definition of what we would like from the PSPD if possible. thanks. Arlene

The number of police reports in the last seven years that name a Well client as a suspect for a crime.

0916

RECEIVED
CITY OF PALM SPRINGS

2009 OCT -1 AM 11: 27

JAMES THOMPSON
CITY CLERK



Well in the Desert

poverty prevention • empowerment • advocacy

P.O. Box 5312
Palm Springs, CA 92263

October 1, 2009

James Thompson, City Clerk
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Appeal of Planning Commission's Decision on September 23, 2009 Agenda Item 2B (Well in the Desert; Case 10.470 DET)

Dear City Clerk:

Through this letter, Well in the Desert appeals the Planning Commission's denial of the application that was the subject of the above-identified matter to the City Council. The mailing address for Well in the Desert is P.O. Box 5312, Palm Springs, CA 92263. Well in the Desert seeks a reversal of the Planning Commission's denial of the application and approval of the application. The grounds for appeal are that the Planning Commission erred, factually and legally, in concluding that the proposed Community Services Center use is not similar to other permitted uses within the M-1-P Zone at 555 Commercial Road; that the Planning Commission failed to comply with the requirements of Palm Springs Municipal Code Sections 94.01.01 and 94.01.02; and that the Planning Commission abused its discretion. A check for the appeal fee accompanies this letter.

Well in the Desert is willing to waive the scheduling requirements specified in Palm Springs Municipal Code Section 2.05.050(a) because the organization's key individuals who will participate in the hearing are unavailable on October 21 and November 4. Well in the Desert therefore requests a hearing on or after November 18, 2009, and no later than December 16, 2009.

0907

Thank you for your assistance in this matter.

A handwritten signature in cursive script that reads "Arlene Rosenthal".

Arlene Rosenthal
President of the Board

CITY OF PALM SPRINGS
PLANNING COMMISSION MINUTES
September 23, 2009
Council Chamber, City Hall
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CALL TO ORDER:

The meeting was called to order at 1:35 p.m.

ROLL CALL:	Present This Meeting:	Present to Date:	Absences: FY 2009/2010
Tracy Conrad	X	3	1
Doug Donenfeld	X	4	0
Doug Hudson	X	2	0
Leslie Munger	X	1	1
Bill Scott	X	4	0
Jon Caffery, Vice Chair*	X	3	1
Leo Cohen, Chair	X	4	0

*Vice Chair Caffery arrived at 1:40 p.m.

REPORT OF POSTING OF AGENDA:

The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 4:30 p.m. on Thursday, September 17, 2009.

ACCEPTANCE OF THE AGENDA:

The agenda was accepted, as presented.

PUBLIC COMMENTS:

Chair Cohen opened public comments:

The following persons spoke in favor of Item 2B (Well in the Desert):

-Thomas Van Etten, expressed support for this Commercial zoned location and for the services offered by Well in the Desert.

Public Comments (cont'd):

The following persons spoke in favor of Item 2B (Well in the Desert):

-Andy Linsky, Palm Springs, commented on the increasing number of low income and homeless people due to the disastrous economy and on their need for Well of the Desert.

-Melinda Tremaglio, vice president, Well in the Desert, expressed concern with interruption of services for the needy.

-Stuart Lynn, stated that the clientele consists of homeless, working poor, children and seniors who are struggling very hard to make it work in today's society and urged the Commission for more time to work on these issues with the neighborhood.

-Pastor David Pelletier, stated that as a community the needs of the poor in the city should be taken care of.

-Le McClellan, client services director, Well in the Desert, clarified that the county facility at the I-10 is not open and the Well in the Desert's primary objective is to provide food and social service assistance.

-Veronica Rubinsky, spoke about events and activities she has attended sponsored by Well in the Desert and feeling completely safe with homeless people.

-Bob Hunt, vice president, Well in the Desert, noted that the current location is closer to residential than the proposed one and clarified that the site at the I-10 will only feed homeless people and not the working poor.

-Andrew Green, stated that the use of the facility consists of social services and feeding the poor; and noted that there is nothing harmful about this facility.

-Maureen Ferriter, spoke about an existing homeless shelter, Nightingale Manor; noting that they can work in neighborhoods especially those providing social services to the community.

-Gayle Hodges, spoke about the extreme financial and emotional hardships she and her family have been through and expressed support for Well in the Desert.

-Vic Gainer, Palm Springs, former board member, Well in the Desert, stated that more working poor have lost their homes and are not necessarily homeless and Well in the Desert is a resource and an alternative to downtown.

-Dr. McKinney, founder, Well in the Desert, stated that 9 different sites were taken to the City before they were approved for the current location and spoke about the irrational hatred towards homeless people.

The following persons spoke in opposition to Item 2B (Well in the Desert):

-Ellen Kelley, owner of adjacent commercial property, expressed concern with the common driveway they share with the subject property and the impact to the established businesses and neighborhood.

-Shirley Hoffman, expressed opposition to the location and not the services provided by Well in the Desert.

-Mark Sykora, spoke in opposition to the location and expressed concern with the economic impact to his home.

Public Comments (cont'd):

The following persons spoke in opposition to Item 2B (Well in the Desert):

- Vincent Williams, chair, Sunmor Neighborhood Organization, stated that the board of directors unanimously voted in opposition of the location on Commercial Road and pointed out the adverse impact to the neighbors.
- Penny Wiese, addressed the protection of safety and quality of life, lighting improvement and patrolling of the neighborhood.
- Renee Foster, spoke about a family member who was a homeless person with substance abuse and mental disorder problems; she emphasized that not all homeless people are safe.
- Collin Blant, spoke about his experience working with homeless people in Los Angeles and questioned if there is a better location for this facility.
- Gary Wagner, noted that the economy will improve in the future and this facility will affect the home sales in the neighborhood.
- Douglas Gilbert, read a statement from John Garrett, stating that many of the existing businesses such as the storage facility, UPS building and car rental yard attract heavy traffic to this area.
- Michael Tabor, is not minimizing the services provided by Well in the Desert but thinks this is the wrong location.
- Phillip Reavis, Palm Springs, expressed concern that this facility will affect property values.
- Robert Carlson, Palm Springs, expressed concern with lack of noticing to the neighborhood.
- Antoine Roldan, stated that this is not the right location because there are children and seniors living in this neighborhood.
- Gary Pepper stated that property values will go down in their neighborhood and the I-10 location is a better place to receive social services.
- Peggy Mel, stated that she has lived 35 years in her house and this is not the appropriate location for this facility.
- Michele Martin, express concern with homeless people walking around in her neighborhood.
- Roy Hutchins, spoke about several incidents that have occurred at the current location and the signs of drug addicts in this area.
- Kevin Hunt, Palm Springs, spoke in opposition to the project.

There being no further appearances public comments was closed.

1. CONSENT CALENDAR:

- 1A. Case 3.2743 - A request by Allen Yadgari of Hotel Moderne Redevelopment for a one-year time extension for a previously approved renovation of a 29-unit hotel located at 1910 South Camino Real, Zone R-2, Section 26. (Project Planner: Glenn Mlaker, Assistant Planner)**

M/S/C (Bill Scott/Doug Donenfeld, 7-0) To approve, a one-year time extension from August 8, 2009 to August 7, 2010.

2. OTHER BUSINESS:

2A Case 3.3374 MAJ - A request by Paul Mahoney and Chris Hermann of Aunt Effie's Gardens to construct a retail garden store with outdoor display located at 2393 North Palm Canyon Drive, Zone C-1, Section 3. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report.

-Paul Mahoney, applicant, (responded to questions from the Commission) provided details on the modular building, the vacant site and their plans to beautify the lot as a temporary use.

M/S/C (Doug Donenfeld/Bill Scott, 7-0) To approve, subject to Conditions of Approval, as amended:

-The project shall be reviewed by the Planning Commission if any one of the following things occurs:

- a. The use has changed.
- b. The property has been abandoned.
- c. Three (3) years after the approval date.

2B. Case 10.470 DET - An application by Well in the Desert requesting that the Planning Commission determine that an emergency food box distribution, meal service and social services center for poor and homeless people be considered similar to uses permitted in the M-1-P Zone, specifically for the property located at 555 Commercial Road, Section 12. (Project Planner: David A. Newell, Associate Planner)

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated September 23, 2009.

-Arlene Rosenthal, president, Well in the Desert, provided background information on the food distribution on Indian Canyon Way noting that they serve over 2500 people a month. Ms. Rosenthal agreed that the present site is not the appropriate location and provided details of their search for a new site. Ms. Rosenthal addressed loitering, facility rules, traffic, hours of operation and security measures. Ms. Rosenthal addressed questions from the Commission.

Vice Chair Caffery expressed concern with traffic safety issues in this neighborhood.

M/S/C (Vice Chair Caffery/Leslie Munger, 6-1/Bill Scott) To deny without prejudice.

Director Ewing reported that this decision may be appealed to the City Council within 10 days of this action.

3. PUBLIC HEARINGS: None.

4. PLANNING COMMISSION COMMENTS:

Commissioner Scott requested information on how staff communicates with the ONI on issues that may have an effect on their neighborhood. Director Ewing replied that routine administrative procedures are in place to notify the ONI and a separate and specific outreach was conducted for the Sunmor neighborhood.

Commissioner Conrad requested staff look into the flood light on the top of the Sun Center building. Mr. Robertson responded that no permit is on file and it has been forwarded to Code Enforcement.

Chair Cohen requested staff look into a traffic safety issue (trees covering the stop sign) at Via Norte and Vista Chino. Chair Cohen requested a study session discussion on the sign ordinance.

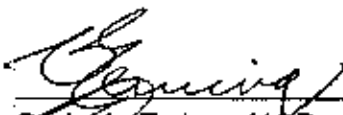
4A. Annual Schedule for Planning Commission Representation to the Architectural Advisory Committee Meetings - The Commission signed up for representation to the AAC meetings for the upcoming fiscal year.

PLANNING DIRECTOR'S REPORT:

Director Ewing reported that the City Council will meet next week and provided an update on planning items scheduled for that meeting.

ADJOURNMENT:

There being no further comments the Planning Commission adjourned at 4:27 p.m. to a Study Session on Wednesday, October 7, 2009, at 2:00 p.m., City Hall, Large Conference Room, 3200 East Tahquitz Canyon Way.



Craig A. Ewing, AICP
Director of Planning Services



Planning Commission Staff Report

Date: September 23, 2009

Case No.: 10.470 DET

Type: Planning Commission Determination

Zone: M-1-P

Location: 555 Commercial Road

APN: 507-380-018

Applicant: Well in the Desert

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION:

The applicant is requesting that the Planning Commission determine that a community services center, which includes emergency food distribution, meal service and social services, is a similar use to other permitted uses allowed within the M-1-P (Planned Research and Development) Zone. The proposed request is to allow the subject use within the M-1-P Zone at 555 Commercial Road.

RECOMMENDATION:

That the Planning Commission deny Case No. 10.470, determining that a community services center use is not similar to the other uses within the "M-1-P" (Planned Research and Development) Zone.

BACKGROUND AND SETTING:

In 1980, the subject property was developed with two buildings, a parking area and landscaping. The first of the two buildings, which is the larger one, is located at the center of the property; the second and the smaller building is located on the eastern

portion of the property with the parking located on the western portion of the site. The landscaping consists of trees, gravel, boulders and walls. A five-foot high block wall is located along the rear of the property and is setback approximately thirty-two feet from Juanita Drive; this wall does not provide complete perimeter coverage; it ends about nine feet from the adjacent property's wall to the north and about ten feet from the southerly property line. There is no block wall along the south property line. Pedestrian access is available from Juanita Drive.

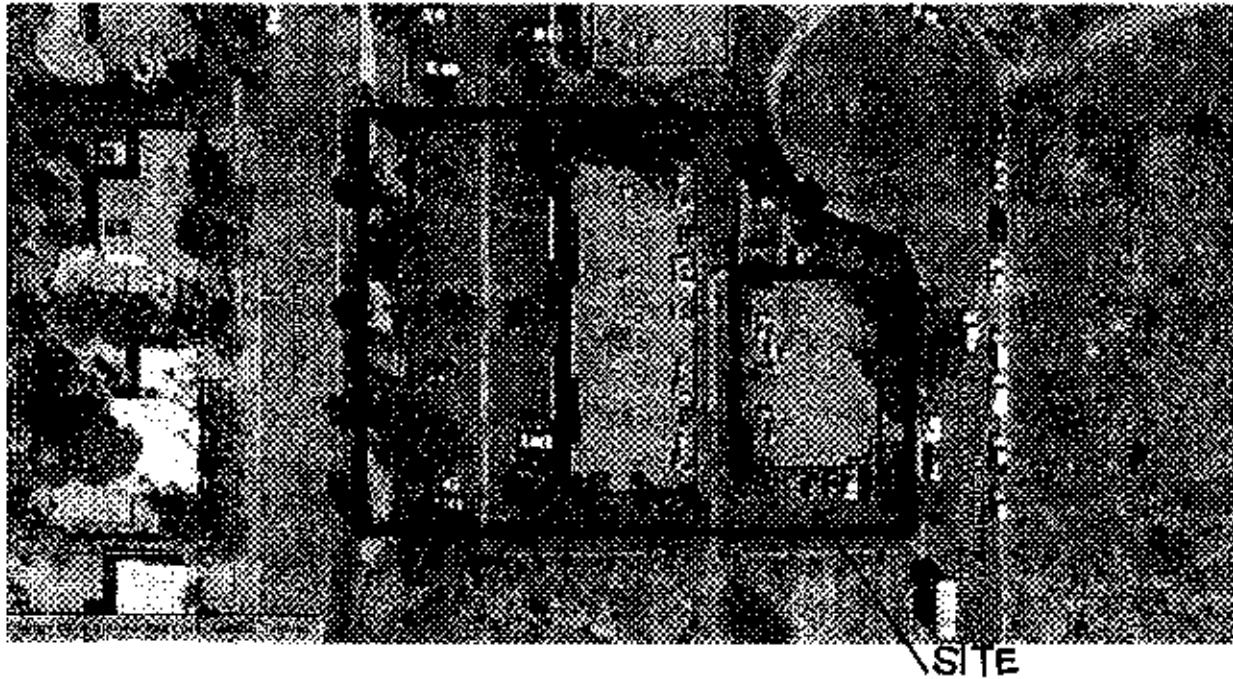


Table 1: Adjacent General Plan Designations, Zones and Land Uses:

	General Plan	Zoning	Existing Land Uses
North	IND (Industrial)	M-1-P (Planned Research and Development)	Multi-tenanted Building
South	IND (Industrial)	M-1-P (Planned Research and Development)	Vacant
East	IND (Industrial)	PD-158 (Planned Development District 158)	Vacant
West	VLDR (Very Low Density Residential)	R-1-C (Single Family Residential)	Single-family Residences

ANALYSIS:

Arlene Rosenthal, president of Well in the Desert, has submitted a determination request for the property located at 555 Commercial Road (see attached vicinity map). The request is to allow the Well in the Desert operate a Community Services Center within an "M-1-P" Zone. Staff has determined that the uses may be described under a single use called "Community Services Center".

Pursuant to Section 92.16.01(B) of the Palm Springs Zoning Code (PSZC), "*Similar Uses Permitted by Commission Determination*" allows for the Planning Commission, by resolution of record, to permit any other use which it may determine to be similar to those listed within the "M-1-P" *Planned Research and Development Zone* when certain findings are made.

REQUIRED FINDINGS:

Pursuant to the requirements of Section 94.01.02(B) of the PSZC, in permitting or classifying an unlisted use, the commission shall make four findings. Those findings are analyzed by staff in order below:

- 1) *That the use is in keeping with the stated intent and purpose of the zone.*

Pursuant to Section 92.16.00 of the PSZC, the "M-1-P" Planned Research and Development Zone

is intended to provide for and encourage planned industrial districts compatible with surrounding or abutting residential zones and which would not in any way depreciate the character of the resort community. Uses are to be confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an unobtrusive manner, and to certain accessory commercial facilities that are necessary to service the employees of the zone. No industrial use shall be permitted which, by the nature of its development or operation, will in any way adversely affect the resort-residential environment in the city.

The proposed Community Service Center intends to provide food and social services to low income and homeless persons within an existing building located at 555 Commercial Road. No overnight accommodations are being provided. In order to determine if the proposed use would be compatible with the adjacent residential zone to the west and operate in an unobtrusive manner, the following items were analyzed: dust, loitering, noise, odors, traffic and vibration. Of these items, loitering and traffic are of concern as they may adversely affect the resort-residential environment in the City given the subject use's close proximity to a residential neighborhood and open access to Juanita Drive.

The subject use's main clientele consist of those individuals that are economically disadvantaged, which include the homeless, whom primarily use public transportation and walk or bike to their ultimate destination. The nearest means of public transportation are located west of the subject site along Farrell Drive and beyond a residential neighborhood. Alejo Road would be the primary access point to the site from Farrell Drive since Commercial Road is a cul-de-sac street. No sidewalks are located on either side of the Commercial Road to the site from Alejo Road. The only sidewalks that exist are in the residential neighborhood to the west and access to the site is possible due to the breaks in the wall along Juanita Drive. Therefore, an increase in foot and bicycle traffic

through the residential neighborhood may adversely affect the resort-residential environment of the City.

The subject use does not offer overnight accommodations and the homeless patrons may loiter within close proximity of the facility or in the adjacent residential neighborhood. Therefore, the subject use has the potential to increase loitering in a residential neighborhood and adversely affect the resort-residential environment in the City.

Based on the aforementioned analysis, staff is concerned that the proposed use at this location may not meet the stated intent and purpose of the "M-1-P" Zone and staff cannot recommend this finding.

- 2) *That field investigations have disclosed that the subject use and its operation are compatible with the uses permitted in the zone wherein it is proposed to be located.*

The "M-1-P" Zone offers a range of commercial, administrative, wholesaling, warehousing and light manufacturing uses. Services such as research and business offices that are permitted within the "M-1-P" Zone are currently in operation at the subject site, and other services such as restaurants, health clubs and light manufacturing uses among others could be permitted at the site. These uses are retail in nature in that they offer a service to their walk-in clients. The proposed Community Services Center offers a variety of services that range from administrative research and consulting to providing previously prepared food and hot meals. The Center's operation is also retail in nature in that it provides a service to their walk-in clients. Therefore, the proposed use and its operation are compatible with the uses permitted in the zone wherein it is proposed to be located.

- 3) *That the subject use is similar to one (1) or more uses permitted in the zone within which it is proposed to be located.*

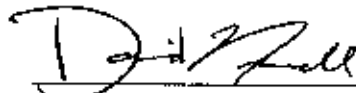
Pursuant to Section 92.16.01(A) of the PSZC, the Planned Research and Development Zone allows governmental facilities, offices, restaurants and wholesaling and warehousing. The use is proposed to provide food and social services to its patrons. Similarly, a restaurant provides food and a government facility can provide social services. The applicant further states that social services include a computer lab for job search and placement, medical referrals, mental health referrals, living quarter referrals, phone use, mail center, toiletries, returning people to their families, utility assistance and more. Much of these services fit within an office category as they include research and consulting. Therefore, the subject use is similar to more than one use that is permitted within the "M-1-P" Zone.

- 4) *That the subject use will not cause substantial injury to the values of property in the zone within which it is proposed to be located.*

The proposed Community Service Center intends to provide food and social services to low income and homeless persons in an existing building within the "M-1-P" Zone at 555 Commercial Road. A use that primarily offers services to low income and homeless persons has the potential of injuring property values due to a potential increase of loitering on the property and in the surrounding areas. However, a use of this type should be permitted somewhere within the City; a manufacturing zone may be impacted the least by such use. Therefore, the subject use may not cause substantial injury to the values of property in the "M-1-P" Zone within which it is proposed to be located.

CONCLUSION:

The Zoning Code requires that the Planning Commission make all four findings prior to permitting or classifying an unlisted use. Staff believes the last three of the required findings are possible to recommend approval but is unable to recommend the first finding. Therefore, staff recommends that the Planning Commission deny the subject request without prejudice.



David A. Newell
Associate Planner

for 
Craig A. Ewing, AICP
Director of Planning Services

~~Attachments~~

- ~~1. Vicinity Map~~
- ~~2. Draft Resolution~~
- ~~3. Letter of Request from Applicant~~
- ~~4. Legal Brief from Applicant~~
- ~~5. Photographs from Applicant~~
- ~~6. Letters from the Public~~

RESOLUTION NO. 7231

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, DENYING A DETERMINATION REQUEST THAT A COMMUNITY SERVICES USE IS SIMILAR TO OTHER PERMITTED USES IN THE PLANNED RESEARCH AND DEVELOPMENT ("M-1-P") ZONE.

WHEREAS, Well in the Desert ("Applicant") has filed an application with the City pursuant to Section 94.01.00 of the Palm Springs Zoning Code (PSZC) for a determination that a Community Services Center is similar to other permitted uses in the Planned Research and Development ("M-1-P") Zone located at 555 Commercial Road, Zone M-1-P, Section 12; and

WHEREAS, on September 23, 2009, a public meeting on the application was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the requirements of Section 94.01.02(B) of the PSZC, the Planning Commission finds:

- 1) Pursuant to Section 92.16.00 of the PSZC, the "M-1-P" Planned Research and Development Zone

is intended to provide for and encourage planned industrial districts compatible with surrounding or abutting residential zones and which would not in any way depreciate the character of the resort community. Uses are to be confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an unobtrusive manner, and to certain accessory commercial facilities that are necessary to service the employees of the zone. No industrial use shall be permitted which, by the nature of its development or operation, will in any way adversely affect the resort-residential environment in the city.

The proposed Community Service Center intends to provide food and social services to low income and homeless persons within an existing building located at 555 Commercial Road. No overnight accommodations are being provided. In order to determine if the proposed use would be compatible with the adjacent residential zone to the west and operate in an unobtrusive manner, the following items were analyzed: dust, loitering, noise, odors, traffic and vibration. Of these

items, loitering and traffic are of concern as they may adversely affect the resort-residential environment in the City given the subject use's close proximity to a residential neighborhood and open access to Juanita Drive.

The subject use's main clientele consist of those individuals that are economically disadvantaged, which include the homeless, whom primarily use public transportation and walk or bike to their ultimate destination. The nearest means of public transportation are located west of the subject site along Farrell Drive and beyond a residential neighborhood. Alejo Road would be the primary access point to the site from Farrell Drive since Commercial Road is a cul-de-sac street. No sidewalks are located on either side of the Commercial Road to the site from Alejo Road. The only sidewalks that exist are in the residential neighborhood to the west and access to the site is possible due to the breaks in the wall along Juanita Drive. Therefore, an increase in foot and bicycle traffic through the residential neighborhood may adversely affect the resort-residential environment of the City.

The subject use does not offer overnight accommodations and the homeless patrons may loiter within close proximity of the facility or in the adjacent residential neighborhood. Therefore, the subject use has the potential to increase loitering in a residential neighborhood and adversely affect the resort-residential environment in the City.

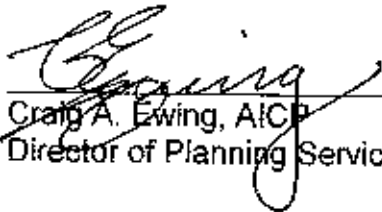
NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby denies a determination request that a Community Services Center use is similar to other permitted uses within the "M-1-P" Zone at 555 Commercial Road.

ADOPTED this 23rd day of September 2009.

AYES: 6, Caffery, Munger, Conrad, Donenfeld, Hudson and Cohen
NOES: 1, Scott
ABSENT: None.
ABSTENTIONS: None.

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA



Craig A. Ewing, AICP
Director of Planning Services



July 9, 2009

Palm Springs Planning Commission
Palm Springs, California

Dear Friends:

I write this letter to you as President of the Well in the Desert seeking a Planning Commission Determination for property located in the M-1-P zone at 555 Commercial Road, northeast of Alejo Road and Farrell Drive. We are seeking a Determination under Section 92.16.01 of the Palm Springs Zoning Code that an emergency food box distribution, meal service and social services center for poor and homeless people be considered similar to uses in the M-1-P zone that are allowed "by right".

As most of you know we operate a food distribution center at 181 N. Indian Canyon. We have done this for a little over two years.

Our other services are located at 1911 E. Baristo Rd. (J.C. Frey Building) and have been for the past seven years. We serve a very healthy hot meal daily and during the past years have watched our numbers increase dramatically. We serve between 160-200 plus meals a day. We also offer coffee, rolls and fruit in the early morning, and sandwiches in the late day. We offer a huge array of Social Services; from computer lab for job search and placement, to medical referrals, mental health referrals, living quarter referrals, phone use, mail center, toiletries, returning people to their families, utility assistance, and much more. During the summer we act as a cooling center for the County of Riverside and are a refuge for people who cannot afford to run their coolers at home and for those who are homeless. We serve food and drink to all who need our services. And, on Tuesday we offer a movie and on Wednesdays we have bingo. There are no overnight stays at either of our facilities.

The City of Palm Springs has plans for the J.C. Frey Building and has asked us to move by January 15, 2010. We have made an extensive search for a new building in the Industrial areas of Palm Springs. We have finally found one but have been advised that we need to appear before you to request a "Commission Determination", mostly due to the fact that M-1-P zoning is not clear when it comes to our services.

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The building is located at 555 Commercial Rd., north of Alejo Rd. It is a stand-alone building with one neighbor, a Security Company. The Stroke Recovery Center is south-east of the site at the corner of Alejo and Commercial Road. The property is located in the M-1-P zone, where restaurants are allowed. We do not cook at our facility; we cook at the Episcopal Church of St. Paul in the Desert and bring the food to our building. We will have a kitchen which will be a warming kitchen. Other proposed uses at the new Center will be those described above. No overnight stays are proposed nor allowed. Offices, catering and governmental facilities are also allowed in the M-1-P zone and we are asking you, our Planning Commissioners to, in accordance with section 92.16.01, to allow us this use at 555 Commercial Rd. in Palm Springs. Your decision will have a profound impact on so many lives.

We thank you for your sensitivity to this matter.

Sincerely,
Arlene
Arlene Rosenthal
President

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DET

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**BRIEF IN SUPPORT OF APPLICATION BY
WELL IN THE DESERT
FOR ZONING APPROVAL OF PREMISES FOR HOT MEALS PROGRAM**

The only matter before the Planning Commission for the City of Palm Springs ("City") is whether the new location for the Well in the Desert ("Well") is zoned to offer a hot meals program to the residents of the City.

Well in the Desert

The Well is a 501(c)(3) non-profit that daily feeds approximately 200 clients a continental breakfast and a hot lunch ("Hot Meals Program"). All cooked food is to be prepared at the commercial kitchen located at the Episcopal Church of St Paul in the Desert, and is then transferred to the Premises.

The majority of the clients are residents of Palm Springs, and are mostly comprised of the working poor. Additionally, the Well is increasingly providing bag lunches for the children of the working poor. Unfortunately, as this area has one of the Nation's highest unemployment rates, the numbers of clients who need the Hot Meals Program is increasing.

Location of Premises

The Well intends to re-locate to the Premises for the limited purposes of offering social services and providing meals to its clients.

Clients can only enter through the front of the building which faces Commercial Drive, at the end of a cul de sac. The rear of the building is set back from the closest zone boundary line (N. Juanita Drive) by more than 100', with approximately 25' of landscaped buffer between the Site and the closest zone boundary line; further, the street is approximately 25' feet across, making the closing distance between the Premises and the nearest alternatively zoned area is well in excess of the minimum 100'.

The other properties located on this block of N. Commercial Drive are: the Stroke Recovery Center; the UPS Shipping Facility; a security company located next to the Premises; and, the City's marshalling yard.

Description of Proposed New Uses

The only modification necessary at the Premises to offer the "Hot Meals Program" is to install a preparation area that includes warming ovens, refrigerator, sinks, dishwashing/cleaning area, and a counter; there is to be no cooking kitchen at the Premises.

The Well's food distribution program will remain at its current location at 181 N. Indian Canyon.

Permitted Uses

The Code permits the proposed use of the Premises.

First, the Premises is located in the "M-1-P" planned research and development zone. In addition to all the permitted uses for this zone detailed in the Code, the "M-1-P" zone uses incorporate all those permitted uses detailed in the "M-1" service/manufacturing zone, the C-1 retail business zone, the "C-2" general commercial zone, and the "C-M" commercial manufacturing zone (collectively, the "Zones").¹

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¹ Municipal Code for the City of Palm Springs ("Code") sections 92.16.01(13) and 92.17.01(A)(1).

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PLANNING SERVICES

Second, all Zones explicitly permit the establishment of food-related businesses. The "M-1-P" zone explicitly permits, without limitation, restaurants, catering and similar uses.² The "C-1" zone explicitly permits retail bakeries, catering, confectionary stores, food stores and delicatessens, liquor stores, restaurants, supermarkets, and take-out food services.³ The "C-2" zone explicitly permits, without limitation, restaurants, take-out food services, supermarkets, catering, cafeterias, and ice cream parlors.⁴ The "C-M" zone explicitly permits, without limitation, bakeries, catering, frozen food lockers, restaurants, cocktail lounges, liquor stores, and convenience stores.⁵

Third, the purpose of the City's zoning laws is to "promote and protect the *health, public safety and welfare of the people of the [City]*" [emphasis added].⁶ As the vast majority of the Well's clients are from within the City, the "Hot Meals Program" is obviously designed for the health and welfare of many residents of the City.

Clearly, then, the Code permits the Well to offer a Hot Meals Program at the Premises.

Authority to Determine Permissible Other Permitted Uses

Predicting that not all permitted uses can be listed or anticipated at the time of drafting the Code, the Code expects the Planning Commission to determine if a proposed use is within the spirit and intent of the Code.⁷

In addition to those uses explicitly permitted in the Code, the Planning Commission may permit "other uses . . . similar to those" uses explicitly permitted within the Code.⁸ To further affirm the requirement that the Planning Commission must broadly interpret the Code to include any use that is similar to any permitted use, the Code repeats this requirement in each and every of the descriptions of the permitted uses in each of the Zones code sections.⁹

Thus, although a "Hot Meals" program is not specifically listed within the Code, the spirit and intent of the Code is to include any and all final food services (i.e., non-manufacturing) within the Zones.

Property Development Standards

The Premises adheres to all "M-1-P" property development standards, including requirements for a property in a "M-1-P" zone abuts a property in a residential zone.

Conclusion

For all the above reasons the Planning Commission is obligated pursuant to the Code to approve the Well's request for zoning approval for the Well to offer its Hot Meals Program at the new Premises.

² Code sections 92.16.01(A)(3)(f) and (n).

³ Code sections 92.12.01(A)(9), (17), (18), (24), (32) and (45); Code sections 92.12.01(C)(1)(d) and (m).

⁴ Code sections 92.14.01(A)(11) and (19), Code sections 92.14.01(C)(1)(c), (g) (j), and (o).

⁵ Code section 92.15.01(A)(6) and (10); Code section 92.15.01(C)(7); Code sections 92.15.01(D)(5), (6), (7) and (8).

⁶ Code section 91.00.00(A).

⁷ Code section 94.01.01.

⁸ Code section 94.01.01(C): "Purpose".

⁹ Code sections 92.12.01(B), 92.17.01(B), 92.14.01(B), 92.15.01(B), and 92.16.01(B).

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David Newell

From: Rose1944@aol.com
Sent: Tuesday, September 08, 2009 9:17 PM
To: David Newell
Cc: widboard@bestapix.com; birdielove77@yahoo.com; sfte912@yahoo.com;
paulajoyce50@yahoo.com
Subject: photos

Hi David — would you please make sure these photos and the explanations are in the packets of the Commissioners. It just might be that some of them will not have visited the site. Thank you, Arlene

Front of the building —fronting on Commercial.



North side of the building

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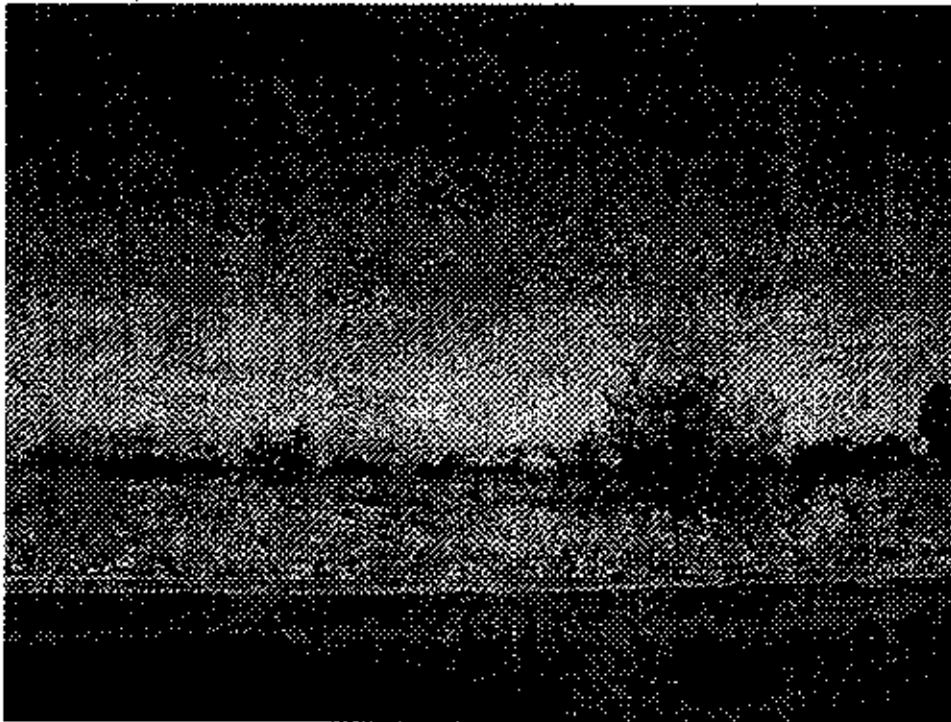
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**PLANNING SERVICES
DEPARTMENT**



Looking East to the airport from in front of the building



Looking South on Commercial toward Alejo. Building on the left is the Stroke Recovery Center.

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0026 PLANNING SERVICES
DEPARTMENT



Looking North --UPS building



Industrial buildings to the right of the building --

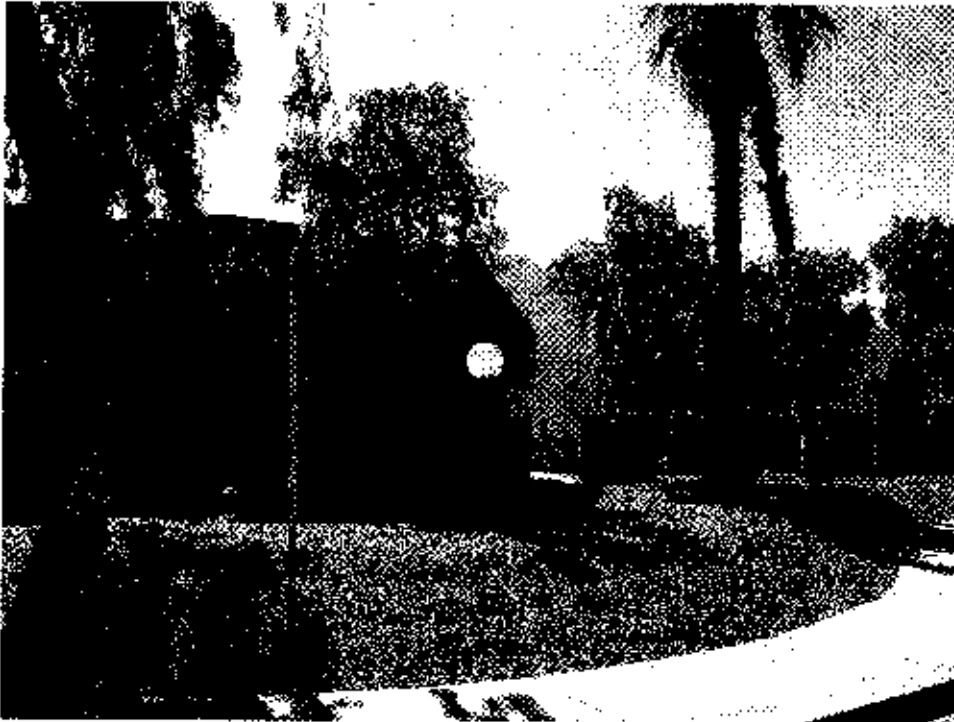
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SEP 08 2009

0007 **PLANNING SERVICES
DEPARTMENT**



View to the back of the building ---warehouse/office units in back block us from sight from Juanita



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**PLANNING SERVICES
DEPARTMENT**



July 9, 2009

City of Palm Springs
Planning Commission
3200 E. Tahquitz Canyon Way
Palm Springs, Ca. 92262

To Whom It May Concern:

The Well in the Desert is locating at the complex I manage on Commercial Road in Palm Springs.

Their commitment, dedication and enthusiasm are appreciated by the people of our remarkable community.

We all have a moral obligation to ensure adequate food and shelter is available to all our citizens.

The owner and I are pleased to have The Well in the Desert as tenants and support and encourage their effort on behalf of everyone in our City.

Sincerely,

Maryellen Hill and Associates

Maryellen Hill

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AUG 05 2009

**PLANNING SERVICES
DEPARTMENT**

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July 13, 2009

City of Palm Springs
Planning Commission
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

RE: WELL IN THE DESERT

Dear Planning Commission Members,

I am writing this letter in support of *The Well in the Desert*. I have personally known Ariene Rosenthal for over 10 years and vigorously support her efforts and the efforts of the entire staff of the *The Well in the Desert* for the untiring and selfless services they provide to the homeless and less fortunate here in our wonderful city of Palm Springs.

I feel *The Well in the Desert's* services are very needed (a must), but also want to note that I believe that the organization is also profound in so many ways. They make a distinct effort to collaborate with other organizations such as ours for mutual fundraising and other community minded programs. They are well perceived and highly regarded in the community. I personally have dropped off food and seen their organization "in action" and am very impressed.

The Well in the Desert not only needs the City's support but deserves it. They are impeccable neighbors who help our community in immense way.

Please note my full fledged support of Ms. Rosenthal and her organization. Without them, Palm Springs' homeless would be hungry and starving which in turn could lead to many issues. Without them *who else* would provided the basic substance of food, the caring nature and the kindness they show to our homeless?

Kindest of regards,

A handwritten signature in black ink, appearing to read "Mark Anton", with a large, stylized flourish extending to the right.

Mark Anton
Executive Director

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AUG 05 2009

PLANNING SERVICES
DEPARTMENT

Planning Commission
City of Palm Springs
3111 E. Tahquitz Canyon
Palm Springs, Ca. 92262

RE: Well in the Desert

Gentlemen:

I first visited the Well in the Desert after I semi-retired from my teaching position with the Palm Springs Unified School District. I was so impressed by the staff and the clients' needs that I became a regular Tuesday volunteer. That was five years ago.

I have seen the Well undergo so many positive changes over these past years. The staff has changed and grown. They maintain a clean, orderly and safe environment for those less fortunate. They provide food for low income families and serve hot, nutritious and welcomed meals for those in need. They also provide counseling and opportunities to become independent and productive citizens. They hold a community meeting once a month to hear the problems of our clients and give information on available programs. The Board is a working board and they are dedicated to our clients.

I am proud to be involved with The Well in the Desert and proud that my city provides the Well the opportunity to help others.

Maureen Ferriter
MAUREEN FERRITER

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AUG 05 2009

PLANNING SERVICES
DEPARTMENT

0041



FIND FOOD BANK, INC., "Hunger has no Limit"

Palm Springs Planning Commission

Re: New Facility for the Well in the Desert

Date: July 9, 2009

To Whom It May Concern:

I am writing on behalf of The Well in the Desert and their attempt to secure a new facility site for their operation. The Well has been an agency of FIND Food Bank for a very long time and has fed countless thousands of individuals who were in need of food assistance and other forms of help. The Well assists those who have been marginalized or placed in situations beyond their control by providing food and other assistance as it attempts to offer a pathway back to a productive lifestyle.

It is my understanding the Commission will need to consider and approve this new location as the future home of Well in the Desert. It is the sincere hope of FIND Food Bank that you would give favorable consideration to this request. With the continuing of the economic crisis and the non stop increase in the unemployment numbers and the especially high numbers for the Coachella Valley, having a safety net like the Well in the Desert is an absolute must. Today, those who are homeless are not just men, but include entire families and often times single parent families. If the Well does not help those who are often caught in situations beyond their control, then who will. The Well in the Desert is a needed and valued partner in our community.

With kindest personal regards,

Sincerely,

Samuel S. Hook
President and CEO

68-615 Perez Road, Suite 14B, P.O. Box 41, Cathedral City, CA 92235 www.findfoodbank.org
Office: 760-328-3663 Fax: 760-328-3994 Email: shook@findfoodbank.org

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07/22

AUG 05 2009

PLANNING SERVICES



June 8, 2009

TO WHOM IT MAY CONCERN

Re: The Well in the Desert

Since 2006, the Desert Healthcare District has helped fund food assistance programs at The Well in the Desert, awarding nearly \$34,000 over four years to help the organization provide services to District residents. As a measure of commitment, our Chief Executive Officer and Grant Program Assistant have also volunteered their personal time to assist at Well-sponsored events.

As a grantee organization, The Well in the Desert has been an excellent partner, collaborating with other agencies and working to respond to the growing need for their services. They are consistent in striving to conquer hunger and help the homeless and working poor find their footing. In this time of rapidly increasing need they have expanded services to include linkages to shelters, medical assistance, mental health counseling and a jobs program helping people with resumes, interviews, computer skills, hygiene and interview skills.

I enthusiastically recommend the work of The Well in the Desert and encourage other organizations to assist and support this excellent agency wherever possible.

DESERT HEALTHCARE DISTRICT

Donna Craig
Chief Program Officer
323-6700
dcraig@dhcd.org

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AUG 05 2009

PLANNING SERVICES
DEPARTMENT

0033



PALM SPRINGS Chamber of Commerce

Palm Springs
Chamber of Commerce
Board of Directors
(760 Area Code)
PRESIDENT

Valerie Zagares / 856.7219
785 Palm Springs Blvd.

PRESIDENT ELECT
Das Jhaop / 328.9999
Jhaop.com LLC

IMMEDIATE PAST PRESIDENT

Todd Hooke / 883.8911
Aqua Beach, Part 1
of Cabana Beach

TREASURER
Scott Erickson / 778.8661
Maryanne Salern
Glenloch Carpet

VICE PRESIDENTS
Tina Ellis / 449.5803
Cdn Mortgage Broker & Spc
Kathi Stalock / 320.5110
Kibobon
Cassy Jones / 464.1826
Financial Services
Ricky Moreno / 850.9924
Office 360

DIRECTORS

Clifford Daniels / 325.6580
Desert Regional Medical Center
Clancy Geary / 778.8923
Liz Gardour / 818.784.1178
Real Property Inc
Jonathan Heath / 320.4107
Mkt. Health & Design LLC
Paul Hietter / 323.7518
Tutor of Fine Fine Cooking
and Team Planning
Don Narvalte, EdD / 322.2377
United International Services International
Torrey Pennington / 341.7226
Tutor of International Services, Inc.
Kyle Radtke / 328.1437
The Finance Agency
Jeff Shoneman / 328.6596
Insurance IT Solutions Inc
Andrew Starke / 864.6278
Palm Springs Premier Basketball Club
Dorf Wabitschke / 328.4442
Cassini National Bank

July 27, 2009

Ariene Rosenthal
Well in the Desert
1911 E. Baristo
Palm Springs, CA 92262

To Whom It May Concern:

The Well in the Desert has been an active Chamber member since 2007. The work they do in the community with poor and disadvantaged families has been inspirational. I believe their desire to remain in Palm Springs shows their commitment to the community and I would urge the Planning commission to approve their request to relocate to the site near the Stroke Recovery Center.

Sincerely,

John Pivinski

John Pivinski
CEO

pschamber.org

190 West Amado Road • Palm Springs, CA 92262 • 760.325.1577 • FAX 760.325.8549

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AUG 05 2009

**PLANNING SERVICES
DEPARTMENT**

County of Riverside

RIVERSIDE OFFICE:
4880 Lemon Street, 5th Floor
Riverside, CA 92502-1647
(951) 955-1040
Fax (951) 955-2194



SUPERVISOR ROY WILSON
FOURTH DISTRICT

DISTRICT OFFICE/MAILING ADDRESS:
73-719 Fred Waring Drive, Suite 212
Palm Desert, CA 91368-2574
(760) 863-8211
Fax (760) 863-8985

July 24, 2009

Arlene Rosenthal, President
Well in the Desert
P.O. Box 5312
Palm Springs, California 92263

Dear Arlene:

This letter is intended as support of the Well in the Desert's efforts to move its operations to a new location within the city of Palm Springs. The Well addresses the needs of many people who are struggling and have no other alternative.

It is my hope that these less fortunate people will continue to be served at the new facility planned on Alejo Road, because I believe that the Well is a vital augmentation to the services which will be provided at the Desert Resource Center (DRC) located north of I-10.

The County of Riverside recognizes that only through strong collaborations between public and private agencies throughout the Coachella Valley are we capable to adequately address the needs of the entire region.

I hope and trust that the Well's application will receive the necessary support and approval of the City.

Sincerely,

A handwritten signature in black ink that reads "Roy Wilson".

Roy Wilson
Fourth District Supervisor
County of Riverside

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AUG 05 2009

0015

PLANNING SERVICES
DEPARTMENT



A Community Center
for Gay & Lesbian Elders
and their Supporters

July 23, 2009

Dear Arlene:

I was thrilled to learn that Well in the Desert plans to move to a new location on Commercial Drive, across from the Stroke Recovery Center. Because of our Center's recent move to new quarters, I am quite aware of the efforts which you and your colleagues will be making to provide the kind of operation for which you are already so well regarded.

As you know, Golden Rainbow Senior Center has a weekly Food Bank in support of seniors throughout the Coachella Valley regardless of race, gender or sexual orientation. Even in the "slow" summer season, we have consistently served almost 100 households each Wednesday. I cannot begin to contemplate what the workload will be when the "season" returns.

Arlene, if we can be of help with your project, please don't hesitate to upon me.

With best wishes for your continued success, I send you our warmest

Regards,

Harvey Stern,
Executive Director

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AUG 05 2009

PLANNING SERVICES
DEPARTMENT

0035

August 1, 2009

To Whom It May Concern,

The face of the 'homeless' has changed. In these challenging economic times we all know people who have hit rock bottom financially. It may be a relative, a friend, or an acquaintance.

The Well in the Desert provides quality, personalized assistance for people in need. They have been providing services, regardless of race, religion or personal beliefs for many years in Palm Springs. They help give people the help they need first by nourishing them with hot meals and then by offering them the services that can get them back on their feet.

But now the Well in the Desert finds themselves 'homeless'. The Well in the Desert deserves a home too. Please give them a chance to continue helping the people in our community who most need help.

Thank you.

Joy Meredith

Owner, Crystal Fantasy since 1987
268 N. Palm Canyon Drive
Palm Springs CA 92262
760-322-7799

President, Main Street Palm Springs
PO Box 2470
Palm Springs CA 92263

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AUG 10 2009

PLANNING SERVICES
DEPARTMENT

0000

David Newell

From: Craig Ewing
Sent: Monday, August 10, 2009 8:19 AM
To: David Newell
Subject: FW: (no subject)

From: RStrand@dynamicsecurity.net
To: Rose1944@aol.com
Sent: 8/7/2009 1:43:18 P.M. Pacific Daylight Time
Subj: RE: Your new neighbor

Arlene, Hope this helps!

To whom it may concern:

Dynamic Security has no problem, in fact, we welcome "Well in the Desert" as our new neighbors. We believe in their mission and embrace their efforts.

Sincerely,
Rick Strand

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AUG 10 2009

PLANNING SERVICES
DEPARTMENT

0039

Van Etten

Thomas J. Van Etten
1375 Barrymore Place
Palm Springs, CA 92263-5312

Phone: 760-992-8741
Fax: 760-992-8741
thomas@vanetten.com

Sunday, August 9, 2009

Ms. Arlene Rosenthal, President
THE WELL IN THE DESERT
PO Box 5312
Palm Springs, California 92263-5312

Dear Arlene,

Robert and I wanted to write a letter of recommendation to you in support of your impending move to a new and more efficient location.

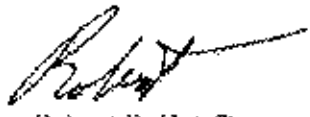
In the past, when **The Well In The Desert** wished to establish a Homeless Drop In Shelter on the Campus of the DAP we vehemently opposed the idea mainly because we did not feel that the proposal was well planned and did not have parameters in place that would indicate "good neighbor policies".

Since you have become the President of **The Well In The Desert** and have brought on board a superb Board of Directors we feel that you not only have made **The Well In The Desert** one of the top social outreach agencies but have put in place controls that enhance your reputation in Palm Springs. The very fact that you have trained some of your clients to self manage puts to rest any fears that **The Well In The Desert** would not be a good neighbor.

I for one (Thomas) was deeply impressed on a recent visit to your facility to see first hand just how professional your organization is. Your treatment and care of the homeless and working poor is exemplary. We are commanded by our very own Spiritual Convictions to care for those who are less fortunate. Arlene, we place you in the category of one of those superb human beings who lives a philosophy of caring for our fellow beings. Your entire Board of Directors and Staff are to be singled out as extraordinary human beings who provide a great gift to mankind.

We highly recommend to any party concerned that **The Well In The Desert** will be a superb addition to any neighborhood in Palm Springs.


Thomas J. Van Etten


Robert R. Van Etten

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AUG 17 2009

PLANNING SERVICES
DEPARTMENT

SUNMOR NEIGHBORHOOD ORGANIZATION

2912 Plaimor Avenue
Palm Springs, CA 92262

August 17, 2009

Mr. Larry Hochanadel, Chair
City of Palm Springs Planning Commission
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263-2743

Subj: Well in the Desert Relocation to the SUNMOR Neighborhood Area

Dear Mr. Hochanadel,

On July 29, 2009, the board of directors of the Sunmor Neighborhood Organization (SNO) voted unanimously to oppose the relocation of the Well in the Desert services (currently located at 1911 E. Baristo) to 555 N. Commercial Road. Neither the Well in the Desert, nor the property owner, nor the involved realtor has contacted SNO to discuss the potential negative impacts this proposal will have on the quality of life in our neighborhood.

Likewise, we are extremely disappointed that the city has made no attempt to engage the SNO on this issue. As we are not in the habit of reviewing Planning Commission agendas we were first made aware of the Well in the Desert's plan via an article in the Desert Sun. Frankly, this is unacceptable.

We have been informed that the Well in the Desert recently attempted to move this service to another neighborhood but was rebuffed. We oppose the move for similar reasons and point to the ongoing and well-documented negative impact the Well in the Desert facility has had on the Baristo neighborhood.

Our views on this matter are not merely a "Not in my backyard" stand. We are confident that your review will quickly conclude that a facility of this sort, surrounded by residential areas, is not only inappropriate, but an inefficient way to provide this service. Aside from the crime and loitering this relocation will bring, there is no infrastructure (bus lines, fast food restaurants, public restrooms, etc.) to support the estimated 200 homeless who are expected arrive and leave from this facility daily. Additionally, a cursory review of a map reveals that most paths to 555 N. Commercial will be through residential neighborhoods (the homeowners along Juanita Avenue will be particularly affected).

We are endeavoring to collect additional information on this issue and are now circulating a petition to oppose this proposed move.

Sincerely,



Vincent Williams
President, SNO

Copy to:
City Manager (Mr. David Ready)
Mayor Pougnet and council members Weigel, Foat, Mills and Hutcheson
Office of Neighborhood Involvement (Ms. L. Husfeldt)
Desert Sun (Ms. Nicole Brambila)

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AUG 17 2009

PLANNING SERVICES

A Public Agency

August 7, 2009

Ms. Arlene Rosenthal, President
Well in the Desert
P. O. Box 5312
Palm Springs, CA 92263

Dear Ms. Rosenthal:

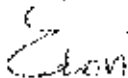
Thank you for your recent letter dated August 4, 2009 requesting SunLine Transit Agency (SunLine) to add a bus stop on Farrell Street at Alejo Road, between the existing bus stops currently installed along the route.

SunLine evaluated potential locations to determine the feasibility of adding another bus stop along the route and our findings indicate we will be able to install a bus stop at the corner of Farrell Street and Alejo Road. Please be informed that this process takes up to six weeks, once the determination is made to install bus stops at new locations. The process also involves seeking approval and obtaining permits from the local jurisdictions; in this case, we will have to work with the Public Works Department in the City of Palm Springs prior to installing the bus stop.

At this time, SunLine will be unable to deviate the bus given the additional operational cost; however, we will locate the bus stop so as to minimize the walking distance from your facility to the bus stop. We appreciate your comment and the opportunity to work with you to meet your clients' transportation and mobility needs.

If you have any questions or concerns, please do not hesitate to call me at your earliest convenience. You may do so at 760-343-3456, ext. 119.

Sincerely,



Eunice Lovi
Director of Planning & Development

cc: C. Mikel Oglesby, General Manager
Anita M. Peike, Transit Planning Assistant

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AUG 24 2009

PLANNING SERVICES
DEPARTMENT



**COMMUNITY ACTION PARTNERSHIP
OF RIVERSIDE COUNTY**
Helping People. Changing Lives.

PROGRAMS

ENERGY

Utility Assistance
(951) 955-6448
(951) 955-6448
1-800-998-3338

Weatherization
(951) 955-6448

**RESPECT
RESOLUTION CENTER**

Mediation
& Arbitration
(951) 955-6448

ASSET BUILDING

Earned Income Tax Credit

Individuals receive Individual
Development Accounts
(951) 955-6448
(951) 955-6448

Project to Live
Family Development
(951) 955-6448

YOUTH PROGRAMS

Outreach
(951) 955-6448

Riverside County
Mentoring Collaborative
Grants
CACS Administration
1-800-998-3338

PLANNING
Network of Development
The Training Institute
(951) 955-6448

REUSE
(951) 955-6448

FIELD OFFICES

Escondido
(760) 325-5800
Indio
(760) 325-5800
Imperial
(619) 770-6100

Lois J. Carson
Executive Director



December 9, 2008

The Well in The Desert
aka Desert Resource Center
Arlene Rosendahl
P.O. Box 5312
Palm Springs, CA 92263

Dear Arlene Rosendahl:

On behalf of Community Action Partnership of Riverside County (CAP Riverside), I would like to thank you for supporting the Summer Energy Crisis Response this year.

Your organization made it possible for individuals in your community to have a safe, cool place to go during extreme temperatures this past summer; all your support during the summer heat crisis made an impact on over 15,000 individuals who participated at a cool center in Riverside County in summer 2008.

I commend your commitment and look forward to a long term partnership.

Sincerely,

Lois J. Carson
Executive Director

LJC/ap

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AUG 25 2009

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**PLANNING SERVICES
DEPARTMENT**

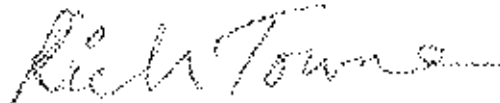
Address: 3038 Iowa Avenue, Suite B102, Riverside CA 92503
P.O. Box 3760, Riverside, California 92517-5760
Phone: (951) 955-6448 1-800-998-3338
Fax: (951) 955-6448 TTY: (951) 955-3126

To The Well in the Desert

Me and my wife eat at the well because they have cut our ssi money, and it is hard to make it last for the month, my wife has so much trouble with her medical and the family health center is crazy. I am on medical/ and medicare but because of her medical problems with them I just go to the v.a, I am a verteran and i'm paying an outstanding medical bills I thank god for the Well In The Desert and that Doc started it

Sincerely,

Rich Towne



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AUG 25 2009

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PLANNING SERVICES
DEPARTMENT

Dear Well Personnel

Thank you so very much for always being there for us although my particular & personal, circumstances aren't as desperate as those of many others, your being here, with hot meals five days a week, allows me to take enough out of my household budget to buy myself a new pair of sneakers twice a year. Again, Thank You for the many fine services you provide for the needy of Palm Springs & the surrounding areas.

Sincerely,
Carolyn Carlton
Carolyn Carlton

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AUG 25 2009

PLANNING SERVICES
DEPARTMENT

0071

Eric L. Reavis
668 N. Farrell Drive
Palm Springs, CA 92262

August 25, 2009

Mr. Larry Hochanadel, Chairman
City of Palm Springs Planning Commission
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

RE: Application for Zoning Determination from Well of the Desert

Dear Mr. Hochanadel:

I reside at 668 N. Farrell Drive, Palm Springs, CA 92262. I am writing this letter to express the reasons for my opposition to the zoning determination requested by Well of the Desert for the property located at 555 Commercial Road, Palm Springs. My home is located approximately 400 feet from the proposed site.

I spend Monday through Thursday living and working in an industrial section of Downtown Los Angeles. My office is about 30 feet away from the chosen location of a mentally unstable homeless man who spends most of the day screaming. I live one block away from an unauthorized homeless encampment under the Santa Monica (10) Freeway. I have never complained about or questioned either, as they are part of the environment in the industrial downtown area of any large city.

My wife and I bought our home in Palm Springs two years ago. We spend every Friday through Sunday here. Our decision to purchase was made after spending many weekends over several years in this beautiful city. Among other things, I was attracted to the resort character of the City.

I have worked as an industrial real estate broker in the Downtown Los Angeles / East Los Angeles / Vernon / Commerce markets for approximately thirteen years. As such, I have some familiarity with the conflicts that can arise in industrial zones abutting residential zones.

The proposed site is located in the M-1-P zone. My reading of the Palm Springs Zoning Code is that this zone essentially serves a buffer (similar to the MR1 & MR2 zones in Los Angeles) between residential and heavier industrial zones and allows for light manufacturing uses that are compatible with the adjacent residential community. The proposed site is at the edge of the M-1-P zone, directly abutting a residential zone. As such, I think this demands that any uses at such a site be subject to more scrutiny than other sites in the M-1-P zone which do not directly border residential uses.

Communication From the Applicant:

What is the proposed use and what is the character of the proposed site? Unfortunately, the applicant has been vague and deceptive in the application letter to the Planning Commission dated July 9, 2009, in the Desert Sun article dated July 22, 2009, and in its letter to local residents dated August 17, 2009.

In its letter to the City, the applicant accurately describes the current use at the J.C. Frey Building. The applicant plans to provide these same services at the subject site. The services include providing daily meals to between 160 to 200 poor or homeless people, providing mental health referral services, providing recreational services, and providing cooling center services.

In its letter to the City dated July 9, 2009, the applicant specifies that the proposed site is "a stand-alone building with one neighbor – a security company". In fact, the proposed site is located within a multi-tenant industrial park which directly abuts and has pedestrian access to and from a residential street (Juanita Drive). The letter specifically notes the proximity of the site to the Stroke Recovery Center, which lies approximately 125 feet from the subject site. It fails to note, however, that the site lies with

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AUG 25 2009

Mr. Larry Hochanadel
August 25, 2009
Page 2

approximately 80 feet of neighboring residential homes (see Photo 1 in Exhibit A, attached hereto and incorporated herein). In addition, another "neighbor" within the complex is a non-permitted medical marijuana dispensary.

In an article in the Desert Sun dated July 22, 2009, Ms. Rosenthal, board president of the Well of the Desert, is quoted as saying that "there are not many neighbors" to the proposed site. In fact, the proposed site is directly adjacent to and abuts a large, established residential district.

When attempting to commence an operation that could face opposition from neighbors, the appropriate first step is to reach out to and confer with the neighboring community.

I received no notice or communication of any kind from the City or applicant until August 17, 2009. It appears that after receiving notice of the Sunmor Neighborhood Association's opposition to the proposed use, the applicant delivered a rebuttal letter dated August 17, 2009 to neighboring residential properties.

In this letter, the applicant states that "we will be moving our offices to 555 W. Commercial Road in the next few months". A reasonable interpretation of that sentence is that the administrative offices will be moved to the proposed site. The applicant intentionally omitted mentioning that additional, more obtrusive services will also be conducted at the site. If I did not have the benefit of additional information, my understanding of the proposed use would be vastly different than what the applicant actually intends to do.

The letter goes on to state that the leaders of the Sunmor Neighborhood Association "know nothing of the reality of what we do" and that "prejudice is not an American value". The letter further characterizes the opposition as a "small group of people who have acted in a manner that is both irresponsible and contentious". Such aggressive, unwarranted and unfounded accusations against a neighborhood association and residents seeking to have their voices heard certainly does not serve the applicant's cause. We do know what the applicant does - we see it at Sunrise Park. We do not want that replicated at our doorstep.

Access to the Proposed Site:

Although the proposed site has an address on Commercial Road, the logical flow of client traffic will be on neighboring, residential streets.

It is probable that most of the applicant's clients would access the site either on foot or bicycle. There are two pedestrian entrances onto the proposed site from Juanita Ave. (see photos 2 through 5 in Exhibit A).

For clients arriving from areas west, northwest and southwest of the proposed site (which encompasses the areas of Palm Springs with the highest density of homeless), the quickest and easiest access roads would be Alejo Road, Tamarisk Road, Farrell Drive and Juanita Drive. These are all residential streets. It would not make sense for the applicant's clients to use Commercial Road to access the proposed site. Turning onto Juanita Drive from Alejo Road or Tamarisk Road to access the site, instead of going all the way to Commercial Road and then turning left, cuts out approximately 300 feet from the trip.

The property directly south of and adjacent to the proposed site is large parcel of unimproved, vacant land that extends from Juanita Drive to Commercial Road (see photos 6 through 8 in Exhibit A). There is no fencing or barrier between that parcel and the proposed site. Thus, even if the pedestrian entrances on Juanita Drive were obstructed, there would still be approximately 300 feet of open access to the subject parcel that would be more convenient for many of the applicant's clients.

Mr. Larry Hochanadel
August 25, 2009
Page 3

Should this application be approved, we will have up to 200 people, on a daily basis, walking through these residential streets to access the proposed site.

Requirements of Paragraph 94.01.02 of the Palm Springs Zoning Code.

As the proposed use (homeless resource center) is not listed as a permitted use in the M-1-P zone, I asked the Planning Department what criteria would be used by the Planning Commission in determining whether or not the proposed use is a permitted use. I was directed to Paragraph 94.01.02 of the Palm Springs Zoning Code. In order for the intended use to be permitted, Paragraph 94.01.02 specifies that the Planning Commission must deem that the proposed use and the proposed site meet all four of the following conditions. Failure to meet any condition requires a determination that the use is not permitted by right.

1. Does the proposed use keep with the stated intent and purpose of the zone?

The zoning code specifies that the intent of the M-1-P zone is to "encourage planned industrial districts compatible with surrounding or abutting residential zones and which would not in any way depreciate the character of the resort community". It further states that uses must be confined to those which can be carried on in an "unobtrusive manner" and those that "are necessary to service the employees of the zone". Finally, it states that regulations provide for "performance standards to assure unobtrusive operation".

The applicant will not service employees of the zone.

The proposed use does not meet the stated intent and purpose of the zone because it cannot operate in a manner that will not depreciate the character of the resort community and be carried on in an unobtrusive manner.

The definition of obtrusive is "undesirably or unpleasantly noticeable".

Having 200 homeless people walking daily down my street and my neighbor's streets to access the site and loitering in the neighborhood is, by definition, extremely obtrusive.

The adjacent parcel to the south is vacant, unimproved and unfenced land. This parcel would likely be used by the some of the applicant's clients in a fashion similar to which some currently use Sunrise Park. We could reasonably expect homeless encampments, public drinking, drug use, and loitering to this vacant, unfenced parcel.

The closest areas of shade to the proposed site are along the east side of Juanita Drive directly across the street from residential uses (see photos 9 and 10 in Exhibit A). Landscaping improvements on the Juanita Drive side of the site provide ideal locations for the clients of the applicant to relax before and after receiving services from the applicant. It is likely that the applicant's clients would congregate in these areas, much like they congregate in areas of shade around their current facility. That would be extremely obtrusive to the homeowners along Juanita Drive.

In Los Angeles, I live near the homeless. It is obtrusive. I have to clean human urine and feces from my property on a weekly basis. I find needles and heroin balloons almost daily. There is screaming and fighting. A large percentage of the homeless have tragic mental health issues. To characterize this as anything other than "undesirably or unpleasantly noticeable" is dishonest. I spend my weekends in Palm Springs to get away from that. I live here to experience the "resort" lifestyle described in the zoning

code. The proposed use will take that away. It would, without any doubt, intrude on the resort character of the neighborhood.

2. Have field investigations disclosed that the subject use and its operation are compatible with the uses permitted in the zone wherein it is proposed to be located?

Compatibility is defined as being "able to exist and perform in harmonious or agreeable combination".

There is naturally going to be tension between the proposed use and almost any commercial uses in close proximity to the proposed use. There are a number of other commercial uses that face the same challenges – biodiesel plants, plating companies, recycling centers, etc.

The intention of the M-1-P zone is to accommodate light industrial uses. I have worked with these types of tenants for many years in Los Angeles. For most, close proximity to a homeless center would immediately disqualify a potential site (unless the rent was substantially lower than the rent of other available comparable buildings). The heavier industrial users have less choice in choosing a new location.

Thoughtful urban planning would place uses such as the proposed use in either the M-1 or M-2 zone, where uses, by definition, are less harmonious with the surrounding uses. Determining "compatibility" must be measured in the context of whether the proposed use would be most compatible in the subject zone or whether another zone within the City would be more compatible. I would submit that the proposed use is much more compatible with uses located in the M-1 or M-2 zone.

As the proposed site is at the edge of the M-1-P zone and directly abuts a residential zone, the "compatibility" test must take into account the compatibility of the proposed use with the neighboring residential properties. Based on the arguments outlined above regarding the obtrusive nature of the proposed use, I would contend that the proposed use is not compatible with neighboring, residential uses.

3. Is the subject use similar to one or more uses permitted in the zone within which the proposed use is to locate?

In its letter to the Planning Commission dated July 9, 2009, the applicant states that the proposed site "is located in the M-1-P zone, where restaurants are allowed". The applicant then describes why its use is dissimilar to a restaurant use. The applicant states that "offices, catering and governmental facilities are also allowed in the M-1-P zone". Based on this letter, the applicant's position appears to be that the proposed use as a homeless resource center is similar to office, catering and governmental facilities uses.

The first test to apply to this question is the common sense test. Can a reasonable person argue that a homeless center is similar in its services and in its impact to the surrounding area as offices, catering, and governmental facilities? Of course not. The proposed use is absolutely unique in the services that it provides and it brings a host of challenges to the neighboring community that do not exist with office, catering and governmental use facilities.

If the City of Palm Springs or the County of Riverside were the applicant, it could be argued (although I would not be in agreement) that the use was governmental. However, as the applicant is a private organization, there is no basis for this classification.

A second test would be to determine (1) what are similar uses to the proposed use; and (2) whether or not such similar uses exist in the M-1-P zone. The only similar use to the proposed use is a homeless

Mr. Larry Hochanadel
August 25, 2009
Page 5

shelter. It is certainly vastly more similar to the proposed use than offices, catering, and governmental facilities. There are no homeless shelters in the M-1-P zone. The City of Palm Springs has determined that the appropriate location for the homeless shelter currently under construction at 19531 McLane St. is in the M-2 zone. That facility will function as a multi-service center for the homeless, much like the proposed use. Based on the requirement of paragraph 94.01.02(b)(3) of the zoning code and the absence of a similar use in any zone within the City except the M-2 zone, I would submit that the only permitted location for the proposed use would be in the M-2 zone.

4. Will the subject use not cause substantial injury to the values of property in the zone within which the proposed use is to be located?

The subject use will cause substantial injury to the value of the subject property and of neighboring properties in the M-1-P zone. It will cause even more severe injury to the value of neighboring residential properties.

As an industrial real estate broker, if I were representing the owner of the subject property, and assuming the owner's goals were purely economic, I would recommend not leasing to the applicant. The challenge of leasing other units within the complex and the lower rents that will be realized in new leases will far outweigh any short-term increase in cash flow. I would be required to fully disclose this tenancy to other potential tenants. From many years of experience, I feel that this would be an immediate deal killer to most potential tenants. The owner will be forced to lower the rent to below that of similar, competing projects within the same or similar zones.

These same challenges will face the owner of the multi-tenant complex directly north of and adjacent to the subject site.

Section 94.01.02 of the Zoning Code does not exempt the potential devaluation of the subject property. If the value of the subject property is substantially injured, then the applicant has failed to satisfy the requirement set forth in this section.

A substantial devaluation of rent and a substantial increase in the vacancy factor will, by all accepted appraisal standards, result in a substantial injury to the value of the property. In this case, both the subject property and the neighboring commercial property to the north will see substantial injury to their value.

As the proposed site is at the edge of the M-1-P zone and directly abuts a residential zone, the Planning Commission must take into account the potential substantial injury to neighboring residential properties. I know that I would not buy a home that abuts a homeless center. Should the proposed project be approved, it will have a severely negative impact on the value of the houses on Juanita Ave., and a significant but less severe negative impact on other nearby residences.

Pursuant to the terms of Section 94.01.02, in order to approve the proposed use, the Planning Commission must find that the applicant has satisfied all four of the above tests. If the applicant fails to meet the requirements of any test, then the use must not be permitted by right. In this case, I would submit that the applicant has failed the requirements of all four tests.

Thank you very much for your time and service to the City.

Sincerely,

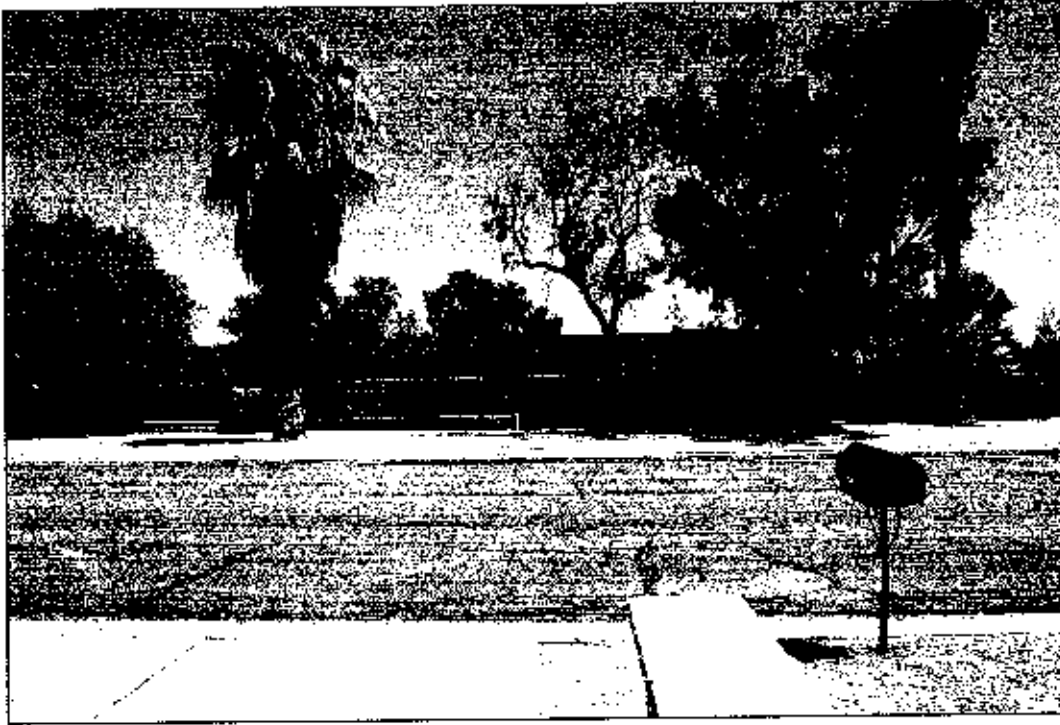
Eric Reavis
668 N. Farrell Drive

0079

EXHIBIT A

RE: LETTER DATED AUGUST 25, 2009 FROM ERIC L. REAVIS TO LARRY HOCHANADEL REGARDING APPLICATION FOR ZONING DETERMINATION FROM WELL OF THE DESERT

PHOTO #1



Approximately 80 feet from the property line of the proposed site to adjacent, residential properties.

PHOTO #2



North pedestrian entrance on Juanita Drive

PHOTO #3



North pedestrian entrance on Juanita Drive

PHOTO #4



South pedestrian entrance on Juanita Drive

PHOTO #5



South pedestrian entrance on Juanita Drive

PHOTO #6



Vacant, unimproved land south of the proposed site

PHOTO #7



Vacant, unimproved land south of the proposed site

PHOTO #8



Vacant, unimproved land south of the proposed site

PHOTO #9



East side of Juanita Drive, just south (same block) of the proposed site

PHOTO #10



East Side of Juanita Drive - proposed site property line

David Newell

From: Craig Ewing
Sent: Monday, August 31, 2009 8:56 AM
To: 'Rose1944@aol.com'
Cc: David Newell
Subject: RE: more letters

From: Pbcraine
To: Rose1944
Sent: 8/29/2009 12:29:10 P.M. Pacific Daylight Time
Subj: Re: more letters

DEAR CRAIG EWING..AS 40 YEAR RESIDENTS OF PALM SPRINGS, WE CERTAINLY HAVE SEEN THE "HEART" OF THIS CITY. WE HAVE SEEN THE CHANGES, BOTH GOOD AND BAD AND ARE VERY PROUD OF BE PART OF OUR "VILLAGE" COMMUNITY. IT IS CRUCIAL THAT WE ARE AWARE OF OUR BROTHERS AND SISTERS THAT NEED OUR HELP AND ASSISTANCE NOW. OUR "HOMELESS" ARE NOT THE "REPROBATES" ONE MIGHT IMAGINE BUT FAMILIES,WITH CHILDREN, WHO HAVE HAD MISFORTUNE AND NEED OUR SUPPORT NOW. WITH THE INCREDIBLE COMPASSION AND TENACITY OF ARLENE ROSENTHAL, WE AS A CITY NEED TO FOLLOW HER LEADERSHIP IN PROVIDING THIS SHELTER OF HOPE, HEART, FAITH AND REHABILITATION TO OUR FELLOW CITYMATES. WE ALL MUST REMEMBER...**THERE BUT FOR THE GRACE OF GOD..GO ANY OF US!** PLEASE BE A LEADER NOW FOR THE "HEART" OF PALM SPRINGS AND SUPPORT THIS MUCH NEEDED AND CRUCIAL DECISION. INDIVIDUALLY, WE ARE STRONG BUT TOGETHER.....WE CAN CHANGE LIVES FOREVER. SINCERELY...PATRICIA AND BUD CRAINE

Received
0905 AUG 31 2009



WASHINGTON, D.C.

MARY BONO
MEMBER OF CONGRESS
CALIFORNIA

August 13, 2009

Arlene Rosenthal
Well in the Desert
P.O. Box 5312
Palm Springs, CA 92263-5312

Ms. Rosenthal:

I am pleased to write this letter in support of Well in the Desert. I have seen this fine organization demonstrate an outstanding level of services to the community, services which will be significantly enhanced by future funding opportunities.

Well in the Desert works diligently throughout the Coachella Valley to promote a vibrant and healthy community. This organization reaches out to those in our community most in need of our attention and assistance and provides vital community services such as food and meals for individuals and families and emergency services for the homeless, needy, and less fortunate.

Without question, Well in the Desert provides an invaluable service to our community. My office, as well as many others, recognize the importance of this organization to those it serves and to the entire desert region. Well in the Desert is an excellent community partner which makes a real difference in people's lives and in the neighborhood it serves.

I would be happy to discuss Well in the Desert further. Please feel free to contact my office with any questions.

Sincerely,

MARY BONO
Member of Congress

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0066

SEP 01 2009

PLANNING SERVICES
DEPARTMENT

Art Copleston
1581 Concha Circle
Palm Springs, CA 92264

August 29, 2009

Mr. Craig A. Ewing, AICP
Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Drive
Palm Springs, CA 92262

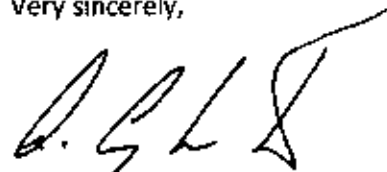
Dear Craig:

You and I last chatted at a recent meeting of the Palm Springs Democratic Club. You and Pat Oygur were featured speakers. I was one of your early supporters as you sought a seat on the Board of the Desert Water Agency.

I write to you today to express my continuing support for Well in the Desert and to encourage a determination that they be approved to serve their client base at their proposed new location on N. Commercial Road, which I understand is zoned "M-1". I have been led to understand that the adjacent Stroke Recovery Center on Alejo Road at the corner of N. Commercial Rd. also serves daily meals to their clients, so it would seem that there is ample precedent.

As you know, the Well provides a vital service to needy and underserved people in our community. It is a noble and unflagging job that they discharge with great compassion and great effectiveness. This new location on N. Commercial Road will be an ideal one, and one of which the City of Palm Springs can be justifiably proud.

Very sincerely,



Art Copleston

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SEP 01 2009

**PLANNING SERVICES
DEPARTMENT**

0007

David Newell

From: Candice Elorie [ibecandice@live.com]

Sent: Friday, September 04, 2009 12:04 PM

To: David Newell

Mr. Newell,

This letter comes to you in **opposition** to the proposed project said to be opening up in our neighborhood and said to be called "The Well of the Desert."

We own our home located at 603 Juanita Drive off Farrell Drive and Alejo Drive in Palm Springs California and from what we understand the Project is to be located at 555 Commercial Road which is directly 200 yards across from our front door.

We are aware of the necessity of this facility and of the kindness it provides for those in need and appreciate all it does for the community, but we, the residents of Juanita Drive, are part of the community as well, and the effect in so many ways, in which locating this type of facility in our neighborhood will dramatically derogatorily effect every facet of our lives as we know it, we feel, has not completely been taken into consideration.

The economy has been felt by us all, and the dramatic decrease in property value is a sting still being felt by us all, what more would locating a facility such as The Well of The Desert do for our property value? Our home resale value? Can you assure us it will not negatively effect the value of our homes?

Some of us residents, myself for one, have school age children whom occasionally walk to and/ or from school, and up until now have felt safe and comfortable with them doing so; this would soon change if the Well of the Desert comes to our neighborhood. So would the ability for our children to play football outside in the front of the house before dinner with my daughter and 2 year old grandson sitting on the lawn watching them - would the type of people less than 200 feet away, make them feel scared, or perhaps uncomfortable even unsafe? Would I feel that they are safe? Would you, honestly say if it was your kids and grandkids that you would feel it safe for them either?

We like our neighborhood just the way it is, that is why we live here. We abide by the laws, pay our taxes. It almost seems ironic that homeless people could come in our neighborhood and take from us what we work hard to provide for our families for all our lives, doesnt it?

Give The Well of The Desert their own neighborhood, as they like everyone else deserve to have their own, but DONT TAKE OURS FROM US IN ORDER TO DO SO!!

Sincerely,

Candice Elorie and Dan Neesan

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SEP 04 2009

PLANNING SERVICES
DEPARTMENT

With Windows Live, you can organize, edit, and share your photos. [Click here.](#)

0208

Frank S. Cavallaro, M.D.
Jutta Cavallaro
525 N. Juanita Dr.
Palm Springs, CA 92262
Telephone: 760 323-0620
Email: Jcavallaro2@psnet.com

September 4, 2009

David A. Newell
City of Palm Springs
Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

Re: The Well in the Desert proposed relocation to 555 N. Commercial Dr. Palm Springs

Dear Mr. Newell,

The proposed relocation of the homeless center to our residential area will meet with very strong opposition. We all have enjoyed a quiet neighborhood for many years, and we intend to keep it that way. We have done everything to enhance our dwelling over the years and just recently added another 800+ sq ft as well as a swimming pool.

With the homeless center moving into our community not only the property value will go down, it will also bring loitering, drugs and alcohol as well as camping out in the adjacent field along with it. Our property is diagonally across from the proposed center. When looking onto the open field across from our property we will see tents, sleeping bags, homeless people waiting for their meals and most disturbingly increased crime. Our quiet neighborhood will resemble Sunrise Park.

We will attend all future meetings regarding this issue and, speaking for every resident of Juanita Drive, will make sure that our voices are heard.

Respectfully,


Jutta (Judy) Cavallaro

RECEIVED

SEP 04 2009

0309

PLANNING SERVICES
DEPARTMENT

David Newell

From: Brian O'Connor [tourguybrian@gmail.com]
Sent: Saturday, September 05, 2009 9:27 AM
To: David Newell
Cc: helen haaga; John Edmonds; Peggy Hentschke; James Curto; robert fox
Subject: Proposed move of Well of the Desert homeless shelter

Mr. Newell: On behalf of the 104 homeowners at Sunrise Alejo HOA (Sunrise/Tamarisk area of Palm Springs) and Vice President of our HOA I must strongly oppose any idea of a Homeless Shelter being relocated to 555 Commercial Road from the current location of Sunrise Park. Our community since 1972 maintains a beautiful 21 acre landscape within the area mentioned above. Most of the residents are Senior Citizens who pay their property taxes on time and are continually involved in keeping our community beautiful and as you might see, if you drive along Sunrise, adapting to desert landscaping (with city permits) on lieu of the need to conserve water for the future. We will attend the meeting at City Hall on September 23rd at 1:30pm to express our views in person, but this idea of moving a shelter into this area of our city is ludicrous and it suggests that it is being considered during late summer when many of our residents are not here to express their views in person. WE DO NOT WANT A SHELTER ANYWHERE NEAR OUR NEIGHBORHOOD AND WILL EXPRESS OUR VIEWS VOCALLY AT THE MEETING. EXPECT OPPOSITION!!!
Brian O'Connor
Vice President
Sunrise Alejo HOA
760-323-7322

RECEIVED

0020

SEP 05 2009

PLANNING SERVICES
DEPARTMENT

David Newell

From: Paul Krause [pkrause@dc.rr.com]
Sent: Saturday, September 05, 2009 10:24 AM
To: David Newell
Subject: WOD Homeless Center

Dear David,

We would like to express our deep concern regarding the proposed relocation of Well of the Desert's Homeless Center from Sunrise Park to 555 Commercial Road in our neighborhood. We have a genuine passion for the plight of these unfortunates and have supported numerous agencies that provide services to the homeless. Nevertheless, this type of undertaking is detrimental to the character and nature of this neighborhood. Our young people already have too many opportunities to get into trouble on their own, and this element will only add to the ease of obtaining drugs and alcohol in this area. This is a quiet area where residents are comfortable going out alone to walk their dogs and are not concerned about looking over their shoulders.

We are former San Francisco residents and have first hand experience once the homeless presence is allowed to take hold in new areas. We would like to suggest that the new facility be located directly on a bus route and in a commercially zoned area centrally located on main routes into and out of the area. Perhaps on the northern end of Indian Canyon where residential areas are few.

Thank you for considering our concerns and we hope you can find a better solution to this challenge.

Sincerely
Paul S Krause and Rodney D Lee
1900 Tamarisk
Palm Springs 92262

I am using the Free version of SPAMfighter.
We are a community of 6 million users fighting spam.
SPAMfighter has removed 597 of my spam emails to date.
The Professional version does not have this message.

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SEP 05 2009

0071

PLANNING SERVICES
DEPARTMENT

David Newell

From: Michael Smith [mjgrab@charter.net]
Sent: Saturday, September 05, 2009 4:11 PM
To: David Newell
Subject: re: No to Well in the Desert move

Mr Newell,

In June my partner and I purchased a condo at 658 N. Vallarta Circle in Sunrise Alejo Community as a retirement home. We understand that the city may allow Well in the Desert to move near us. This may be a needed program, however, the location is not suitable for those of us who invested in our future there. We all know that property values will drop and the increase in crime will happen too. We know this all too well, for when a homeless shelter and food program was brought to our downtown, there were plenty of problems, which usually involved the police. Since it has been moved elsewhere, the downtown is thriving and is a pleasant area once again.

We would not have purchased in Sunrise Alejo had there been a homeless facility in the neighborhood. Please do what you can to prevent this move from happening. There must be better suited locations for Well in the Desert.

Thank you,
James Grabinski and Michael John Smith

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SEP 05 2009

0072

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Greg Ledwick [gregledwick@yahoo.com]
Sent: Saturday, September 05, 2009 4:25 PM
To: David Newell
Subject: Homeless shelter

David,

I am a home owner in the new proposed homeless shelter area. How strongly can I say that this is a bad idea not only to the home values but to the crime rate and the site it will be to have these poor folks walking around in my neighborhood. Do not allow this to happen to a wonderful neighborhood. I will be getting other neighbors together to attend the 23rd meeting so that we can voice our protest to this bad idea!!!

Greg Ledwick

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SEP 05 2009

0073

PLANNING SERVICES

David Newell

From: Carmella [carmiphill@verizon.net]
Sent: Saturday, September 05, 2009 6:02 PM
To: David Newell
Subject: The Well of the Desert Homeless Center.

Dear Sir,

I am writing to let you know I HIGHLY DISSAPPROVE of a Homeless Center in my nice quiet neighborhood. My Husband & I live here year round and we don't want strangers loitering., such as, drunks, drug users and GOD forbid crime in our midst. PLEASE, PLEASE don't bring them into our neighborhood. Our property value will go down substantially. Our children, grand children & great grandchildren visit us from out of town a lot and I want them to be safe when they come to visit us. The Well of the Desert can move their homeless center to Cathedral City, or Indio but not our quiet village of Palm Springs. Sincerely, Carmella Phillips

RECEIVED

SEP 05 2009

0071

PLANNING SERVICES
DEPARTMENT

David Newell

From: Davidorart@aol.com
Sent: Sunday, September 06, 2009 10:02 AM
To: David Newell
Subject: Fwd: (no subject)

From: Davidorart
To: david.newell@palmsprings-ca.gov
Sent: 9/6/2009 8:59:12 A.M. Pacific Standard Time
Subj: (no subject)

Dear Mr Newell:

I do not want to see a homeless center in my Neighborhood. I have a vacant home next door to me now, and we are always chasing people from out of this house. Female Hookers, and there tricks.

Homeless People and occasionally kids. We have enough problems in our neighborhood, without adding more. My elderly sister who lives with me walks to the stroke center every day from our home and I'm concerned about her safety.

Thank You for your time
David Erickson 320-0268
477 north Farrell Drive

RECEIVED

SEP 06 2009

0015

PLANNING SERVICES
DEPARTMENT

David Newell

From: Thomas J. Lee [leetom@earthlink.net]
Sent: Sunday, September 06, 2009 10:33 AM
To: David Newell
Subject: Homeless Center

I am very much opposed to the idea of locating a homeless center on Commercial Road. I live on Tamarisk Road near Sunrise Way and I believe it will be a disaster to have these people, many of whom are mentally ill, walking through our neighborhood.

I am not normally a "not in my backyard" kind of person and would not oppose, for example the construction of affordable housing in this area, but the homeless center is very different.

Please do what you can to stop this idea.

Thank you.

Thomas J. Lee
1802 Tamarisk Road

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SEP 03 2009

PLANNING SERVICES
DEPARTMENT

David Newell

From: David Zaitz [dzaitz@mac.com]
Sent: Sunday, September 06, 2009 12:05 PM
To: David Newell
Subject: Well in the Desert relocation protest

Dear Mr. Newell:

I am a Palm Springs homeowner at 549 North Juanita Drive, less than one block away from the proposed new location of The Well in the Desert homeless center. I believe allowing the center to relocate to this location would deal a severe blow to the character and safety of the neighborhood as well as negatively impact the home values in close proximity to this center. This is on top of the historic dips in assessed home values that have affected Riverside County.

I strongly urge you to object to this planned move. The edge of a quiet residential neighborhood is not an appropriate location for such a facility that will draw up to 200 homeless people a day into the area. There must be a more suitable location that will not impact homeowners and residents. No one is asking Well in the Desert to stop providing the valuable service they offer people in need-- we only ask that a more appropriate location be selected.

PLEASE DO NOT PERMIT WELL OF THE DESERT TO RUIN OUR NEIGHBORHOOD!

Thank you,

David Zaitz
dzaitz@mac.com

RECEIVED

SEP 06 2009

0000

PLANNING SERVICES
DEPARTMENT

David Newell

From: RTLEVY32@aol.com
Sent: Sunday, September 06, 2009 2:32 PM
To: David Newell
Subject: (no subject)

Dear Mr. Newell:

As a long time home owner in Palm Springs, we are writing to strongly object to the proposed location of the Well in the Desert facility.

We realize the homeless are a problem and concern, but locating this type of facility this close to a residential area is absolutely an invitation to disaster. No matter how you try to gloss over the facts, these types of facilities always bring an undesirable element with them. The clients are more times than not disrespectful of laws, other peoples property and as a result increase crime follows. This is then followed by a drop in property values. Our national economy has dropped our values low enough. Please find a location not directly adjacent to prime real estate areas and for once, please think about the individuals who pay the taxes which fund income for our public officials such as yourself. We are extremely upset to think that the Palm Springs Planning Department would make a site selection recommendation as foolhardy as this plan.

Please vote no and find a site in a more appropriate area. This would be a slap in the face to homeowners who you are supposed to represent.

Thank you and don't let us down.

**Ronald T and Joyce A Levy
789 Madrid Circle
Palm Springs, CA 92262**

RECEIVED

SEP 06 2009

PLANNING SERVICES
DEPARTMENT

0218

David Newell

From: Eric McDonald [ecmcdonald@pol.net]
Sent: Monday, September 07, 2009 10:06 AM
To: David Newell
Subject: Homeless Shelter

Dear Mr. Newell,

As a property owner in Palm Springs, I wish to express my strong opposition to the proposal by the Well of the Desert to locate it's homeless center into my neighborhood on 555 Commercial Road. This new location will increase the traffic of homeless individuals on residential streets that are already having an increase in break in crimes. It makes no real sense to place a center at a greater distance between the location that most of these homeless individuals actually dwell and the services The Well of the Desert wishes to provide. A better plan is to locate the services closer to the homeless and confining the disruptive effects of the loitering homeless to a smaller area that can be effectively policed.

I cannot attend the hearing on 23 September as I will be out of town in San Diego, however I expect that my concerns will be noted and addressed in the decision making process for this proposal.

Sincerely,

Eric McDonald
399 N. Monterey Road
Palm Springs

RECEIVED

SEP 07 2009

0379

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Janeen Hirson [janeen1@cox.net]
Sent: Monday, September 07, 2009 10:39 AM
To: David Newell
Subject: Well in the Desert Program

Dear Mr Newell

We live in Sunrise Alejo and are against the **Well in the Desert program** being in our neighbourhood.

Sincerely

Janeen and Lawrence Hirson
949 857 5821

RECEIVED

SEP 07 2009

0089

PLANNING SERVICES
REGISTRATION

David Newell

From: brianyaw@cox.net
Sent: Monday, September 07, 2009 11:31 AM
To: David Newell
Subject: Opposition to Homeless Center moving

David,

As a resident on Monterey Road in Palm Springs, I wanted to voice my opposition to moving the Homeless center from Sunrise Park to 555 Commercial Road. I have a 13 year old son who plays outside, and I believe that the increased loitering, drinking and drug use would not be appropriate just 2 blocks from our home.

Thank you for listening to my voice and for considering the implications of this decision.

Brian Yaw
619-962-4663

RECEIVED

SEP 07 2009

0161

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Mike Gentile [mgentile@dc.rr.com]
Sent: Monday, September 07, 2009 11:49 AM
To: David Newell
Subject: Homeless Center Move

Mr. Newell,

I am writing as a concerned citizen and resident of the Sunrise Park area of Palm Springs. I live on the 400 block of Sunset Way and am concerned about the plans to move the homeless shelter close enough to my street where I would probably begin to see a steady parade of homeless people, substance abuse addicts and other less-fortunate, but nevertheless, undesirable characters passing my front window on their way to the new Homeless Center proposed on 555 Commercial Road.

I would prefer that this move not take place. Keep the current location by the park - since many of them use the park as a place to sleep anyway. But if it does come to pass, please advise how you plan to guarantee, in every way humanly possible, to keep my street free of shopping cart-homes, sleeping homeless people, and crime.

Mike Gentile

402 N Sunset Way
Palm Springs, CA 92262
760-318-9464 Home
612-991-0513 Cell
mgentile@dc.rr.com

RECEIVED

SEP 07 2009

0002

PLANNING SERVICES
DEPARTMENT

David Newell

From: Carol Yaw [yllom91@gmail.com]
Sent: Monday, September 07, 2009 4:48 PM
To: David Newell
Subject: Homeless Center

Please do not move the homeless center to 555 Commercial Rd in Palm Springs. I live close to that location six months during the year and I have been to the library and I don't like what goes on there.

Carol Yaw

RECEIVED

SEP 07 2009

0063

**PLANNING SERVICES
DEPARTMENT**



Well in the Desert

PLANNING SERVICES FOR COMMUNITY DEVELOPMENT

P.O. Box 9512
Falmouth, CA 92320

September 8, 2009

Vincent Williams
President, Sunmor Neighborhood Association

Dear Vince:

I was so very much looking forward to attending the meeting on Saturday, September 5th with people from the Sunmor neighborhood. I expected a positive exchange of ideas, concerns, facts, a coming together for the good of everyone. I did not expect the type of 'vigilante mentality' the three of us experienced at that hour long meeting. The personal attacks against me were disgusting; the sneering and shouting unprofessional, and the accusations ungrounded and unfounded. I used logic and fact to answer their questions but received only emotion in return. According to your group our people are responsible for sex crimes, crime in general, encampments, defecating in public, property values declining, lack of safety for children and women. It took the three of us over a day to overcome the negativity of that meeting. I asked you all to join with us, to put two or three people on our Advisory Board, to work with us on our transition, to help ensure a successful future. I suggested we do a month by month evaluation and that if we failed we would not operate from that building. The 95% of the men there came there with a closed mind.

As pointed out, less than 1% of crime in P.S. is committed by Well clients. Our own internal security team monitors everything at the Well, inside and out, and it would be that case on Commercial Rd. At this point we would worry more about crime against our clients in the Sunmor neighborhood, just based on the anger exhibited at the meeting.

But, yesterday I was informed that someone from your neighborhood is distributing flyers to the homes South of Alejo. The flyer, according to the homeowner on Sunset, said "Community Alert", crime is coming to your neighborhood. 200 people a day will be walking through your area. Property values will plummet. This resident said the flyer was vicious and hateful. It had no identifying source but asked people to attend the Planning Commission meeting and to oppose the Well's presence. This flyer was not based on fact; it was filled with deceit and lies and is an incitement of hate. We are asking that your neighborhood cease and desist with this and that you and two other people sit down with us so that we can come to reason and discipline. We ask that you stop dealing with emotions and learn the facts, just as we tried to present them the other day. I can be reached at (760) 323-8353. Thank you.

RECEIVED

0001

SEP 08 2009

PLANNING SERVICES
FIDELITY

David A. Newell, Associate Planner
Department of Planning Services
City of Palm Springs
3200 East Tahquitz Canyon Way
P. O. Box 2743
Palm Springs, CA, 92263-2743

September 8, 2009

Dear Mr. Newell:

As you are aware, the Well in the Desert has requested an exemption from the current zoning so that they can move into their proposed new location at 555 Commercial in Palm Springs.

I live a half block from this location and the vast majority of the residents in this area are very much opposed to this move into our quiet residential area.

The Well of the Desert has gone ahead and started to do their build out of this facility (you may not be aware of this). They moved in two moving vans on Sunday September 6th. **It appears that they do not feel that they are obligated to wait for the Planning Commission to make a decision in regards to this relocation.**

Mrs. Peggy Bell (former City Council member) lives on Juanita and called me on Sunday to report their move in to the current facility. She was very upset about this and she will be writing you as well.

I appreciate your attention to this matter and hope that this letter will become part of the public record for the planning commission.

Yours truly,

Robert Carlson
696 North Farrell Drive
Palm Springs, CA
92262
415.994.8938

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SEP 08 2009

**PLANNING SERVICES
DEPARTMENT**

0035



To Whom It May Concern:

As the President of the Palm Springs POWER Baseball Club Inc. our organization feels that the services the Well in the Desert provide to locals is a valuable part of the community. The leadership of the Well in the Desert makes a strong effort to keep their area and their surrounding areas as well maintained as possible which is beneficial to us and other surrounding businesses. We wish the Well in the Desert the best of luck in their new location.

Andrew Starke
President
Palm Springs POWER

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SEP 08 2009

**PLANNING SERVICES
DEPARTMENT**

Palm Springs POWER Baseball
1901 East Baristo Rd.
Palm Springs, CA 92262
Ph (760) 864-6278 · Fax (760) 325-7206
www.palmspringspowerbaseball.com

0175

Palm Springs Homeless Task Force

September 8, 2009

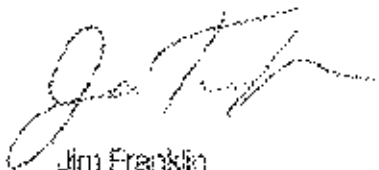
Mr. Craig Ewing
Planning Director
City of Palm Springs
Civic Drive
Palm Springs, CA

Dear Mr. Ewing:

On behalf of the Palm Springs Homeless Task Force I would like to inform you that we do support the move for the Well in The Desert to their proposed location at 559 Commercial Drive in Palm Springs. This location appears to meet all of their requirements and should be well received by the community.

The Well in the Desert has been an invaluable resource for our community over the years and we look forward to their continued service at their new location.

Sincerely,



Jim Franklin
Chairman
Palm Springs Homeless Task Force

"The mission of the Palm Springs Homeless Task Force is to help those who are homeless or at risk of homelessness who want help, to build capacity and to address larger systemic concerns regarding homelessness in Palm Springs through education, advocacy and coordination of services and interests."

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SEP 08 2009

PLANNING SERVICES
DEPARTMENT

0107

September 3, 2009

To Whom It May Concern:

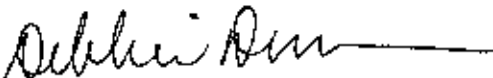
My name is Debbie Divac and I am the The Business Development Director at Windsor Court Assisted Living at 201 S Sunrise Way, Palm Springs, CA 92262.

Windsor Court Assisted Living is located across the street from Baristo. When I come to work in the morning at 8:00am there is usually a homeless person asleep on the parkway across the street from us in front of Sunrise Assisted Living. They are either asleep on the City Bench or sleeping on the grass. In the winter they have them selves covered with a big piece of carpet.

I have been working at this property for almost two years. I have seen numerous homeless people sleeping on the grass and coming out of the empty property next to Windsor Court Assisted Living. Before the area was fenced off for construction purposes, the homeless would set in a group drinking in a circle.

Whenever I drive by the Well of the Desert, on Baristo, I see everyone sleeping around the park or just laying around by the Library.

Sincerely,



Debbie Divac
Business Development
Windsor Court Assisted Living
201 Sunrise Way
Palm Springs, CA 92262
760-327-8351
Lic.# 336403366



Windsor Court
Assisted Living

Debbie Divac
Marketing Director

201 South Sunrise Way
Palm Springs, CA 92262
www.windsorhealthcare.com

Tel: (760) 327-8351
Fax: (760) 327-8254
Lic. # 336403366

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0008

SEP 08 2009

PLANNING SERVICES

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SEP 08 2009

PLANNING SERVICES
DEPARTMENT

Sept 4, 2009

Dear Mr. Newell,

Please do not move the
homecenter in our
neighborhood.

We have lived here
for 33 yrs and are
seniors. It has been
a wonderful area to
live in - quiet + safe.

Thank you

Sincerely

Sven + Dottie Ostman



760-327-5950

0000

Philip Reavis 650 N. Farrell Drive, Palm Springs, CA 92262 760-778-8069
philipreavis@mac.com

September 8, 2009

Mr. David Newell
City of Palm Springs
Planning Department
3200 Tahquitz Canyon Way
Palm Springs, CA 92262

Sent via email: David.Newell@palmsprings-ca.gov

RE: Well of the Desert locating on Juanita Drive, and a bus stop being added at Farrell and Alejo

I retired to Palm Springs last year, and bought property here in Palm Springs. My family and I bought houses along Farrell in order to have some peace and quiet away from Los Angeles from where we moved. Having escaped orphanages and poverty, providing for my family for my lifetime, and myself in retirement, I am not prepared to have the kinds of problems that I know comes with people who are not in the best of circumstances. They were among my early social circle. I do have a very personal concern about their welfare, and admire the work of Well of the Desert.

To address the problem:

I have an 11-year-old daughter who likes to ride her bike along Juanita. I'm told that somewhere about 200 people come every day to Well of the Desert. This is not acceptable, and decreases the quality of my life and my daughter's. I would not permit her or her friends to play along Juanita.

From a strictly legal viewpoint, I believe you would be in violation of the zoning code if you approve this use. I have been a leading real estate broker in Los Angeles, in practice in commercial and industrial real estate since 1966. I understand what the Palm Springs zoning code says, and what its application would be. I am frankly surprised that the application to locate at the Juanita site was not turned down immediately. If this is even considered, I don't understand why the zoning code even exists.

I understand that not only homeless needing a meal will be visiting Well of the Desert, but also people who are undergoing anger management therapies. I have no comment - it seems self-evident on its face that we may have a problem with this.

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SEP 08 2009

0130

PLANNING SERVICES
DEPARTMENT

We were told by Well of the Desert that 75% would be coming using the bus, embarking and disembarking at Farrell and Juanita. That would be 150 approximately. Quite a few people walking down Farrell and Juanita. By the way, Juanita has a sidewalk on only one side of the street. The City, for risk management, might consider building a sidewalk upon which these people can walk. Also, what about the 25% (50 people) who do not take the bus? I guess they will be walking on Tamarisk, which also lacks a sidewalk on one side of the street. My last comment on this issue is that your risk management people should consider that increased policing is a good idea to better fight any future lawsuits. It is an opening to liability to locate this kind of operation at a site that was prohibited in the zoning code in the first place.

Lastly, there will be an impact on property values. Real Estate brokers will be required, by law, to disclose the information I have stated in this letter. Of course, there may be constructive notice if the clients looking at a house happen to spot any number of people making their way to Well of the Desert. If you need a study to prove that this would affect property values, please let me know. But I think you are all familiar enough with real estate to know that it will.

I suggest that Well of the Desert hire a local real estate broker to help them locate a more suitable - and legal - site.

Thank you.

Philip Reavis

MICHAEL DAVID SIFUENTES
School Psychologist

P.O. Box 4248
Palm Springs, CA 92263

September 03, 2009

TO: Palm Springs Planning Commission

In Re: Well In The Desert's Homeless Kitchen

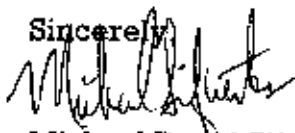
Dear Members:

It has come to my attention that the above referenced organization wishes to relocate their program immediately adjacent to my residential neighborhood. Ms. Rosenthal, the current director of that homeless organization, is circulating a letter throughout our neighborhood attempting to assure residents that there will be no problems as they have their own "security." This is simply not true. Well in the Desert's version of "Security" is nothing more than what looks like some homeless man they've assigned security duties to. I encountered this so-called "security" one morning approximately eight months ago. Early in the morning before starting my run I dropped off at the front door of the Frey building a bag containing four pairs of running shoes, in very good condition, that I felt could benefit some of the homeless people serviced by that facility. I was approached out of the dark by what looked like a homeless man who told me he was security for Well in the Desert. He had on no uniform, did not have a weapon of any kind, and inquired as to what I was leaving in the bag at the door. This so-called security man was obviously sleeping himself near the doorway, and there were numerous other homeless people sleeping on the concrete slab which is a part of the Frey building. And I have witnessed homeless people defecating in the bushes in full view as well as urinating in the open, in full view.

It's my understanding they have signed a long-term lease for a facility, which is less than a block from my home, at least the back entrance to that facility, and that is really frightening.

Please do not allow this homeless service near our neighborhood. They should be located at the new Desert Resource Center.

Sincerely,



Michael David Sifuentes

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0062

SEP 08 2009

PLANNING SERVICES

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† Indio to Review Homeless Plans

By Xochitl Peña

The Desert Sun
April 5, 2006



You can see them in makeshift camps inside the wash and lingering in the city's downtown, sleeping inside store walkways. They are Indio's homeless.

And the city is trying to grasp just how many there are so a plan on how to attack the issue can be created.

The Indio City Council will hold a study session at 4:30 p.m. today to learn more about the expansion plans for Martha's Village and Kitchen and the Coachella Valley Rescue Mission.

With the valley's only two emergency walk-in homeless shelters expanding within the city limits, Indio plans to create a policy that will include the number of shelter beds the city should have available to help take care of its homeless.

According to a homeless census conducted for the county, Indio has 645 homeless people - the most of any city in the valley.

"(City) staff believes that we should be responsible for a specific number of beds. It's time for the other cities in the Coachella Valley to look at building additional shelters. It's just not Indio's responsibility," said Mark Wasserman, assistant to the Indio city manager.

Officials in other valley cities though, such as Palm Springs, say they are stepping up to help address the homeless.

Palm Springs has the second highest population of homeless with 336 and while it doesn't have a walk-in shelter, it does have Nightingale Manor - a 30-day emergency shelter for families.

There are also plans to create a resource center where the homeless can eat, shower and gain job training skills. "We just don't have a place (for an overnight shelter). We don't have land to build something of that size," said Palm Springs Councilwoman Ginny Foat who sits on a council subcommittee on the homeless.

She said she knows Indio does shoulder a lot of the homeless because of its two shelters, but said Palm Springs also sees its share of homeless from other cities

*Resort City is
a thing of the
past. We have
become a mecca for
the homeless!*

David Newell

From: Martin Withrow [martin.withrow@gmail.com]
Sent: Tuesday, September 08, 2009 7:20 AM
To: David Newell
Subject: NO on homeless center moving to 555 Commercial Road

Dear David,

Please **DO NOT** allow a homeless center to move directly into our neighborhood. As a homeowner, this could be a disaster for our home values and could greatly diminish our investment. This is a very quiet and upscale neighborhood and I think it would be a mistake for Palm Springs.

I think it is good to take care of the homeless; but I think you could be more strategic with where the shelter should be located.

Please consider my request.

Thanks, Marty

--
Martin Withrow
535 N Burton Way
Palm Springs, CA 92262
323-839-5545 Cell

--
Martin Withrow
535 N Burton Way
Palm Springs, CA 92262
323-839-5545 Cell

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SEP 08 2009

0094

PLANNING SERVICES
DEPARTMENT

David Newell

From: Orchidtreeedd@aol.com
Sent: Tuesday, September 08, 2009 8:04 AM
To: David Newell
Subject: (no subject)

I am opposed to relocating the Homeless Center to 555 Commercial Road. In the past there has been unease at the number of homeless people loitering at the Vons shopping center at Tahquitz and Farrell, the library and adjacent park. Our neighborhood has a large number of older people who have indicated to me they feel safe

There are a number of problems my neighbors feel also need to be addressed to preserve the peace and quiet of the neighborhood without adding another to the list.

dede merrill

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SEP 08 2009

0265

PLANNING SERVICES
DEPARTMENT

David Newell

From: Duane Day [dandr29@earthlink.net]
Sent: Tuesday, September 08, 2009 1:19 PM
To: David Newell
Subject: Relocation of Homeless Center

To Whom It May Concern:

We are long time residents of Palm Springs and are extremely concerned when we learned of the plan to relocate the Sunrise Park Homeless Center to our neighborhood. We oppose this relocation of the homeless center as we feel a more suitable location could be identified that would be beneficial to the homeless center and that would not adversely effect a neighborhood.

Please consider our request to find another location for the homeless center.

Sincerely,

Mr. and Mrs. Morrie Day
Palm Springs

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SEP 08 2009

0005

PLANNING SERVICES
DEPARTMENT

David Newell

From: Debra Hart [DebbieAlter@roadrunner.com]
Sent: Tuesday, September 08, 2009 1:20 PM
To: David Newell
Subject: Well of the Desert

Dear Mr. Newell,

I reside at 829 Cerritos Road, Palm Springs. I've just been made aware of the attempt to relocate the Well of the Desert homeless center. This CANNOT be another social experiment gone wrong. The problems and crime which occurred near the library are horrific, and my neighbors and my family DESERVE a safe environment in which to live. To allow this to happen will be a blight on our property values, to say nothing of our children witnessing drug and alcohol use and perverted behavior. It is time for sanity. It is time for all planners to review their history and statistics surrounding these havens for crime. It is time to pay attention to the tax paying, law abiding citizens who were AFRAID to use our own public library when the same people ruined that also. We do not live in New York City. Instead, there are hundreds of miles of open space which could be used as a homeless center, away from innocent people and children. Unfortunately, I'll be unable to attend the September 23rd meeting, but I hope this will suffice to have my voice heard. I'd appreciate the courtesy of a reply. Thank you,

Debra Hart

Alter Real Estate

17767 Santiago, Villa Park 92861

Phone 714-393-7985 Fax 714-974-5969

DebbieAlter@roadrunner.com

Member of Pacific West and Desert Area MLS

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SEP 08 2009

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: FMortish@aol.com
Sent: Tuesday, September 08, 2009 4:01 PM
To: David Newell
Subject: (no subject)

Dear Mr. Newell:

I am a home owner at 2381 Tamarisk Road, Palm Springs, Ca 92262. I purchased my home in March 2006 and have almost \$900,000 invested, purchase price plus updates.

I am very concerned about the proposed location of The Well of the Desert at 555 Commercial Road. This location if approved would attract many homeless people to all the nearby streets. This could have a very negative situation on our property values. This area is a very quiet residential area and should remain that way.

I have witnessed the homeless people in and around the Palm Springs Library, not a very pretty sight either.

I urge the Planning Commissioners to vote against this project.

I would be at the meeting on September 23, 2009 but will be on a cruise.

Please protect our property and peace of living in such a wonderful city at Palm Springs.

Sincerely yours, Frank E. Cosgrove

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SEP 08 2009

PLANNING SERVICES
DEPARTMENT

0008

David Newell

From: Roy Huebner [rhuebner@wolcottai.com]
Sent: Tuesday, September 08, 2009 5:06 PM
To: David Newell
Subject: Well of the Desert

David-

I would like to register my opposition to the proposed relocation of the Well of the Desert homeless center. It seems the center is functioning just fine in its current location. A move to the east of Farrell would appear to be unnecessary and puts the center in a more remote location. The proposed location would cause pedestrian traffic through a completely residential area, one where there are not sidewalks or any right of way where the land is fee simple and not leased. I bought my property on Burton Way as a winter residence for my 80+ year old parents who would feel less than secure should this relocation take place. I am all for providing services for the homeless but feel it would be better located in a somewhat more commercial area and one with more vehicular traffic. Please convey my opposition to this move to the Planning Commission.

Thank you.

Roy Huebner, Executive Director

WOLCOTT Architecture | Interiors
3859 Cardiff Avenue
Culver City, California 90232
T 310 204 2290
F 310 838 6109
C 310 237 2895
rhuebner@wolcottai.com
www.wolcottai.com

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DEPARTMENT

0009

David Newell

From: shalimar949@aol.com

Sent: Tuesday, September 08, 2009 8:02 PM

To: David Newell

Subject: NO TO THE HOMELESS SHELTER ON COMMERCIAL RD

AS A HOMEOWNER I OBJECT TO A HOMELESS SHELTER IN MY NEIGHBORHOOD.

RECEIVED

SEP 08 2009

**PLANNING SERVICES
DEPARTMENT**

0199

FRANK HUDGINS

P.O. Box 4248
Palm Springs, CA 92263

September 02, 2009

PLANNING COMMISSION
City of Palm Springs
3200 E. Tahquitz Canyon Way
P.O. Box 2743
Palm Springs, CA 92263-2743

In Re: Well In The Desert/September 23rd agenda

PLEASE KEEP ONE THING IN MIND: THE MORE SERVICES PROVIDED FOR THE HABITUALLY HOMELESS POPULATION, THE MORE AND MORE HOMELESS INDIVIDUALS WILL BE ATTRACTED TO OUR ONCE FAMOUS RESORT CITY.

In June 2007 many residents, business owners and very concerned and alarmed citizens, standing room only, descended on the City Council Chamber in response to an agenda item regarding hundreds of complaints related to Well In The Desert's homeless food program at Sunrise Park. The City Council was outraged, and as a result of this meeting a Police Command Vehicle the size of a very large motor home, was set up for the next year in the library parking lot, and the City also installed numerous "No Loitering" signs in the area of the Frey Building. Well In The Desert was also warned they they had better do their part to clean up the area and stop the homeless they served from congregating in large numbers in the parking lot of the library, the grassy area near the library, sleeping in the park and in the overhang fronting the Frey Building, and to stop serving the more violent types who were accosting and threatening individual citizens coming into the area to use the library, park and baseball field. There was also great concern regarding the Boys & Girls Club in that immediate area. **PLEASE GET A COPY OF THE VIDEO OF THIS HEARING, AND YOU WILL BE VERY ALARMED.** As a result of this meeting, and many Task Force meetings, council members, including Chris Mills, who was particularly outraged, then Mayor Oden, members Foat and Pougnet began work in earnest getting the County, the City and other cities to form and fund what has become the Desert Resource Center at the junction of Highway 10 and Indian Canyon. It was, indeed, not only hoped, but the plan of the Council that Well In The Desert would move their hot meals to the homeless program out of the heart of the City and into this facility to be built, and they informed Well In The Desert that their tenancy at the Frey Building was coming to an end, and indeed, Well In The Desert has been given until January 1st of this coming year to move out of that building.

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SEP 03 2009

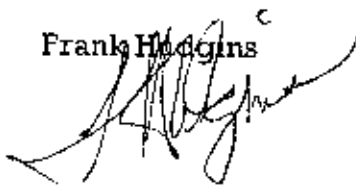
Ms. Rosenthal, current head of Well In The Desert, will tell you that there have been no problems in the past two years. The fact is, there have been considerably less problems, but the homeless, since the City removed their Command vehicle more than a year ago, over the past year have been filtering back into the area, sleeping all over the neighborhood, on the porch of the Frey Building, in Sunrise Park, and not only on days when there is meal service Monday through Friday, but on Saturday and Sunday as well. They wish to be near their food source, so wherever their free food source is located, that's where you will find them living in large numbers, in empty fields, in bushes, under shade trees, grassy lawns, on bus benches, in doorways. Just this past week, at 5:30 in the morning, I drove down Baristo to Sunrise, and I noted at least 10 to 12 homeless sleeping in the overhang in front of the Frey Building at Sunrise Park, and another 13 homeless men congregating under a tree near the trash dumpster. THIS WAS ON SUNDAY MORNING. The last meal had been served midday Friday. They are still living all over that area.

This is what is going to happen if they are allowed to set up this food program on Commercial Road. This facility backs up to Juanita Street. Indeed, the back parking lot in front of Suite No. 1, one of the suites leased by Well In The Desert, is only 50 feet from the sidewalk fronting these residences, and there are two large breaks in the block wall shielding these residents from this commercial facility. The homeless will use these breaks in the wall as a shortcut to get in to Well In The Desert's location at 555 Commercial Road, thus devastating the residential neighbors on that street and in the nearby homes up and down Juanita, Farrell Drive, Tamarisk, Allejo, etc. Property values on Juanita will become nonexistent. No one will be able to sell a home on that street if this is allowed to happen.

PLEASE DO NOT TURN OUR CITY OVER TO THE HOMELESS. The vast majority of the homeless community Well In The Desert serves are habitually homeless, they choose this lifestyle, and the vast majority have criminal backgrounds, are drug addicts and alcoholics. Indeed, there were rampant drug problems around the Frey Building and the library parking lot. And many safety issues, such as one homeless man pouring gasoline over another homeless man and attempting to set him on fire, simply because this man had taken the sleeping spot of the other man under the overhang of the Frey Building.

My home in Sun Villas is located only one block from the Juanita back entrance into this facility on Commercial, and I am very alarmed.

Frank Hodgins



PALM SPRINGS POLICE DEPARTMENT
200 South Civic Drive/P.O. Box 1830, Palm Springs, CA 92263

RETAIN THIS INFORMATION for insurance purposes and/or future
contact with police concerning this incident.

REPORT #: 0908P-0875 TYPE: 4/S URGENT
DATE/TIME: 9-5-09 4:58pm OFFICER: BENJAMIN

The Palm Springs Police Department needs your help! If you discover anything which could help solve your case, contact P.S. P.D. between 8:00 a.m. and 7:00 p.m. Unless new leads are developed, an arrest is made, property recovered, or additional information is needed, **YOU WILL NOT BE CONTACTED BY A DETECTIVE. IF YOU RECOVER ANY OF YOUR OWN STOLEN PROPERTY, PLEASE NOTIFY US IMMEDIATELY. ALWAYS REFER TO THE REPORT NUMBER.**

Date: Sat, 5 Sep 2009 06:35:54 -0700

From: frudgings@yahoo.com

Subject: Re: [summer group] Meeting with The Well in the Desert

To: robertearl4000@hotmail.com

Robert: It's Saturday morning, 6:15 a.m. I just returned home about an hour ago. I walk several miles every morning in the area of Farrell/Sunrise, Baristo. This morning I was prepared with a throw-away camera to record the scene I've observed many mornings before it gets light out. I was snapping several pictures with flash in the dark of numerous people sleeping on the grass in front of the Frey building, within three or four feet of a No Littering/No Sleeping/No Standing sign, as well as a number of others who were sleeping at the entrance to that building. I was threatened by two homeless men who told me to get out of the area. I promptly pulled out my cell phone and reported this incident to the Police Department. Within five minutes, two squad cars/two officers responded and spoke with me at length at the scene and gave me a card with a report number on it and the responding officer's name. There was nothing they could do at that point as four of the homeless men, as soon as I flipped open the cell phone and it lit up in the dark, grabbed their blankets and jumped into a PT Cruiser that was parked in front of the building directly behind a Well in the Desert white van and disappeared. Two others fled into the park. When the police arrived there were still a group of four homeless men sleeping on the grass behind the No Littering sign, and another two sleeping in the entrance to the building. I also took a picture of a large amount of trash left behind by the homeless on a bus stop bench in front of the library on Baristo, along with a turned over, abandoned shopping cart. The officer told me they had their Command Vehicle, staffed and in place in that parking lot adjacent to the Frey building for a year, 24/7, and since they removed that police presence the homeless have been filtering back into the area in greater numbers, and he also said they are attracted to the area for one reason, and that's because of Well in the Desert's free hot meal program, and when Well in the Desert moves their meal program to another area, then the homeless will be attracted to that new area and the same scene we are witnessing today at the Frey building and the surrounding area will be repeated in whatever area Well in the Desert moves to. And he also told me he has seen no evidence of SEXUALITY employed by Well in the Desert as Ms. Rosenthal is claiming, and there was obviously no such thing visible the many mornings I've been in that area.

Sincerely, Frank

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Local 2 News

A A A Text Size

Local Shelter May Be Moving

Posted: Feb 25, 2009 1:54 PM PST
Updated: Feb 25, 2009 6:25 PM PST



By Kimberly Cheng
KPSP Local 2 News

Well in the Desert, a non profit organization that helps to feed and find jobs for the homeless, will have to find a new place in which to operate. By the end of the year, the city of Palm Springs is expected to take back the building Well in the Desert is currently using.

Earlier this month, it was announced the city-owned building would be used by the library as a teen center.



Well in the Desert is on a month to month lease in the city-owned building in Sunrise park.

Palm springs says it is giving notice that it will have to vacate the building by the end of this year.

The city says Well in the Desert can move into a new county-owned multi-use homeless shelter. The new shelter will be located off of the I-10 near Indian Avenue in North Palm Springs.

Well in the Desert refuses move there. Anene Rosenthal, President of Well in the Desert, says the new site is too far and homeless people in the area will not likely go there.

The city says it is working on a transportation system. Well in the Desert says the homeless people who use its services will not stay out there.

Rosenthal said without a shelter in the heart of the city, homeless people will just go back to the parks and panhandling.

David Ready, Palm Springs City Manager, said the new multi-use shelter will give the homeless better resources.

A groundbreaking will be held tomorrow for the new facility in North Palm Springs. It is expected to be finished by December 2009.

Meanwhile, Well in the Desert says it is now looking into buildings in industrial areas in Palm Springs

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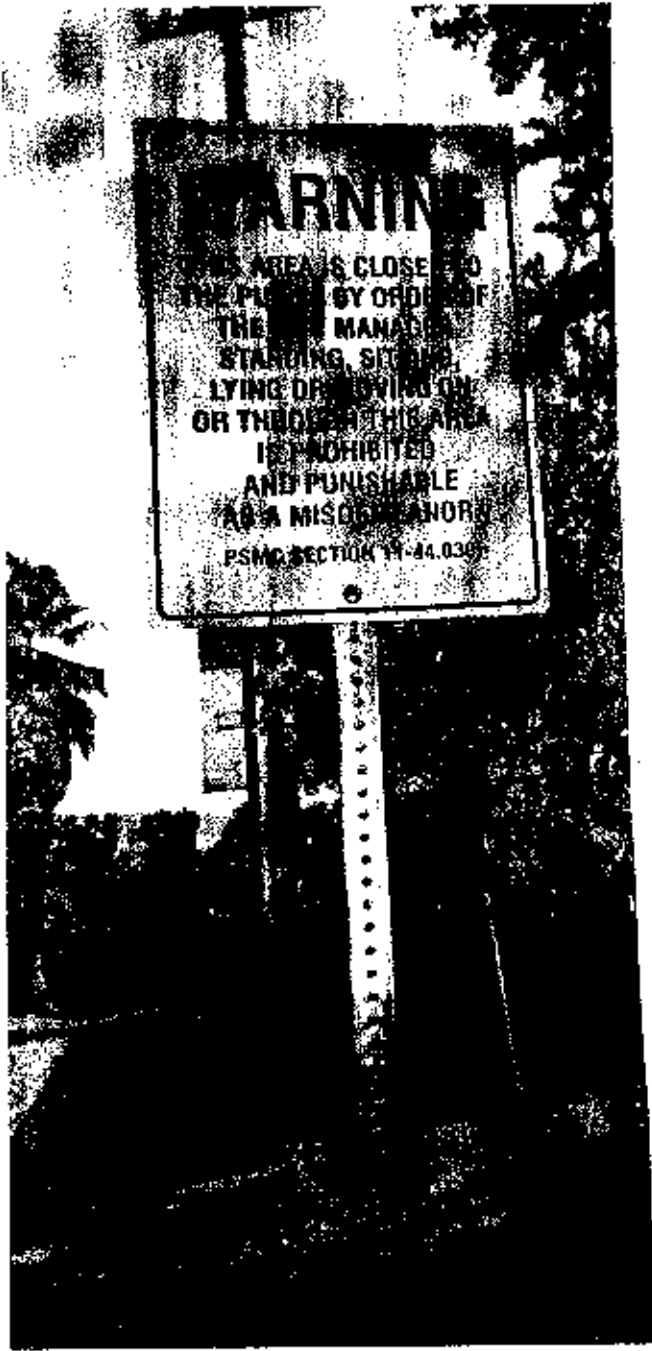
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Echo a news

Admin

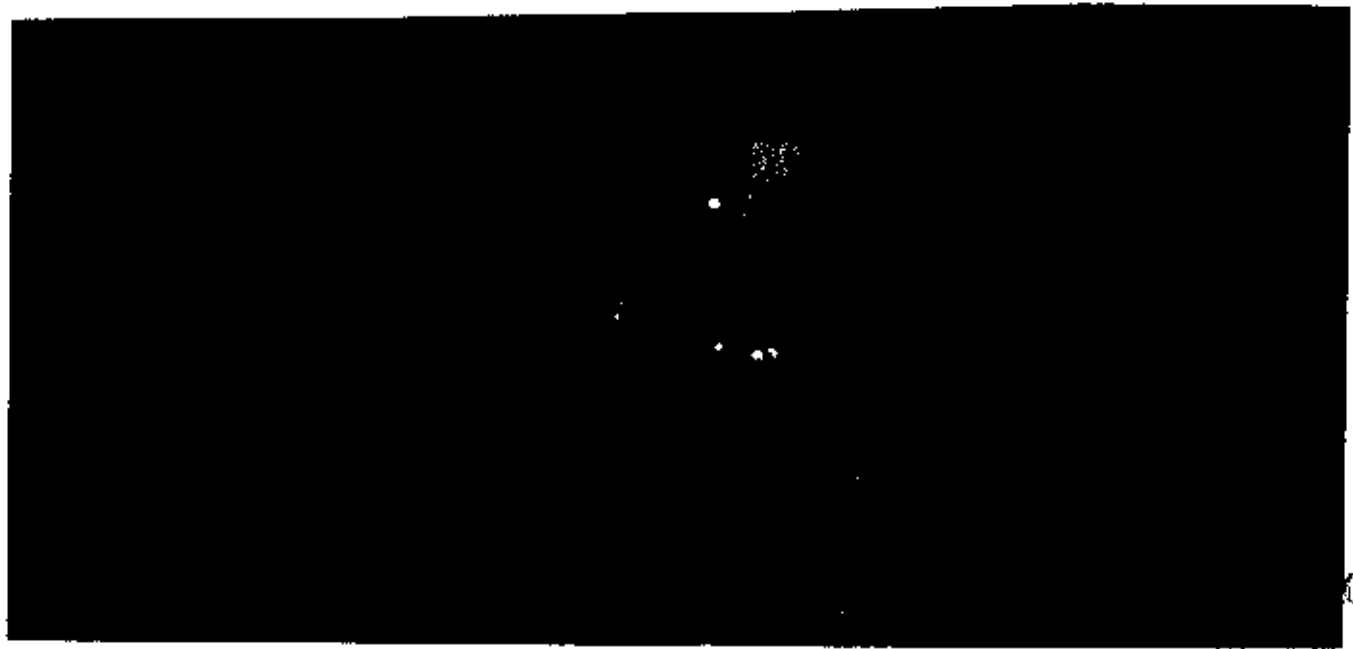
Social Networking by



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THE PUBLIC BY ORDER OF
THE PROPERTY MANAGER
STANDING, SITTING,
LYING OR DRIVING ON
OR THROUGH THIS AREA
IS PROHIBITED
AND PUNISHABLE
AS A MISDEMEANOR

PSMG SECTION 11-44.0367





September 7, 2009

73-179 Joshua Tree
Palm Desert CA 92260
Ph: 760.776.9397
Fax: 760.776.9837
Lovingallanimals.org

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Mr. Craig A. Ewing, AICP
Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Dr.
Palm Springs, Ca 92262

Dear Mr. Ewing:

This letter is to encourage your support to make whatever determination is necessary to allow "The Well In The Desert" to continue their good work of providing food to the poor and homeless.

It seems very un-American that a few mean spirited people feel they have the right to "zone-out" the poor, the sick and persons they might consider ugly. This is truly discrimination in its worse form.

You might inform the dissidents' that trying to use the zoning law to fence these people out of their neighborhood doesn't eliminate them, just leaves them on the streets – desperate and hungry.

Respectfully,

73-179 Joshua Tree

Palm Desert, Ca. 92260

RECEIVED

SEP 09 2009

**PLANNING SERVICES
DEPARTMENT**

501(c)(3) nonprofit organization – Tax ID# 26-3841119

0107

07 September 2009

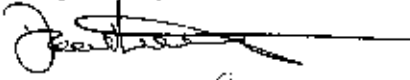
David A Newell
Associate Planner
Department of Planning Services
City of Palm Springs
3200 E Tahquitz Canyon Way
P.O. Box 2743 Palm Springs, CA 92263-2743

Dear Mr. Newell,

As a nearby resident of 555 Commercial Road my wife and I are very opposed to moving the homeless food kitchen to that facility. We have seen the problems it has caused in Sunrise Park and don't want it in this area. I'm sure there are other areas farther away from residential housing that would be more suitable.

We are against the above site.

Respectfully,


Cynthia Leaming

David Leaming MD
Cynthia Leaming
2350 Quincy Way,
Palm Springs, CA 92262

City of Palm Springs, Planning Services Department

3200 E. Tahquitz Canyon Way, Palm Springs, CA 92263

Phone: (760) 325-3100 Fax: (760) 325-3101 Email: planning@palm-springs.gov

City of Palm Springs, Planning Services Department

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SEP 09 2009

0178

PLANNING SERVICES
DEPARTMENT

September 7, 2009

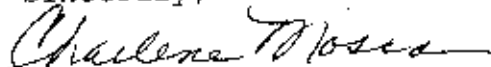
Mr. David Newell
Planning Dept.
City of Palm Springs
3200 Tahquitz Canyon Way
Palm Springs, CA 92263

Dear Mr. Newell:

Concerning the planned move of the Well In The Desert from Sunrise Park to the Commercial Road address, I firmly oppose a move to that location due to the adverse effect on our neighborhood. It's bad enough where it is presently located, but the police department seems to have it somewhat controlled.

That transitional housing project possibility at Indian Ave. and the freeway cannot happen too soon as far as I am concerned.

Sincerely,



Charlene Mosca
860 Calle de Flora
Palm Springs, Ca. 92262

RECEIVED

SEP 08 2009

0109

**PLANNING SERVICES
DEPARTMENT**

September 6, 2009

Craig A. Ewing, AICP

Director of Planning Services

City of Palm Springs

3200 E. Tahquitz Canyon Way

Palm Springs, CA 92262

Mr. Ewing:

Although I do not live in Palm Springs, I am concerned about the plight of the poor and homeless, regardless where they live, therefore, please consider the Well of the Desert's request to provide food assistance to the needy at 555 N. Commercial Road in Palm Springs.

Their request is consistent with the same services being provided in other M-I-P zones (Industrial). The only reason for this request is because of the lack of zoning regarding charitable organizations.

Thank you for listening to me.



Andrew Morgen

44325 Camino Lavanda

La Quinta, CA 92253

Phone: 760.360.3413

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SEP 09 2009

PLANNING SERVICES
DEPARTMENT

0119

William Lawson
Tamarisk Estates
Palm Springs, CA

September 03, 2009

RE: Homeless Soup Kitchen

I have just been informed that Well in the Desert is attempting to move into a light industrial area which is immediately adjacent to several large residential developments, including my own neighborhood, which is only about a block and-a-half from this location. Our concern is that these homeless, most of who are hopeless derelicts, drunks, drug addicts and mentally impaired, ~~will be~~ living on the streets in our neighborhoods nearby, and will bring their considerable squalor with them.

It's well-known all the problems this free food program has caused in this City, particularly in the local park on Sunrise. Drive by that area any day of the week, early in the morning and you will see homeless all over the area, and sleeping openly in the entryway of the building where they receive their meals. And this is directly behind two large No Loitering signs, which our police department does not enforce.

If you receive a letter of support from a realtor in the area, Maryellen Hill, you can be sure it is biased as her office is the leasing agent, and that office will be receiving a percentage of the revenue from what is likely a long-term lease. Ms. Hill does live in the area, but five or six blocks removed from this location. But her motive for her support of this facility is monetary.

Several of the mid-century modern homes on Juanita Street, up until the last couple of years when the bad housing market hit, had been sold and beautifully refurbished. One sold for a very good price, another was taken off the market, and one is still on the market. The realtor for that house will not be able to sell that home now or in the future if this homeless food kitchen goes in across the street from that listing. This street overlooks the back of this commercial complex where this homeless operations wants to set up.

Please do not allow this homeless population, which is attracted to our City because of Well in the Desert's free food program, take over our City. The many residents in this area who will be detrimentally affected by this are homeowners, tax paying citizens.

Sincerely,


Bill Lawson

RECEIVED

SEP 09 2009

PLANNING SERVICES
DEPARTMENT

0111



1775 East Palm Canyon Drive
Suite 110 - 132
Palm Springs, CA 92264
(760) 325-6411
Fax: (760) 325-7260

Craig Ewing, AICP
Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Drive
Palm Springs, CA 92262

Dear Craig:

I am writing you on behalf of the Well in the Desert, which is an organization that I believe is vital to our community. Their humanitarian efforts in feeding the homeless in our community is critical to so many people, especially now in these troubling times.

You may recall that we have met on a number of occasions both at meetings at the City regarding the Parc Andreas Annexation Issue, that remains unsolved, and at my home where you spoke to our residents about annexing Parc Andreas to the City. That is still an issue for another time and place.

I am aware that on Wednesday, September 23rd, the Well in the Desert must go before the Palm Springs Planning Commission for a determination that their request to provide food assistance to the needy at their proposed new building located at 555 N. Commercial Rd. in Palm Springs, is consistent with the same services being provided in other M-1-P zones.(Industrial).

In my opinion, I agree that the Planning Commission should determine that the new Well in the Desert building is consistent with M-1-P zoning and that The City of Palm Springs approve the 555 N. Commercial site.

I am hoping to attend the September 23 meeting at 1:30 at P.S. City Hall to show my support for The Well in the Desert.

Thank you,


John D. Glenn

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SEP 20 1999

0113

PLANNING SERVICES
DEPARTMENT

Sept 8, 2009

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, Ca 92263

This letter is to voice my objection to the planned location of the facility for homeless people of Palm Springs.

Property values are down too much already, without this being brought into our neighborhood.

As a homeowner and full time resident of Palm Springs I am sure there are more appropriate locations for this facility.

There are three rental homes and one vacant property on this block that will soon be spotted by these people and then soon be occupied by squatters.

Please find another location for this facility.

Sincerely.

David A. Hanover

David A. Hanover

401 N. Monterey Rd.
Palm Springs, Ca. 92262

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SEP 09 2009

PLANNING SERVICES
DEPARTMENT

0113

Ken Nelson
444 N^o Burton Way
Palm Springs, CA 92262
(760) 323-7584
nelson.ken2025@gmail.com

September 8, 2009

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262-6959

Dear Mr. Newell:

It has come to my attention that a homeless center is being proposed for 555 Commercial Road, which is just blocks from our home.

I oppose this location, as it can lead to a crime and drug use in our neighborhood, just west of Farrell and Alejo.

While I have compassion for the homeless of Palm Springs, there has to be a better location for access.

Thank you.



Ken Nelson

RECEIVED

SEP 09 2009

0101 PLANNING SERVICES
DEPARTMENT

September 6, 2009

To: The Palm Springs Planning Commission
From: Jess Stoddart
Subject: Well in the Desert Site

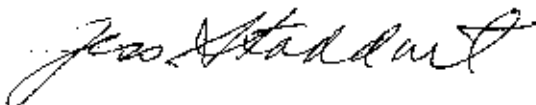
Dear Commissioners,

I am writing in support of the work of the Well in the Desert's in our community. There has probably never been a time of greater need for the services which the Well provides to those in need. The facility, to be located at 555 N. Commercial Rd., is consistent with services that are allowed in other M-1-P zones (Industrial).

The Well has reached out to neighbors in the area where it proposes to move and has agreed to a number of things in order to assure the residents that they have nothing to fear from this all-important work. Please do not fail those who work to provide a service of some of our neediest community members. Please agree that the Well can move into these new facilities.

Thank you for attention to this letter. I do not live in Palm Springs but am a long-time supporter of the Well in the Desert.

Sincerely,



Dr. Jess Stoddart

RECEIVED

SEP 09 2009

01 PLANNING SERVICES
DEPARTMENT

To: Palm Springs Planning Commission

September 04, 2009

Reference: Homeless Food Program, Sunrise Park/Baristo

I am one of several neighbors of the current location for the homeless food program in the park.

When the City allowed these people to move into that building they assured us, the very concerned neighbors, that this was only temporary. "Temporary" has turned out to be several years, and the problems, and the grief we have suffered because of the irresponsible conduct of the City Council is unbelievable.

The woman, Arlene Rosenthal, who heads up this program and doesn't even live in Palm Springs, has been trying to get residents and neighbors of this facility to support their move to another neighborhood by stating in letters that since the big meeting at the City Council a couple of years ago there have been no problems with their operation. That is untrue.

I can tell you, if anyone in my neighborhood on or around Baristo/Sunrise writes you a letter of support for this facility, it's only because they will do or say anything to be sure this homeless food operation moves away from our neighborhood.

I am not willing to lie for Ms. Rosenthal because I've been assured, regardless, they have been ordered to move no later than January, and the City representative I spoke to said the City hopes they will eventually be moved to the new homeless help center at Highway 10 and Indian.

If you allow this homeless meal program to stay in Palm Springs, which you shouldn't, it should be located off of Ramon and Williams Road. There are lots of places available in that light industrial area and no residential area for many blocks around and there's even more industrial areas off of Gene Autry with no houses in sight.

Jim Ramirez,

Sunrise/Baristo neighborhood

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SEP 09 2009

PLANNING SERVICES
DEPARTMENT

Robert McKechnie

September 8, 2009

Mr. Craig A. Ewing, AICP
Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Drive
Palm Springs, CA 92262

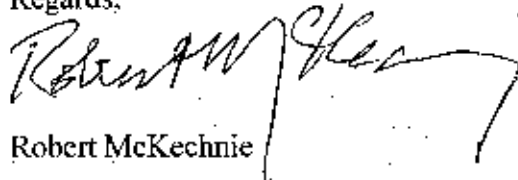
Dear Mr. Ewing:

I have served as a volunteer for the Well in the Desert for several months. As a result, I understand the need for services to Palm Springs residents who are suffering in homelessness, poverty, and food insecurity. We are all responsible for this very real and difficult situation. Unfortunately, I understand that some residents of the city refuse to take responsibility for much of anything. In fact, these residents simply take a "head in the sand" approach to a substantial challenge faced by the city.

On Saturday, September 5, representatives from the Well met with people from the Sunmore neighborhood to discuss the relocation of services from their present location to a building just west of the airport. These residents, many of them weekenders, opposed the relocation based on fear of things that might happen in their neighborhood. Interestingly, we could easily establish that fact that those negative possibilities will be less likely to take place, thanks to the presence of the Well at the proposed location. People will be fed. People will find affordable housing and jobs. Healing will take place – both for vulnerable victims of poverty and the fortunate prosperous residents of Palm Springs.

I would like to remind you that poverty is a very real problem, even in Palm Springs. I support the proposed relocation of the Well in the Desert, and I encourage you to join me in my support. Please take a strong stand in favor of facing one of the city's most daunting challenges in a realistic way. If you have any questions, please don't hesitate to give me a call. You may also communicate through my email. Thank you.

Regards,



Robert McKechnie

/rm

RECEIVED

SEP 09 2009

PLANNING SERVICES
DEPARTMENT

Rita Jarrett

From: "Rita Jarrett" <jjarrett@dc.r.com>
To: <David.Newell@palmspings-ca.gov>
Sent: Saturday, September 05, 2009 8:12 AM
Subject: romeless center Moving
Mr. David Newell, Planner

We are opposed to locating a homeless center at 555 Commercial Road.
Our list of reasons is to long to include in this E- Mail. I'm looking foward to attending your planning
commission meeting in person on Wednesday Setember 23 rd at 1.30 P.M.

Sincerely,
John and Rita Jarrett
501 N. Juanita Dr
Palm Springs, CA 92262

RECEIVED

SEP 09 2009

0219

PLANNING SERVICES
DEPARTMENT

9/5/2009

Rita Jarrett

From: "Mail Administrator" <Postmaster@mail.rr.com>
To: <jjarrett@dc.rr.com>
Sent: Saturday, September 05, 2009 8:12 AM
Attach: ATT00496.dat; omeless center Moving.eml
Subject: Mail System Error - Returned Mail

This Message was undeliverable due to the following reason:

Your message was not delivered because the destination computer was not found. Carefully check that it was spelled correctly and try sending it again if there were any mistakes.

It is also possible that a network problem caused this situation, so if you are sure the address is correct you might want to try to send it again. If the problem continues, contact your friendly system administrator.

Host palmspings-ca.gov not found.

The following recipients did not receive this message:

<David.Newell@palmspings-ca.gov>

The following websites may contain more information to assist you:

<http://help.rr.com/TIMSLogic/rmail.aspx>

<http://security.rr.com/help.htm>

<http://security.rr.com/contact.htm>

Please do not reply to this message, as it will go to an unread mailbox

0119

9/5/2009

COMMUNITY ALERT

HOMELESS CENTER MOVING FROM SUNRISE PARK INTO OUR NEIGHBORHOOD

The Well of the Desert is planning to move its homeless center, which has caused a host of serious problems in Sunrise Park and the Baristo neighborhood, into our neighborhood.

WHAT YOU NEED TO KNOW:

The proposed location, 555 Commercial Road, is near the UPS facility and directly borders on Juanita Drive, one block east of Farrell Drive, between Alejo Rd. and Tamarisk Rd.

This move will affect ALL neighborhoods from Tahquitz Canyon Way to Tacheva & Sunrise to Farrell Dr.

Approximately 200 homeless people will be walking daily through our neighborhood to access the twice-per-day meal services, substance abuse, anger management, and recreational services. This number could rise substantially.

Our neighborhood will see homeless encampments, loitering, public drinking and drug use, and an increase in crime. Take a trip to Sunrise Park when meals are being provided at 7:00am and 10:30am-12:30pm, daily - this is what is coming to our neighborhood if we remain silent!

Our property values will plummet. Would you buy a house near a homeless center? What would potential buyers think if there were homeless people hanging out on your street corner?

WHAT YOU CAN DO:

It is not too late to stop this from happening. The Well of the Desert needs to receive approval from the Planning Commission to make this move. It is no coincidence that they are trying to do this during the summer, when many residents are absent. The hearing will take place on **September 23rd**. Here's what you can do to stop this:

1. Write a letter or e-mail of opposition to the Planning Commission.

It can be two sentences, two pages, or ten pages – the important thing is to make sure you communicate and document your opposition. **LETTERS AND E-MAILS MUST BE RECEIVED BY THE PLANNING DEPARTMENT NO LATER THAN SEPTEMBER 15, 2009 TO BE INCLUDED IN THE PACKET GIVEN TO THE PLANNING COMMISSIONERS.**

Letters should be addressed to:

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

E-mails should be addressed to:

David.Newell@palm Springs-ca.gov
(you can either e-mail a message or attach your opposition letter)

Mr. Newell's phone number is (760) 323-8245. He can also answer any questions you have.

2. Attend the Planning Commission hearing at 1:30 P.M. on Wednesday, September 23rd.

If you choose, you can address the Planning Commission for up to 3 minutes. However, you do not need to speak – your presence, support and applause for your neighbors' comments are extremely important. We need to let the Planning Commission know that we do not want this in our neighborhood.

The Planning Commission hearing will take place at Palm Springs City Hall - 3200 E. Tahquitz Canyon Way.

3. Activate your neighbors!

Make sure your neighbors know about this. Encourage them to write letters or e-mails and attend the Planning Commission hearing.

David Newell

From: goddess [wwester@dc.rr.com]
Sent: Wednesday, September 09, 2009 8:13 AM
To: David Newell
Subject: PLEASE HELP KEEP THE PASSION ALIVE!

PLEASE GIVE THE WELL OF THE DESERT THE ABILITY TO CONTINUE DOING THE WORK THE CITY AND VALLEY NEEDS IN PROVIDING FOR THE INDIGENT THAT HAVE BEEN FORGOTTEN! THE WELL OF THE DESERT DOES A GREAT HELP IN MAINTAINING AND DIRECTING THE CITIES POOR THAT WOULD OTHER WISE RUN AROUND VALLEY AND PALM SPRINGS AIMLESSLY! PLEASE HEAR THE CONSCIENCES OF GOOD IN ALL OF US.GOD BLESS YOU,SINCERELY THANK YOU,ENEDINA PEREZ

RECEIVED

SEP 09 2009

0171

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Frank Hudgins [frudgins@yahoo.com]
Sent: Wednesday, September 09, 2009 5:43 AM
To: David Newell
Subject: Re: Planning Commission, September 23rd re: Well in the Desert

Dear Planning Commission Members:

I live in the Sun Villas development near the intersection of Farrell Drive and Tamarisk Road, approximately 3/4 of a block from the Juanita Street entrance to the back of 555 Commercial Road, a light industrial area. Parking facilities for Suite No. 1 and two other suites leased, contingent upon getting a zoning exemption, are less than fifty feet from homes on Juanita, and the two entrances through a block wall into that facility directly across from homes on Juanita will serve as the primary access to this facility by the homeless population, much shorter than going around and down Alejo and down Commercial Road.

I spoke with the leasing agent, Maryellen Hill, a well-known realtor, who also happens to be my own realtor, having represented me in two previous real estate transactions, at least she was my agent until I learned of her involvement in leasing this facility to Well in the Desert.

Ms. Hill informed me that, yes, indeed, Well in the Desert is making interior improvements to the three suites it has leased, that they are doing so at their own expense, and that she is certain there's no problem in the Commission granting this exemption they are seeking. In short, she seems to consider this agenda item on the 23rd a mere formality.

Ms. Hill is in favor of this move to our neighborhood, even though she herself lives in the Sun Villas development, although her residence is at least five blocks away from the back side of the Commercial Road facility, tucked away in the corner of a quasi-cul-de-sac. Of course she's in favor of this move to this area -- her office leases and manages this property and will be getting a large percentage of the revenue from what is likely a long-term, multi-year lease. She didn't always feel this way about the homeless population, particularly being very concerned about the problems they have caused at Sunrise Park. Her tune has now changed since there is 'money in her pocket' involved.

I also asked Maryellen Hill if the location of a homeless soup kitchen and the large presence of homeless people and their unsightly shopping carts throughout the neighborhood is enough of a negative that it should be disclosed, should it get the exemption it is seeking, when anyone lists their property for sale when it is in close proximity to this facility. She informed me that, although she doesn't think there would be any legal obligation, just to be on the safe side she would disclose it. Well, if one discloses such a thing, your buyer is going to head south, and if you are fortunate enough to sell your property after such a negative disclosure, it certainly will be at a greatly decreased valuation.

I would urge you to read Procedure section 94.01.02 B4.

Sincerely,

F. Hudgins

RECEIVED

SEP 09 2009

PLANNING SERVICES
DEPARTMENT

0122

David Newell

From: Inez Cardozo-Freeman [inezcardozo@earthlink.net]
Sent: Wednesday, September 09, 2009 10:27 AM
To: David Newell
Cc: inez Cardozo-Freeman
Subject: The Well in the Desert

September 9, 2009

David Newell
Palm Springs Planning Commission

Dear Mr. Newell:

As you know, homelessness and hunger have greatly increased during this worst of economic conditions now occurring in the United States. Palm Springs has not escaped this tragic circumstance. The Well in the Desert seeks to help those who are suffering hunger and homelessness. Our clients include elderly women, families with small children, military veterans, the mentally ill and others. We need permission from the Commission to move to 555 N. Commercial Street, which as you know is located in the M-1-P Industrial Zone.

A recent Op-Ed contribution in the New York Times by Barbara Ehrenreich entitled "Is It Now a Crime to be Poor?" (August 9, 2009) points out the following: "In defiance of all reason and compassion, the criminalization of poverty has actually been intensifying as the recession generates ever more poverty. So concludes a new study from the National Law Center on Homelessness and Poverty, which found that the number of ordinances against the publicly poor has been rising since 2006...." The Op-Ed piece then states: "The report lists America's 10 "meanest" cities -- the largest of which are Honolulu, Los Angeles and San Francisco--but new contestants are springing up every day. The City Council in Grand Junction, Colo., has been considering a ban on begging, and at the end of June, Tempe, Ariz., carried out a four-day crackdown on the indigent...."

Please don't let Palm Springs become the next "meanest" city in the United States. People need to be reminded that there is an invisible thread that connects all of humanity on this earth and that what we do to one another profoundly affects each of us deeply. Let compassion, understanding, reasonableness and just plain common sense decide that Palm Springs needs to support the Well in the Desert in its efforts to alleviate the pain and suffering of those who "but for the grace of God" could be you or me.

Sincerely,

Inez Cardozo-Freeman
Executive Board Member
The Well in the Desert

RECEIVED

SEP 09 2009

PLANNING SERVICES
DEPARTMENT

0100

David Newell

From: thornac@verizon.net

Sent: Wednesday, September 09, 2009 2:09 PM

To: David Newell

Subject: Opposition to the proposed Food Bank at 555 Commercial Road, Palm Spgs. CA.

Dear Mr. Newell,

We are opposed to the proposed Food Bank at 555 Commercial Road in Palm Springs. Wouldn't it be a better idea to have the Food Bank locate somewhere on Gene Antry Road away from a residential area?

Thank you,

Jim and Carole Macias
297 Monterey Road
Palm Springs, California

RECEIVED

SEP 09 2009

**PLANNING SERVICES
DEPARTMENT**

0101

David Newell

From: Joeenos3@aol.com
Sent: Wednesday, September 09, 2009 5:24 PM
To: CityManager@palmsprings-ca.gov; Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; Craig Ewing; David Newell
Cc: rick.green@thedesertsun.com
Subject: Public Comment on Well in the Desert Proposed Relocation

September 9, 2009

To: **City of Palm Springs**
Steve Pougnet, Mayor
Chris Mills, Mayor Pro Tem
Rick Hutcheson, Councilmember
Ginny Foat, Councilmember
Lee Weigel, Councilmember
David Ready, City Manager

City of Palm Springs Planning Services
David Ewing, Director of Planning Services
David Newell, Planner

cc: The Desert Sun

Fr: Joe Enos
367 N. Juanita Drive, Palm Springs, CA 92262
760-322-7476

RECEIVED

SEP 09 2009

**PLANNING SERVICES
DEPARTMENT**

**RE: PROPOSED RELOCATION OF WELL IN THE DESERT (10.470 PS
PLANNING DEPT)**

First of all, thank you for being such a great neighbor. I live across the street from the city corporation yard on N. Juanita Drive and your operations are quiet and clean and you've made significant improvements to the surrounding landscaping. You're exceeding my expectations in avoiding public nuisance issues that could be a problem at a large multi-use facility. Thank you.

I'm writing all of you today, and asking that this letter become a part of the public record, in the discussions about the proposed relocation of Well in the Desert to Commercial Drive.

My letter is a request for:

- Your continued work to find a permanent home for Well in the Desert and

0005

other social service agencies through appropriate and thoughtful city planning, the city's legislative agenda (city council), and your leadership on the various city and county committees that deal with these issues

- Your full-attention and respect for all those who choose to voice an opinion on this very serious quality-of-life issue
- An open mind to fairly consider everyone's stake in the outcome of this matter
- An appreciation for the reasons my neighbors and I have chosen to make Palm Springs and this neighborhood our home
- An appreciation and understanding of our love of architecture and how our mid-century modern homes make Palm Springs unique—and why we are passionate about promoting Palm Springs as an international visitor destination
- Your careful review of current social services sites and the blight they've brought to perfectly fine middle class neighborhoods by simply acknowledging the conditions on Barristo and in Sunrise Park: camping and all day loitering, public nudity and urination, defacement of the simple but significant Frey building, heavy traffic and congestion along Barristo, all day on-street parking in residential neighborhoods, aggressive panhandling at the Ralph's shopping center on Sunrise/Ramon
- Recognition that homeowners in my neighborhood have made significant investments in their homes with cash, blood, sweat and tears. The economy hasn't been kind to us either
- An official recommendation that the proposed Commercial Drive site is not appropriate or properly zoned for Well in the Desert and the stated 150-200 clients they serve daily because, in part, of the negative impact to the surrounding residential neighborhoods as potentially expressed by: high volume of traffic- auto, bike, pedestrian; inferior access/egress in relationship to traffic volume; no/limited expansion opportunities; high volume "restaurant" (soup kitchen) not appropriate business for an office park

At the end of the day, do the right thing. Be humane, thoughtful and caring and look for the long term solution. All we want is the best for our hometown. I'm counting on you to keep the quality of life in my neighborhood the best that it can possibly be.

Sincerely,

Joe Enos

RECEIVED

SEP 09 2009

0178

PLANNING SERVICES

September 5, 2009

City of Palm Springs Planning Dept.
Mr. David Newell
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

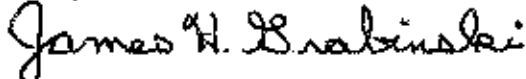
Dear Mr. Newell,

In June of this year my partner and I purchased a condo at 658 N Valarita Circle in Sunrise Alejo Community, as a retirement home.

Now I we understand that the city may allow the Well in the Desert to move between Alejo and Tamarisk, causing our property value to decrease and increase in crime in the area.

Had we known this earlier this year, we definitely would not have purchased this property. We would have looked elsewhere for a retirement home in another area or city. Please do what you can to keep the Well in the Desert from moving to our peaceful neighborhood.

Thank you,



James H. Grabinski
2256 26th Ave. S.
St. Cloud, MN 56301

RECEIVED

SEP 10 2009

PLANNING SERVICES
DEPARTMENT

0107

Nancy Perry Dion
71391 Mirage Rd
Rancho Mirage, CA. 92270
ndion@dc.rr.com

Sept.

Dear Mr. Craig Ewing,

It has come to my attention that the facility that has been providing meals to the needy at the West End of our valley is in jeopardy.

I am a member of a Club that supports "The Well" with funds and volunteers. It is our belief that Palm Springs needs to offer a helping hand to those who are homeless, poor or unemployed with families. This is a crisis period. Palm Springs is fortunate to have a group willing to do this humanitarian job.

We in the Eastern side of the valley have 2 such Kitchens which are very successful. We feed hundreds of people everyday. Shouldn't Palm Springs be doing their part?

Please consider that the "charitable facility" is in the correct zoning. The board members have sought to allay the fears of nearby neighbors.

Please help.

Thanks,

Nancy Dion

RECEIVED

0208

SEP 19 1968

PLANNING SERVICES

DESERT COMMERCIAL SUITES

PO Box 1554 Palm Desert, CA 92261-1579 Cell 760.410.1128 Office 760.340.9520 FAX 760.775.9649

September 10, 2009

Mr. Leo Cohen, Chairman
c/o Terri Hintz, Planning Administrative Coordinator
terri.hintz@palmsprings-ca.gov
City of Palm Springs Planning Commission
3200 E. Tahquitz Way
Palm Springs, CA 92263

Re: Well in The Desert homeless shelter
Proposed at 555 Commercial Road, Palm Springs

Dear Sir,

As Owner/Managers of the office-warehouse building (Desert Commercial Suites), located next door to the proposed Well In the Desert Homeless Shelter, we are extremely disturbed that we were not notified regarding that proposal which could so profoundly affect our business. We learned of this proposal from a third party.

We are adamantly opposed to this proposal for many reasons, not the least of which would be a serious loss of our property value as well as our rental income. The weak economy has reduced our rental income by 35%. Property value loss is ongoing for the commercial sector. Locating a homeless shelter next door will be devastating to our operation.

Through hard work and a considerable investment of money we have attracted a group of high quality tenants who have appreciated the peaceful, business-like atmosphere with the excellent security we provide. Our tenants will leave if the chaos of a homeless shelter is imposed upon our area. They will have to do so because of the nature of their businesses which require excellent security. We will no longer be considered a secure building.

Over the last 5 years we have invested over \$400,000 in improvements to Desert Commercial Suites. Among the improvements are: new roof, 14 new air conditioners, 14 new swamp coolers, 14 new automated rollup doors, a new security system, 2 automated gate operators, updated our signage, new landscaping, new paving, new exterior paint and remodeled 8 of our 14 units.

RECEIVED

0209

SEP 14 2009

PLANNING SERVICES

DESERT COMMERCIAL SUITES

PO Box 1579 Palm Desert, CA 92261-1579 Cell 760.413.1128 Office 760.340.9920 FAX 760.776.9889

If you visit our building, which has been owned by the same family for the last 25 years, you will see the pride of ownership. We have worked very hard to be an exemplary member of the Palm Springs business community. As for our next door neighbor at 555 Commercial Road, we have watched that facility deteriorate and have worried what their impact would be. If their reward would be a homeless shelter and our reward will be a loss of property value and income we think as a Planning Commission you should revisit your zoning laws; in particular the requirement of ...light occupancy executed in an unobtrusive manner and that no substantial injury to property values will be caused by subject use."

We are consulting our lawyers regarding this matter and are prepared to fight this proposal by whatever legal means we can, simply because we consider this proposal devastating to the viability of our business.

In the event you would need to contact us, please do so at the above address/phone/FAX numbers, or at the email address as noted below.

We thank you for your attention.

Sincerely,

John Kelley
Ellen Kelley
jkelle2600@aol.com

cc: David Newall, Assistant Planner

RECEIVED

SEP 10 2009

**PLANNING SERVICES
DEPARTMENT**

2

01.70

David Newell

From: Feuer, Norman [norman.feuer@morris.com]
Sent: Thursday, September 10, 2009 10:11 AM
To: David Newell
Subject: Well in the desert

This is to inform you that we support the move of Well in the desert to a new location of M-1-P on North commercial Road and the good work they do

Sincerely

Norman Feuer
Market Manager
Desert Radio Group
1321 Gene Autry Trail
Palm springs, Ca 92262
Norman.feuer@morris.com
760-416-8439

RECEIVED

SEP 10 2009

0131 PLANNING SERVICES
DEPARTMENT

David Newell

From: MChiriacor@aol.com
Sent: Thursday, September 10, 2009 10:16 AM
To: David Newell
Subject: (no subject)

Please consider the wonderful work The Well does in your community and try and work out the issues that need to be resolved so that they may continue to do the good work they do in these dire economic times.
Sincerely, Margit F. Chiriaco Rusche

RECEIVED

SEP 10 2009

0400 PLANNING SERVICES
DEPARTMENT

David Newell

From: Doug Thompson [doug@dolphinworks.com]
Sent: Thursday, September 10, 2009 10:23 AM
To: David Newell
Subject: Well in the Desert

To: David Newell

Subject: Well in the Desert

My wife Robin and I support the hard work of The Well in the Desert. We wanted to tell the Planning Commission that we support the services of the Well in the Desert in the M-1-P zone on North Commercial Road. We have seen the results of their work over the years and believe this group contributes greatly to the community.

Thank you for your time.....Doug and Robin Thompson



Doug Thompson

P.O. Box 800
Morongo Valley, CA 92256
760 363-3386
cell 760 832-4397
fax 760 363-1156
www.dolphinworks.com

RECEIVED

SEP 10 2009

PLANNING SERVICES

David Newell

From: Sylvia Schmitt [Sylvia@locationsunlimited.com]
Sent: Thursday, September 10, 2009 10:26 AM
To: David Newell
Subject: support

Dear David,

This is to let you know that I support the new building site for the Well of the Desert. I think this project should be approved. This organization does a lot of good!

Thank you,

Sylvia Jenette
Locations Unlimited, Inc.
Palm Springs, California
760-772-8313
www.locationsunlimited.com

RECEIVED

SEP 9 10 08

0454

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Lucy Friedman [Lucy@HeritageLegal.com]
Sent: Thursday, September 10, 2009 10:45 AM
To: David Newell
Subject: Well in the Desert Zoning Conformance

We support the new location and use of the facility selected by Well in the Desert for its continued operation in Palm Springs. This is an appropriate use of the location and fits with the variety of other industries in the area.

Lucy Friedman
Legal Assistant
Heritage Legal, PC

CONFIDENTIALITY NOTICE: Because the sender is the assistant to an attorney, the information in this e-mail (including any attachments) is confidential and may be legally privileged. If you are not the intended recipient, you must not read, use, or disseminate this information. If you received this e-mail in error, please call the sender immediately and notify the sender via e-mail that you have received the e-mail in error and are deleting it. The sender disclaims any responsibility for any loss or damages arising from any virus or defect associated with this e-mail.

CIRCULAR 230 DISCLOSURE: Pursuant to recently-enacted U.S. Treasury Department Regulations, we are now required to advise you that, unless otherwise expressly indicated, any federal tax advice contained in this communication, including attachments and enclosures, is not intended or written to be used, and may not be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

Heritage Legal, PC
777 E. Tahquitz Canyon Way, Suite 328
Palm Springs, CA 92262
Phone: 760.325.2020, Ext. 18
Fax: 760.325.2099
lucy@heritagelegal.com

RECEIVED

SEP 10 2009

0105

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Daniel Clemens/Jim Haggerty [dldpalmsprings@gmail.com]
Sent: Thursday, September 10, 2009 10:47 AM
To: David Newell
Subject: Well in The Desert


Mr. Newell,

As business owners located in Palm Springs we appreciate the heroic efforts of The Well in the Desert and welcome their move to a more suitable location.

Thank you for your time,
Daniel and Jim



Daniel Clemens / Jim Haggerty

 Watersense -email

www.desertlandscapedesign.com
Desert Landscape Design
370 W. San Rafael Drive, Unit 3
Palm Springs, CA 92262
Phone: (760) 285-0773
Fax: (888) 498-8502

RECEIVED

SEP 10 2009

0125

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Fred Saunders [fsaunders@animalsamaritans.org]
Sent: Thursday, September 10, 2009 11:27 AM
To: David Newell
Subject: Well In The Desert

Then Well in the Desert is a much needed service, especially in these tough economic times. We hope that they will receive approval to occupy their new location.

Fred Saunders

RECEIVED

SEP 10 2009

 **PLANNING SERVICES**

David Newell

From: TGotKW@aol.com
Sent: Thursday, September 10, 2009 11:32 AM
To: David Newell
Subject: RE: The Well

I hope you can work out something for these folks. They seem to do good work.

Cordially,
Tim

Timothy Gaffney
President
Tim@VacationDepot.com
P-305-294-1525
FAX:305-768-2372
www.VacationDepot.com
Unique Vacations: Palm Springs & Key West

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SEP 10 2009

0108

PLANNING SERVICES

David Newell

From: bill burgess [billandjohn2@yahoo.com]
Sent: Thursday, September 10, 2009 11:37 AM
To: David Newell
Subject: Well in the Desert

Please approve the new home of for Well in the Desert on Commercial Street. These people do wonderful work and are badly needed in our community. Thanks, John Hansen

RECEIVED

SEP 10 2009

PLANNING SERVICES

David Newell

From: JACK DAVIES [jackdavies12@sbcglobal.net]
Sent: Thursday, September 10, 2009 11:49 AM
To: David Newell
Subject: Proposed "Well in the Desert" program

Dear Mr. Newell,

We are contacting you to inform you that we oppose the Well in the Desert program's proposed relocation to 555 Commercial Road and encourage you to vote against this proposal.

The proposed location is near a large residential neighborhood and we do not feel it is appropriate in that setting to have homeless people milling about the neighborhood. Such a move will likely increase the amount of crime in the area and serve to lower the property values as well.

We residents of Palm Springs have seen our property values plummet in the past year and we do not need such further impact. Please consider not just the welfare of the homeless but also of the welfare of those hard working citizens who contribute to the community and make such homeless meals programs available through their hard work, charitable contributions and tax payments.

Would you want such an operation in your back yard? Please vote NO on this proposal.

Thank you for your consideration,

Jack and Marita Davies
2002 E. Via Acapulco
Palm Springs

RECEIVED

SEP 10 2009

2009
**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Nvest4you@aol.com
Sent: Thursday, September 10, 2009 1:40 PM
To: David Newell
Subject: Well in the Desert

David, I am writing to support The Well in the Desert's relocation to 555 N. Commercial Rd in Palm Springs. The need is definite and this location is one that could accomodate those in need. I hope the City will vote positively for the move and allow the staff of The Well to do the job that they currently do so well for those who are in need. Thank you for your consideration.

Sincerely,

Jack Elfison
Independent Financial Group
777 E. Tahquitz Canyon
Suite 321
Palm Springs, CA, 92262
(760)320-9565

RECEIVED

01/11

SEP 10 2009

PLANNING SERVICES

David Newell

From: Info [info@jakesreadytoeat.com]

Sent: Thursday, September 10, 2009 2:41 PM

To: David Newell

Subject: Please help Well in the Desert! We support them thoroughly

RECEIVED

SEP 10 2009

**PLANNING SERVICES
DEPARTMENT**

01/13

David Newell

From: Rick Wade [rick@palmspringsdisposal.com]
Sent: Thursday, September 10, 2009 3:48 PM
To: David Newell
Subject: Well in the Desert

David, we are in support of Well in the Desert and what it provides to our community. I feel the new location on Commercial Road is an ideal location for this valuable city asset. Please support this organization. Thank You.

Rick Wade
General Manager
Palm Springs Disposal Services
Desert Valley Disposal
4690 E. Mesquite Ave
P.O. Box 2711
Palm Springs, CA 92264
(760) 327-1351 Fax (760) 323-5132
rick@palmspringsdisposal.com

RECEIVED

SEP 10 2009

PLANNING SERVICES

02/13

David Newell

From: Chris Sutton [cmsutton@gmail.com]
Sent: Thursday, September 10, 2009 5:28 PM
To: David Newell
Subject: the Well in the Desert is on the march

Mr. Newell,

Why is the Well in the Desert relocating to our neighborhood? At a recent Sunmor Community meeting Ms. Arlene Rosenthal likened our community those in power in Russia. She did not endear herself or garner the respect of our community. Too bad, because many of us have supported and contributed to Well in the Desert in the past.

deed, the city is at fault for allowing those things that would concern any residential neighborhood. And our Sunmor neighborhood immediately abuts the Well's desired location.

I would then protest the Well's move into our community. Patrons will have to walk on streets without sidewalks or cut across open desert landscape. It is not safe for the 'Well' patrons, nor do I feel it safe for Sunmor residents that will have to incur added mental direShe pre-supposes that the only safeguards required to and from the homeless only cover that area leased by Well in the Desert. We were dismayed that she did not consider her group accountable for any neighborhood concerns beyond the Well's property limits. In s or continually ascribe the City of Palm Springs to maintain ongoing security.

thank you for your attention,
Kevin McKee
2720 E Plaimor Ave (a Sunmor resident)
Palm Springs, CA 92262

RECEIVED

09/11

SEP 10 2009

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: mark hull [nohunger@yahoo.com]
Sent: Thursday, September 10, 2009 5:28 PM
To: David Newell
Subject: Well in the Desert supporter

Please support the Well as they do good work for those in need
Mark

Mark Hull
590 North Plaza Amigo
Palm Springs, CA 92262

home 760-325-5978
cellular telephone 859-338-3795

RECEIVED

09 15

SEP 10 2009

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: sundanceps@aol.com
Sent: Thursday, September 10, 2009 5:49 PM
To: David Newell
Subject: Thumbs Up for Well of the Desert

I support the site selection for the Well of the Desert's move and hope this will move forward as quickly as possible so these wonderful people can continue to do their important work in our small community.

Thank you!

Ginny Hahn
Private Villa Management
303 Cabrillo Road
Palm Springs, CA 92262
760-325-3888

RECEIVED

SEP 10 2009

0215 **PLANNING SERVICES
DEPARTMENT**

David Newell

From: Tidbits Newspaper [valleybits@msn.com]
Sent: Thursday, September 10, 2009 7:18 PM
To: David Newell
Cc: Craig Ewing
Subject: M-1-P Well in the Desert

Hello David,

This note is to voice our support of the Well in the Desert and their need for Planning Commission approval to gain a more suitable headquarters location on North Commercial Road in Palm Springs.

We trust that the Commission will give due consideration to the humanitarian services this organization provides and will grant them the M-1-P Industrial Zoning approval they need to continue their vital service to our Palm Springs community.

Sincerely,

Erik D. Long, Publisher

Tidbits of Coachella Valley

"The Neatest Little Paper Ever Read"

760.320.0997

Fax: 760.320.1630

valleybits@msn.com

RECEIVED

01/17 SEP 10 2009

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Mona Gantt [mona.gantt@sbcglobal.net]
Sent: Thursday, September 10, 2009 9:21 PM
To: David Newell
Subject: Homeless in Palm Springs

To: Palm Springs Planning Commission

My girlfriends and myself, nine total, are all women who are married to or have well-heelled husbands or ex-husbands and/or significant others.

Once every three months, we leave the men behind and caravan in three or four cars to the desert for a three night weekend of shopping, more shopping, wining and dining ourselves, and even play nine holes on one day.

Up until a year ago we would always stay in Palm Springs at the downtown Hyatt or the Wyndham, just a couple of blocks from downtown. We moved our stays to the Palm Desert area for two major reasons: Those two major reasons are as follows:

When getting up early and walking downtown to Starbucks or Peabody's it was distressing, disturbing and frightening to see the number of homeless people living in the downtown area, sleeping in doorways of businesses such as the Chop House, on the porch of the Cornelia White house, at the entrance of Johnny Costa's, etc.

On one occasion, on a Sunday mid-morning when three of us were standing on the sidewalk in front of Las Casuelas waiting for a table we were approached by a homeless man who was obviously drunk, quite dirty, asking for money. We declined, at which point he spit in our direction, then walked off. This same thing, without the spitting, occurred to two of my other friends when they were walking into Bit of Country for breakfast, which is on a side street in downtown.

This incident and the very obvious homeless problem which I've observed to only get worse in the past few years, plus the fact that so many shops have closed in the downtown area is what prompted us to move our every three-month weekend to Palm Desert. There is no homeless problem there, and there are many, many very nice shops, and it is just a much cleaner town.

The reason I am writing this letter is that it has come to my attention via friends who live in Palm Springs that a homeless food program is attempting to move into the area immediately adjacent to Jackie Lee Houston's Thrift Shop at the Stroke Recovery Center. Several of us still drive into Palm Springs when we are in the area just to shop there (we always call in advance to be sure they are open as they keep sporadic hours) for some finer items which we simply cannot live without. If the homeless people move into that area, then we will not patronize that shop in the future, unfortunately.

My best,

Mona Gantt

RECEIVED

SEP 10 2009

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Roxie [Roxiesponies@hughes.net]
Sent: Friday, September 11, 2009 2:07 AM
To: David Newell
Cc: Arlene Rosenthal
Subject: Well in the Desert

Dear Mr.. Newell

I am writing on behalf of the Well in the Desert.

I am very failure with the homeless and those in need. Many times my business partner and my drivers have picked up these poor unfortunate people and taken them to the Mission in Indio. As much as we would like to see these people in prosperous job sometimes that is not possible. It is my understanding the the Well in the Desert helps provide meals to those in need. I would very much like you to know that I support this project and if the site conforms to the M1P and allows them to serve food, warehouse food and have office, I hope that the planning commission will consider giving the letter that states they conform to the M1P.

Thank you for caring and taking the time help in their efforts to provide for the community.

Sincerely
Roxanne Mishler
Palm Springs Carriages

RECEIVED

SEP 11 2009

PLANNING SERVICES
DEPARTMENT

0419

David Newell

From: Thedesertwoman@aol.com
Sent: Friday, September 11, 2009 8:15 AM
To: David Newell
Subject: Well in the Desert

Dear Mr. Newell:

This is to add my voice to the many who support Well in the Desert and their proposed move to 555 North Commercial Road in Palm Springs. I have been a longtime desert resident and for many years was the publisher of a local women's publication. As such, I have had frequent opportunities to observe the fantastic work of this humanitarian organization. The proposed new location seems perfect in every way, and I heartily endorse it along with my utmost appreciation for this wonderful group.

Sincerely,

Barbara McClure

RECEIVED

SEP 11 2009

**PLANNING SERVICES
DEPARTMENT**

0479

David Newell

From: djmoriuchi [djmoriuchi@aol.com]
Sent: Friday, September 11, 2009 10:28 AM
To: David Newell
Subject: Proposed New Location for Well in the Desert

Mr. Newell: My name is Davis Moriuchi and my wife, Judy, and I purchased our condominium at 715 N. Madrid Circle in June 2007. We would like to go on record as being strongly opposed to the proposal to relocate the Well in the Desert program to 555 Commercial Road.

We are deeply concerned about the proposal's likely effect of higher crime and lower property values in our neighborhood. We have already been victims of a burglary in December 2007 (a report is on file with the Palm Springs Police) when T.V. sets and other home electronic equipment were stolen. Moreover, as you are well aware, property values have already fallen dramatically since we made our purchase. One of our favorite activities is our daily walks throughout our neighborhood including the vicinity of the proposed new location for Well in the Desert. We believe the proposal would make our walks less safe.

We urge you to find another location that is further away from well established residential areas such as ours.

Thank you for considering our opinion.

Davis and Judy Moriuchi

RECEIVED

SEP 11 2009

0251 **PLANNING SERVICES
DEPARTMENT**

David Newell

From: maxine Hill [maxine@fivestarmarketing.ca]
Sent: Friday, September 11, 2009 10:58 AM
To: David Newell
Subject: Well of the Desert relocation

Dear Mr. Newell

I have received information that the Well of the Desert is planning to move its homeless centre to 555 Commercial Road.

As much as I believe in helping those who need assistance, I do not support the decision to relocate the centre to the above location. As a homeowner I am concerned about the impact of this facility and worry about the transient people it will draw in. My house is securely locked and alarmed but it is vacant certain times of the year. I spend a lot of money on the maintenance of my house and have people checking on it on a regular basis. I have done a lot of work to protect my house and so far the policies I have in place are successful but they will not work on transient people walking around my neighbourhood on a regular basis.

I urge you to please consider an alternative location.

Sincerely
Nina Mahon

RECEIVED

SEP 11 2009

**PLANNING SERVICES
DEPARTMENT**

0153

David Newell

From: Robb Thompson [bambood@hotmail.com]
Sent: Friday, September 11, 2009 11:21 AM
To: David Newell
Cc: Jason Hardesty
Subject: The Well

David ...

My name is Robb Thompson and I recently moved to Palm Springs from Seattle. My partner, Jason, and I really love Palm Springs – the weather, culture, and people are what drew us to this magnificent town.

We recently found out that The Well in the Desert would be moved into our neighborhood. While I am VERY supportive of providing the types services that Well in the Desert provides (I used to volunteer at a Seattle homeless shelter), relocating to a residential neighborhood does NOT make sense!

Let us try to look at this from the point-of-view of those who will be using these services. The planned location has no existing bus lines, public restrooms, restaurants, etc. It will require that the people utilizing these services must walk further to utilize the services that The Well provides. It also means that they will have to walk further to get to public facilities such as the library and commercial districts that often act as refuge from the heat during the day, a place to obtain medical assistance, and yes, though we don't like to think about things like this in a polite society – a place panhandle, because that is the only work that society will allow them to do.

The homeless will migrate to wherever there is a population to support them and their needs. Business district fit that bill – not neighborhoods! If the business community in its current location think that things will be better for them – they are wrong. They will continue to see our homeless ask for change, sleeping in the shade of their trees, or just gathering – because that is where they have the best opportunity to support themselves.

If we were talking about a long-term living facility for families and individuals to live in while they are getting back on their feet – that is one thing and one I would support in my neighborhood. If we truly want to help the populous – take the money it will cost to move The Well and build some long-term transitional housing on that site. Provide some REAL help instead of a hand-out. Build a place where families and individuals have a safe, comfortable place to sleep. A place to obtain medical assistance. A place to get assistance with job placement. When you do that – I will be the first one in line to assist.

As for the current services The Well provides – keep it in a commercial area, where services and a populous are readily available to support them. If that particular location no longer works – there are a lot vacant buildings in the downtown area that I'm sure would be ideal.

Thanks for your time,

Robb Thompson

Windows Live: Make it easier for your friends to see what you're up to on Facebook. Find out more.

RECEIVED

SEP 13 2009

0173

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Richard Luke [lukepastels@jps.net]
Sent: Friday, September 11, 2009 11:40 AM
To: David Newell
Subject: petition

I am opposed to the plan to have the homeless shelter in my neighborhood. The raiding of mailboxes will increase and the safety of our homes will be diminished. There are other shelters in the Desert already in operation. Send them there for rehabilitation and a work schedule. Our roads and freeways need cleaning up. The WPA during the depression worked...so can this

Thank you
Richard D. Luke

RECEIVED

SEP 11 2009

0671

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Tom Snell [tsnell@dc.rr.com]
Sent: Friday, September 11, 2009 12:13 PM
To: David Newell
Subject: Homeless Shelter at 555 Commercial Road

PLEASE do not allow the homeless shelter to move to my neighborhood. I can't sell my house for what I paid for it 5 years ago.

Allowing a homeless shelter to move into the area will not help this. Sunrise Park neighborhood area is a beautiful place to live.

I do NOT want to see homeless people walking down my street, digging through my garbage, stealing my recycling and all the other potential issues that can come from this.

Would you want this facility in your neighborhood?

I object to this move.

Tom Snell
268 Burton Way
760-992-9056

RECEIVED

SEP 11 2009

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: arlene spring [asangelspring@yahoo.com]
Sent: Friday, September 11, 2009 12:34 PM
To: David Newell
Cc: Arlene Angel Spring
Subject: Well in the Desert

[visit greenworkscleaners.com](http://visit.greenworkscleaners.com) 

Dear Mr. Newell,

I can't express the Many ways the Well in the Desert has HELPED Me in time of Urgent Needs!

I hope You can do what you can to keep the Well in the Desert, an ongoing Project that's been such a True Blessing!

I am not going to explain my Drama Stories....I only want **You to Support** the continuation of this organization for the People.

Blessings,

Arlene Spring

RECEIVED

SEP 11 2009

0179

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Jennifer Quiros [quirosjennifera@yahoo.com]

Sent: Friday, September 11, 2009 1:23 PM

To: David Newell

Subject: Well in the Desert Support

Hello Mr. Newell,

I am writing in support of the Well in the Desert services and hope that whatever decisions are made in upcoming months will allow their organization to continue operating and serving the residents of Western Coachella Valley. Thank you.

Jennifer Quiros

RECEIVED

SEP 11 2009

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: JohnS3309@aol.com
Sent: Friday, September 11, 2009 1:26 PM
To: David Newell
Cc: info@wellinthedesert.org
Subject: Support for Well in the Desert facility, 555 N Commercial Rd, PS

Dear David,

I would like to tell the Palm Springs City Planning Commission that I support the services of the Well in the Desert in the M-1-P zone on North Commercial Road.

Sincerely,

John

*John Steven Schumacher
2665 N Whitewater Club Dr.
Palm Springs, CA 92262-2685
tel/fax: 760-318-2426; USA mobile: 760-534-7793
e-mail: PalmJohn@gmail.com*

RECEIVED

SEP 11 2009

0179

**PLANNING SERVICES
DEPARTMENT**

Donna DenBleyker
623 N. Farrell Dr.
Palm Springs, CA 92262-6269

September 13, 2009

Mr. David Newell, Planner (via email and hand delivered)
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

Dear Mr. Newell,

I reside at 623 N. Farrell Dr., Palm Springs, CA 92262. I am writing this letter in opposition to the zoning determination requested by the Well In The Desert for the property located at 555 N. Commercial Road, Palm Springs. My house is located approximately one block away from the proposed site.

Reason #1 for not allowing Well In The Desert to relocate it's feeding area to 555 N. Commercial Road – From the Palm Springs Zoning Code - condition #4 of Paragraph 94.01.02: *Will the use not cause substantial injury to the values of property in the zone within which the proposed use is to be located?*

555 N. Commerical Road, Palm Springs, is surrounded by residential property – Juanita Dr., Farrell Dr., Alejo Rd., N. Monterey, and Tamarisk, to name a few streets that all contain residential homes. In fact, the majority of these homes are deemed Mid-century modern, built by Jack Meisleman, carving out a unique niche of modern home homes in the late 50's.

The designs of these homes are still as strong today as they were 50 years ago. Witness the incredible resurgence of mid-century mania here in Palm Springs in the last 10 years. Still somewhat affordable by California standards, the smaller homes are still selling anywhere from \$350-\$750K depending on condition. Many of these homes fell into great disrepair during the 80's and 90's. With the latest resurgence of interest in all things mid-century, these petrified jewels became very desirable again. People started buying them in the late 90's and fixing them up, treating them with the respect they deserve. These homes represent a very important period for Palm Springs and to allow the Well In The Desert to relocate within these neighborhoods of mid-century modern homes to feed the homeless will certainly cause substantial injury to values of property in the zone.

Reason #2 - From the Palm Springs Zoning Code - condition #2 of Paragraph 94.01.02: *Have field investigations disclosed that the subject use and its operation are compatible with the uses permitted in the zone wherein it is proposed to be located?*

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**PLANNING SERVICES
DEPARTMENT**

Compatible = capable of existing together in harmony. By the very fact that Well In The Desert has been unsuccessful in their past attempts to relocate to various residential areas within the City of Palm Springs shows that "existing together in harmony" does not exist for this organization. I urge the Planning Commission to suggest other locations that are currently zoned and appropriate to accommodate a homeless feeding station.

Reason #3 – From the Palm Springs Zoning Code condition #3 of Paragraph 94.01.02:
Is the subject use similar to one or more uses permitted in the zone within which the proposed use is to locate?

I would argue – no. Of the surrounding businesses (Stroke Recovery Center, UPS, Palm Springs City Yard, Palm Springs Credit Union, Palm Springs Mounted Police stables, ABOP, Palm Springs Unified School District, and the many car rental agencies) as well as all of the residential homes, **not one** provides food and service to the **homeless**.

The Well In The Desert's own mission statement states "Our goals and mission are to identify and reach out to the poor and homeless in the *Western end* of the Coachella Valley. . . The Well In The Desert is committed to providing food and support to those in need." In December 2009, the Desert Resource Center will open, offering all services to the homeless population. Located in North Palm Springs (the western end of CV), the Desert Resource Center (DRC) has received a 10 year commitment from nine Coachella Valley cities (including Palm Springs) to fund the DRC for \$10 million (\$103,000 from each city, each year, for the next 10 years). I, as a taxpayer of Palm Springs, endorse this center and urge the Planning Commission to encourage the Well In The Desert to allow DRC to absorb their client base and avail them of the many services offered by DRC. These services will include emergency shelter with beds; three meals a day; transportation to and from their site; case management (to help them find homes and jobs); mental health counseling; and **most importantly**, in order to maintain a healthy and communicable disease-free environment, a **Nurse's station with the services of a Public Health Nurse**, will be available to all homeless clients. Well In The Desert does not have the capability or capacity of providing this most important service for their clients.

The Public Health Nurse at DRC will, among many other important duties:

- Perform nursing assessment and screening for residents including immunization status, hypertension, diabetes, nutritional deficits, communicable disease such as tuberculosis, developmental delays in children, risk factors for obesity, diabetes, mental health and substance abuse issues, cancer and heart disease, as well as postpartum depression and perinatal substance abuse.
- Provide ongoing health counseling and education on a large variety of topics such as specific diseases, transmission and prevention.
- Provide nursing care in a culturally sensitive manner.
- Expand services provided from Nurse's Station to include services by other agencies/individuals on a volunteer basis, including HIV/AIDS testing and other health care needs.

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Other reasons/considerations to not allow Well In The Desert to relocate to this area are:

Public safety – The speed limit on Farrell Drive was changed from 40 mph to 45 mph, resulting in heavier and increased traffic. At any given time of the day, motorists use this street as a main route to get from north and south Palm Springs as well as an alternate use from Gene Autry Drive. Traffic police presence is non-existent.

Public health concerns – In addition to the concerns listed above, security for the fragilely disabled clients of the Stroke Recovery Center should be considered. The lack of public facilities will result in a health and public safety hazard for the nearby residents, allowing the homeless to relieve themselves on lawns, empty lots, and streets.

The Well In The Desert is serving food – is the organization in compliance with the California Food Code? Riverside County Department of Environmental Health requires permits and does inspections for food safety. Do the food servers of Well In The Desert have "Food Worker Certification"? Has a food facility construction plan check been issued for 555 N. Commercial? Is Well In The Desert in compliance with Vector Control (rats, insects and other vermin associated with food service), waste management of food, and any potential medical waste?

Lastly, Well In The Desert is a nonprofit agency and exempt from taxes. They will be contributing zero dollars to the City of Palm Springs. The homeless are not paying into the tax system. Why should we, the homeowners and law abiding tax payers, not have our very strong concerns be considered?

Please consider this letter as a matter of public record for the Planning Commission to not consider an exception to the current M-1-P Zone Plan for the Well In The Desert's proposal to rent the building at 555 N. Commercial.

Thank you for your continuing service to the residents of Palm Springs.

Sincerely,


Donna DenBleyker

760-327-6563

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0201
**PLANNING SERVICES
DEPARTMENT**

ROBERT J. MAINIERO
P.O. Box 2410
Palm Springs, California 92263
(760) 413-7127 cell
(760) 320-1994 fax
psbob596@aol.com

September 10, 2009

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Opposition
Proposed Relocation of Homeless Center

Dear Mr. Newell:

I have been a resident of 596 North Farrell Drive for more than 32 years, since May of 1977. It is a good residential neighborhood. I am not aware of any significant problems in the neighborhood other than the obvious ones of traffic on Farrell Drive and noise from the airport. While the current location of the Homeless Center may not be ideal, in my opinion, it is a better location than that which has been proposed on Commercial Road.

I am opposed to the relocation onto Commercial Road.

If the Center must be relocated, perhaps a better location would be in the industrial area located south of Ramon Road and East of Vella Road.

If you have any questions in regard to the above, please do not hesitate to contact me.

Very truly yours,



Robert J. Mainiero

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PLANNING SERVICES
DEPARTMENT

Douglas Gilbert
Michael Tabor
684 N. Farrell Dr.
Palm Springs, CA 92262
760-327-3390

September 9, 2009

Planning Commission
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

Re: Well in the Desert relocation to 555 Commercial Dr.

Dear Planning Commissioners,

We adamantly oppose the use of the property at 555 Commercial Dr. for The Well in the Desert organization. The property is zoned "M-1-P" which states "Uses are to be confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an **unobtrusive manner**". The proposed determination request to allow the leasing of the property to The Well in the Desert defies the intended "unobtrusive operation" guidelines of the "M-1-P" zone. The Well in the Desert will bring 200-300 people into this residential area daily, 365 days of the year. Not to mention fund raising, holiday and administrative activities. To allow the Well in the Desert to operate in this neighborhood will destroy the property value and resort-residential environment of this area. The Well in the Desert is a 24 hour, 365 day a year charity organization that requires a location to function without disturbance to City residents. The Well denies that it is a 24 hour operation but, Police reports will prove otherwise. The Well insists the problem of their clients trespassing, squatting and loitering on public and private property is NOT their problem. This is negligent on the Well's part and an abuse of City services and it must end.

Reasons to consider when making your decision:

- The proposed location has no sidewalks for safe pedestrian transit. Potential Lawsuits to the City.
- There is no street lighting.
- The parcel of land directly to the south of the proposed property will become an encampment and a public toilet. This would pose an enormous environmental and public health issue.
- Businesses will leave the area because of security risk and interruption to operations.
- The Well proposes a Drug rehabilitation service and will have a Marijuana distribution facility as a neighbor.

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- UPS operations will be interrupted due to increased pedestrian traffic.
- The relocation of the Well will cause substantial injury to private and commercial property values.

We fully support the Desert Resource Center. The City and Taxpayers have spent enormous amounts of taxpayer money and worked meticulously developing and realizing the Desert Resource Center. It is irresponsible of City government to allow special circumstance for the Well in the Desert. It is well documented what this organization has cost the taxpayers of the City in the past decade. The Well in the Desert is a charitable organization NOT a Taxpayer obligation! We therefore recommend the Well in the Desert join the Desert Resource Center.

This organization and its operation are not suited for this residentially dense and commercially thriving area. It belongs at the Desert Resource Center or in an industrial area zoned for its intended operation.

Therefore, we implore you to deny this determination request!

Sincerely,



Douglas Gilbert
Michael Tabor

Dan & Nicolle Walters
660 Quincy Way
Palm Springs, CA 92262

September, 13, 2009

City of Palm Springs Planning Commission
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
Attn: David Newell

Re: Well in the Desert's proposed location:
555 Commercial Road
Palm Springs, CA 92262

Dear Mr. Newell;

I am a business owner at 1801 E. Tahquitz Canyon Way in Palm Springs as well as own a home at 660 Quincy Way in Palm Springs. Quincy Way is two blocks west of Farrell off of Tamarisk.

The problems that we encountered at 1801 E. Tahquitz Canyon Way (which is 2 blocks north of Sunrise Park) are repeated "camping out" of homeless people in our 3 walled structure for the dumpster. It frightened the staff when they came to work or took out the trash to have homeless people loitering behind the trash dumpster and in the parking lot. Eventually we solved them sleeping by our dumpster by putting a locked door on this structure.

In the heat others were camping out for the weekend in the protected overhang of a building in our complex. We had deserted grocery carts in our parking lot and homeless individuals yelling & screaming to themselves or each other.

The proposed location for the homeless kitchen is now 2 blocks from our home. We frequently take walks and my two boys ride bikes and skateboard in the neighborhood. From my experience at my business, if Well in the Desert is relocated to this proposed site, I would be very concerned about the homeless camping out in the neighborhood. I would also be alarmed about allowing my boys to ride bikes or having my wife take walks on her own.

I am opposed to moving Well in the Desert to our neighborhood.

Respectfully,



Dan Walters

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DEPARTMENT

0105

September 11, 2009

Mr. Craig A. Ewing, AICP
Director of Planning Services, City of Palm Springs
3200 E Tahquitz Canyon Drive
Palm Springs, CA 92262

Dear Mr. Ewing:

I am writing you in support and agreement that the Planning Commission determine that *The Well in the Desert* is consistent with the M-1-P zoning, and the 555 N. Commercial site should be approved for this.

"Homeless," is neither a stereotype nor a caricature Mr. Ewing, it covers a broad scope, getting broader as I write. Unemployment is at an all time high, poverty, even in our lavish resort Valley, is growing like a cancer, people are hungry for so many things, but food is an essential. *The Well in the Desert* provides hot lunches, and the number of people who are in need of this service, as well as other services, are expanding daily. Families, men and women, many stopping in for sustenance as they continue on their job searches to be able to provide for their families and themselves. The lunches, the phones, the computers, all necessities to keep them on track, yet the neighbors in the area are saying that this can take place "But Not in my Neighborhood." If not in my neighborhood, then where? What should we do with the clients; there are no rugs large enough to sweep them under, no outpost or island to send them to. What hurts the most is that what is happening in Palm Springs is indicative of what is going on

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country today, blindness to the pain and suffering going on around us, little or no reaching out.

I was a Social Worker at The Well, and yes there were some people who remained on the streets, but there were many who turned their lives around. We assisted getting people housing, jobs, clothes, rehabilitation when needed, etc. There is a place for *The Well in the Desert* in our society and in Palms Springs, and it lies in the hands of yourself and the Commission to make it happen, so many good people are depending on you.

Sincerely



Batiya Anna Lane

760/346-9757

760/774-1084

MICHAEL DAVID SIFUENTES
School Psychologist

825 N. Farrell Drive
Palm Springs, CA 92262

September 10, 2009

TO: Palm Springs Planning Commission

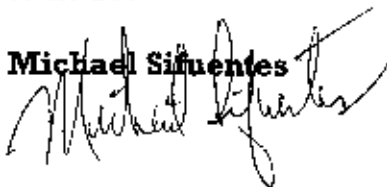
RE: Well in the Desert

Please review the attached email received from Well in the Desert. This email is likely being sent all over town by this organization to anyone whose email address they have, to anyone who has ever donated to their organization in any amount, and any support letters written in response to this email flyer are based on deliberate misinformation, deliberate omissions, as well as deliberate untruths.

The attached pictures show only the front building at the proposed site, fronting on Commercial Road. They do not show the rear building which is where Well In the Desert have "leased" space. This flyer does not show that the suites leased on the back side of the rear building directly face a number of homes on Juanita Street, nor do they show the easy access from Juanita into this facility, nor do they show the large empty field of desert scrub brush where many homeless people will literally camp out between meals as they have done in large numbers in the past and as they are still doing today at Sunrise Park.

This email flyer also does not tell the people it is requesting support from that the large residential community immediately adjacent to this proposed site is fiercely opposed to Well in the Desert's homeless clients Invading their neighborhood and decimating their property values and making their quite neighborhood not only unsightly but unsafe. And last, but not least, is the most egregious statement, and that is, "Without this site, food services in the west end of the Coachella Valley will come to a halt." This statement is a deliberate "lie" on the part of Well in the Desert. It is a well-known fact that the new Desert Resource Center was developed with the intent of including Well in the Desert's food program, and it is also a well-known fact that Well in the Desert has "refused" to move their operation to that facility even though the City has urged them to do so.

Michael Sifuentes



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168



Who we are What we do Who we serve Our Goals Donate

The Well needs your support!

We need your support. The Well has a new home but the Palm Springs Planning Commission must give us a letter stating we conform to the M-1-P industrial zoning similar to others throughout the city. This industrial zone allows us to serve food, warehouse food, have offices. Our occupancy at Sunrise Park ends on January 15th and we plan to move to 555 North Commercial Road, on the road to the UPS facility. It is the perfect place for us; just look at the photos below.

We need everyone of you who believes in our humanitarian efforts to send an e-mail to David Newell, Planner, at David.Newell@palmsprings-ca.gov . Deadline is **September 15th, 2009**. We go before the Planning Commission on **Wednesday, September 23rd, 2009, at 1:30pm** at Palm Springs City Hall. You are very welcome to attend and show your support for the Well in the Desert and its move to a new location on North Commercial Road.

Our numbers increase daily with more seniors and more young people out of work. Without this site, food services in the west end of the Coachella Valley will come to a halt.

Please take just a moment and tell the Planning Commission that you support the services of the Well in the Desert in the M-1-P zone on North Commercial Road. Your voice will make the difference.

Sincerely,

Arlene Rosenthal
President

Photos of our new location





Thank you for your support

www.wellinthedesert.org

poverty prevention...poverty intervention...advocacy for the poor

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Mail HERD

Well in the Desert, 1311 East Rancho Palm Springs, CA 92252, United States, 760-327-8577
Email: info@wellinthedesert.org

[Who 'herds' your mail?](#)

FRANK HUDGINS
P.O. BOX 4248
PALM SPRINGS, CA 92263

September 14, 2009

David Newell, Planner/Case Manager
Palm Springs Planning Commission

September 23, 2009 Meeting Agenda Item: Well in the Desert

I have long been concerned and alarmed about not only the unsightly squalor, not to mention a vast number of complaints, which this Well in the Desert food program to the homeless is responsible for.

Since the Police Department pulled their Command Vehicle out of the parking lot near the library the homeless have slowly and in greater numbers have been sleeping not only throughout the park but have been sleeping in front of the Frey Building. I know this to be true because I walk/run in that area five mornings every week, beginning at about 4:15 a.m.

When I heard that this meal program to the homeless was trying to relocate to an area very near my home I purchased a cheap throw-away camera to record this early morning scene. When I attempted to snap a couple of pictures from what I thought was a safe distance, two homeless men jumped up from behind the small hedge in front of the concrete area immediately adjacent to the building and verbally threatened my life if I didn't immediately "get out of here or you're going to be a dead mother-f---er. There were five or six others sleeping in that area, the concrete slab, and the lights were off. There were seven others sleeping on the grass between the sidewalk and the building. In response to their threat I announced that I was calling the police, which I did. When I opened my cell phone it lit up in the dark. The two who had threatened me immediately grabbed their blankets and fled into the park. Four others immediately grabbed their blankets and jumped into a car parked behind a Well in the Desert van and quickly disappeared. Attached is a card with a report number. The police said I made a mistake in announcing that I was calling them. Had they still been there they could have arrested and jailed them, as I would have pressed charges. All these people were also violating a City ordinance clearly posted on several poles in the area, No Loitering, Sleeping, Lying, Blocking walkways, etc..

Thanks. Frank Hudgins, Farrell at Tamarisk
[SEE ATTACHED]



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PALM SPRINGS POLICE DEPARTMENT
200 South Civic Drive/P.O. Box 1830, Palm Springs, CA 92263

RETAIN THIS INFORMATION for insurance purposes and/or future contact with police concerning this incident.

REPORT #: 0908P-0875 TYPE: 4/5 VERBAL
DATE/TIME: 9-5-09 4:59m OFFICER: BENSTEAD

The Palm Springs Police Department needs your help! If you discover anything which could help solve your case, contact P.S.P.D. between 8:00 a.m. and 7:00 p.m. Unless new leads are developed, an arrest is made, property recovered, or additional information is needed, **YOU WILL NOT BE CONTACTED BY A DETECTIVE.** IF YOU RECOVER ANY OF YOUR OWN STOLEN PROPERTY, PLEASE NOTIFY US IMMEDIATELY. ALWAYS REFER TO THE REPORT NUMBER.

0000

Lester J Doyle
Anna M. Doyle
640 Quincy Way
Palm Springs, 92262
325-1713

David A. Newell
Associate Planner
City of Palm Springs

Dear Sir:

It has recently come to our attention that Well In The Desert wishes to establish facilities at 655 Commercial Road in Palm Springs. We very well understand the plight of these homeless people.

This is an established neighborhood consisting of many families with small children and with the record of these peoples past behavior it is not in our best interest to place this burden upon us..

With this type of activity in our area it will greatly lower our property value..

When the City of Palm Springs so graciously made the offer to establish facilities at Indian Canyon and Highway 10 , We could not understand why The Well In The Desert would not accept the offer.

As residents and Tax payers we do not want this type of activity in our neighborhood.

Lester J. Doyle
Anna M. Doyle

Lester J. Doyle
Anna M. Doyle

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**PLANNING SERVICES
DEPARTMENT**

September 9 , 2009

TO: City of Palm Springs
P.O. Box 2743
Palm Springs, Ca 92263

ATTN: David A. Newell
Associate Planner
Department of Planning Services

Re: Well in the Desert Relocation to the SUNMOR Neighborhood Area

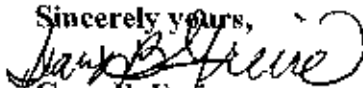
Dear Mr. Newell:

We were recently advised that Well in the Desert is planning to move into a facility near our home on Farrell Drive. We have neither been contacted by the department of planning services nor Well in the Desert by mail or phone to discuss the potential problems that could be related to such a move to our neighborhood. We are very upset that the City of Palm Springs has not seen fit to discuss this with ourselves or any of our neighbors. If there is to be a town hall meeting on this relocation and a change to the zoning for this area to accommodate the Well in the Desert, we are now stating that we are against such a move.

We understand that the Well in Desert has recently attempted to move to another location but was turned down for the same reasons that we oppose such a move. If the city allows Well in the Desert to move to the relocation address on Commercial, our property values will decrease dramatically and there will be a large contingency of homeless and derelicts combing our neighborhood for handouts and potentially damaging our properties (i.e.- dumping garbage, urinating in public, sleeping under our trees etc.) In addition, the Commercial street area does not have adequate infrastructure to accommodate such a facility. There is tremendous evidence to show that areas around Missions and homeless shelters decrease in value, are littered with loiterers and pose a threat and harm to the nurturing and normal rearing of our children and grandchildren. There is also adequate real data to show that the increased traffic to our area to facilitate the movements of this huge amount of homeless will cause another negative impact for all the local residents.

We vehemently oppose the relocation of the Well in the Desert to our area and SUNMOR area.

Sincerely yours,



Gary B. Freire

P.O. BOX 21

Pismo Beach, Calif. 93448-0021

805-489-0964

Residence at ; 663 N. Farrell Drive

Palm Springs, Ca 92262

Cell 805-709-5546

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September 9, 2009

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

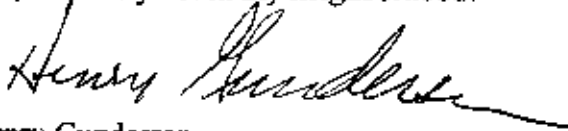
Dear Mr. Newell,

As a concerned homeowner residing near the proposed site of the Well In The Desert, I join my neighbors in opposing such plan. I will not belabor the reasons for my opposition. Suffice it to say that just like you, I value my neighborhood's serenity. Please do not export the problems from East Baristo to mine.

Nor will I offer a solution. I believe that the City has already addressed that, albeit not too seriously. This time, I urge the City leaders to strongly reiterate to the Board of The Well, that the Desert Resource Center is the "perfect location" for its facility, not my neighborhood (nor any neighborhood, for that matter).

No one – group or individual, profit or non-profit, government or otherwise –has the right to impose its will upon the residents.

Therefore, NO to Mrs. Rosenthal's proposal. NO to a homeless facility near my home. NO, definitely not in my neighborhood!



Henry Gundersen
E. Tamarisk Rd, Palm Springs

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Sept 14 2009

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DEPARTMENT

0075

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 East Tahquitz Canyon Way
Palm Springs, CA 92263

Dear Mr. Newell,

I am writing to voice my opposition to the plan to locate the Well of the Desert homeless center in my neighborhood. The area I live in, Farrell Drive near Alejo, already has problems and has a bad crime rate which our useless police department can't seem to do anything about, not to mention traffic issues and the truck problems with UPS. It was always a stupid place to put the UPS facility anyway. I imagine the crime rate will increase along with a host of problems including vandalism in the neighborhoods and I feel sorry for the horses housed across from the City Yard. This is not the best idea for an area for a homeless center. I also feel sorry for the clientele of the Stroke Activity Center. I have lived in Palm Springs for over 20 years and have watched the steady decline in every quality of life issue regardless of how often we supported the City's efforts with our tax dollars (consider the Utility User's tax which was supposed to keep our library open and operating - ha!).

Is there no other neighborhood in Palm Springs accessible by bus lines which would be more commercial an environment for the Center? Perhaps the other side of the airport off Gene Autry would work better - look at that land supposedly to become a park. The one thing that would look stupid over there is a park! I sympathize that the City has a homeless people problem, but I am sure I'm not alone in encouraging anyone I know who wants to move to the Coachella Valley to consider cities further down valley since Palm Springs seems unable to solve any of the societal problems it faces, economics or otherwise.

Again, I oppose the proposed location on Commercial Road for the Homeless Center.

Cordially yours,



Clara DiFelice
569 North Farrell Dr.
Palm Springs, CA 92262

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**PLANNING SERVICES
DEPARTMENT**

David Newell

From: helen haaga [hhaaga@verizon.net]
Sent: Saturday, September 12, 2009 12:24 PM
To: David Newell
Subject: Well in the Desert move

I am writing to protest the plan for moving the Well in The Desert facility to 555 Commercial Road. While I am sure their intentions are good in providing food for the people who use this facility I feel it is potentially dangerous to place the facility in an area where it borders on family residences. The type of people attracted to the facility are usually homeless, have mental or drug problems and would create a fearful atmosphere towards the residents of this area. This facility was no asset to Sunrise Park and required constant police presents to keep it under control. Just drive down Baristo any day around lunch time and look at the type of people hanging out waiting for a free meal. When we purchased our homes we certainly never in visioned a paddy wagon parked at the end of the street! And lets face it, the facility will lead to more crime problems and ruin property values for the taxpaying citizens in the area. We who live in the area will not have our lives improved by the addition of this facility. It must be located in an area where there are no homes. Just the other day Money Magazine voted Palm Springs #2 in great places to retire. No one will retire in an area where this facility is located. We want a peaceful place for our children, families and retirees. Do not ruin residential neighborhoods by approving this crime magnet.

Helen S. Haaga
1960 E. Via Acapulco, PS 92262

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**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Grant, Warren [WGrant@GTBA.com]
Sent: Sunday, September 13, 2009 5:46 PM
To: David Newell
Subject: The Well of the Desert

I am writing to voice my strong opposition to proposed homeless center in my neighborhood. My wife and I own a home on Juanita Drive. There is no doubt in my mind that the placement of a homeless center across the way from a residential area will negatively impact the neighborhoods quality of life and the value of my property. I have to believe that there is enough space available in the desert to find a more appropriate place for a homeless center. The center will attract large numbers of homeless people many of which will undoubtedly loiter in our neighborhood. I know first hand about the problems this can cause in a neighborhood. Not all homeless people are safe or easy to reason with. Many have drug problems and pose a real threat to safety. The incidence of crime in areas where homeless congregate is of public record. Check with the councilmen in Venice, California, a beach community in Los Angeles. They have a homeless shelter in their neighborhood and it has been a constant nuisance for the residents. They have to have patrols to assist neighbors who are harassed and inconvenienced by the homeless passing through and sleeping in their alleys. A good rule of thumb to follow is , "would you want a homeless shelter across the street from the home where you are raising a family with children"? Who would answer that honestly and say yes.

I will strongly oppose this proposal and any politician that supports it. I urge you to find another location where the impact on community will not be so dramatic.

Warren and Randi Grant
593 Juanita Drive
Palm Springs, Ca. 92262

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**PLANNING SERVICES
DEPARTMENT**

0179

David Newell

From: Jan & Randy Byrne [rjbyrne@shaw.ca]
Sent: Monday, September 14, 2009 10:47 AM
To: David Newell
Subject: Well in The Desert

We are concerned about the decrease of our property values by moving The Well in the Desert Program to Commercial road.

Jan Byrne
735 Seville CR.
PS

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**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Jason Hardesty [jason_hardesty@hotmail.com]
Sent: Monday, September 14, 2009 11:25 AM
To: David Newell
Cc: 'Robb Thompson'
Subject: The Well of the Desert moving...
Importance: High

Good morning David –

We have learned about the proposed move for The Well of the Desert into the neighborhood in which we live and I'm writing to let you know of my opposition to it. I completely support these type of services but it makes no sense to move this to the proposed location – it is remote and devoid of necessary services needed by the individuals being serviced.

While this is not the most attractive service to be offered, it is a necessary one and needs to be closer to our downtown areas for the convenience and safety of the individuals utilizing the services.

We are full-time residents in Palm Springs and oppose this move.

Thanks – Jason Hardesty, 241. N Farrell Drive (760) 699-8040

RECEIVED

SEP 14 2009

0589 **PLANNING SERVICES
DEPARTMENT**

9-14-09

FAX: 322-8360

Mr. Newell
Planning Dept. City of Palm Springs

I own a home on Monterey Rd. near Arado since 1975. I have never had any problems until 2 years ago when someone broke into my home.

I am against the Well of the Desert moving to 555 Commercial Rd.



604-384-2182
760-323-7216

RECEIVED

SEP 15 2009

**PLANNING SERVICES
DEPARTMENT**

Approved to
"Well in Desert" ~~to~~
Location

Spt. 14, 09

Dan Newell, Planner
City of Palm Spring Planning Com.
3200 E. Indiantoga Canyon Way
Palm Springs, Ca. 92263

Regarding Well in the Desert Shelters in
555 Commercial Rd. Should not be there.

Dear Mr. Newell:

I have been a resident of 585 Juniper Dr.
for 35 years. Never had a house or anything as
propertion as pretty like this in the area.

The little business that has been on
555 Commercial Rd. have been the source of
1 office that become a music school for older
people. They played at night or were not only
tourists musicians but very loud. They have
gone with the help of the Police Dept & City.


Please do not allow directly across
from me. Ms. Rosenblum lives at 585
Valley. Perhaps she would like it there.
I have seen how they hang around the library

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SEP 15 2009

PLANNING SERVICES
DEPARTMENT

I am disputing to the living picture I did.
 I am a retired school teacher from Redding, Ore.
 California where I worked 20 years. *Child Hassam, 1859-1935*
The South Ledges, Appledore
 Oil - Pa. Linn - 1913 *Painted in the Green Room*
 oil on canvas
 Glean - I was also Gift of John Gellatly in the Human
 Rights Com. Smithsonian American Art Museum
 © Smithsonian Institution
 Are taking away my Human Rights
 Sincerely, Margaret Rose
 P.S. I have a modern figurative sculpture in my
 hands. So at 86 handicapped is not so good.

 Smithsonian

P062251

MRC 513, P.O. Box 37012, Washington, DC 20013-7012

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SEP 15 2009

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**PLANNING SERVICES
DEPARTMENT**

Mr. David Newell, Planner
City of Palm Springs
✓ Fax: 322-8360
Ofc: 323-8245

Mr. Newell,

I'm a resident of the area of Amado and Farrell Dr for over 39 years. I've seen a lot of changes in our area, car windows broken, cars stolen and drug arrests on Andreas Rd. Lets not take a chance on adding to the problem.

I'm not in favor of relocating the well of the desert to 555 Commercial Rd.

Trinidad B. Benson 9-15-09
760-778-8851

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SEP 15 2009

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PLANNING SERVICES
DEPARTMENT

SUNMOR NEIGHBORHOOD ORGANIZATION

2821 Livmor Avenue
Palm Springs, CA 92262

September 14, 2009

Mr. Leo Cohen, Chair
City of Palm Springs Planning Commission
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Well in the Desert Relocation to the Sunmor Neighborhood Area

Dear Mr. Cohen,

On July 29, 2009, the board of directors of the Sunmor Neighborhood Organization (SNO) voted unanimously to oppose the relocation of The Well in the Desert food distribution services (currently located at 1911 E. Baristo) to 555 N. Commercial Road. We conveyed that position and rationale to you in an August 17, 2009 letter, however, I wanted to make you aware of additional information.


On September 5, 2009 the SNO paid for a meeting space to give representatives of the Well in the Desert, including its president, Ms. Ariene Rosenthal, an opportunity to answer questions from SNO members about the Well's proposed relocation. More than 30 homeowners attended the meeting designed to open a dialogue with Well representatives. Unfortunately, at the conclusion of the meeting, virtually every homeowner expressed frustration that their concerns had not been adequately addressed. Chief among their concerns was, "Will the current problems with Well activities in the Baristo area merely be transferred to the area surrounding Juanita Avenue?" Because Ms. Rosenthal failed to satisfactorily answer that fundamental question our concerns about the potential negative impacts this relocation will have on our neighborhood have only been heightened.

On September 10, 2009 I addressed the Palm Springs Neighborhood Involvement Committee (PSNIC) to inform them of our concerns and to enlist their support for the premise that homeless food distribution activities of this sort should not be located in close proximity to *any* residential neighborhood. Our issue found many sympathetic ears among the neighborhood representatives and one even shared the Well's attempt to move into their neighborhood. We were delighted that Councilmember Ginny Foat was on hand to dispel some misinformation that came from representatives of the Well. Ms. Foat explained how the City has been very involved in opening the new multi-service resource facility in north Palm Springs to serve the needs of the poor and homeless. She explained the new facility will provide a full range of services including 175 beds, three meals a day, van transportation to and from the facility, showers, healthcare, computer access, and social services.

We have also been made aware of a number of independent letters from citizens and businesses with serious concerns about the negative impacts this relocation will have. I hope that you will take the time to closely review those letters as it appears there is a very compelling zoning argument that can be made for disapproving the Well's application for this proposed use.

Please don't hesitate to contact me if you have any questions. I can be reached at (760) 778-7161.

Sincerely,


Vincent Williams
President, SNO

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SEP 15 2009

PLANNING SERVICES
DEPARTMENT

0105

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

The undersigned residents of Sunmor and neighboring residential areas oppose the relocation of the Well in the Desert food bank facility to 555 N. Commercial Road. The dense residential area surrounding 555 N. Commercial Road is an inappropriate and inefficient location for this facility and we are concerned that the well-documented issues of crime and vagrancy associated with the present facility on Baristo Road will merely be transferred to our neighborhood.

Signature	Printed Name	Street Address
	JOHN BERNAL	695 N. JUANITA DR
	Victor A. Rodden	OFF-RAMP @ FACBELL. NET
	Robert Carlson	686 N. Farrell Drive
	Maurice L. Ware	696 N. Farrell Drive
	Jeff Walker	pscomptech@aol.com
	PHILIP REAVIS	650 N. FARRELL DR
	CANDICE J. FLORIO	603 Juanita Drive PS
	Dan S. Neeson	603 Juanita Drive PS.
	JACK WHEELER	593 JUANITA DR
	FRANK PACERO	576 Juanita Dr
	Jutta Cavallaro	525 Juanita DR.
	William M. Ng	625 Juanita Dr.
	ERIC REAVIS	668 N. FARRELL DR.
	LEIGHT REAVIS	668 N FARRELL DR.
	DAVID SHELEP	2222 WAYNE ROAD
	KERIA HIGHT	2222 WAYNE RD.
	Frank Hudgins	825 N. Farrell Dr.
	Mike Sifuentes	825 N. Farrell Dr.
	DONALD MCCUTCHEON	RICHMOND55@SC.RA.COM 690 N.

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E: 10.470
CROSS SEP 15 2009

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

The undersigned residents of Sunnor and neighboring residential areas oppose the relocation of the Well in the Desert food bank facility to 555 N. Commercial Road. The dense residential area surrounding 555 N. Commercial Road is an inappropriate and inefficient location for this facility and we are concerned that the well-documented issues of crime and vagrancy associated with the present facility on Baristo Road will merely be transferred to our neighborhood.

Signature	Printed Name	Street Address
<i>Sandra Dykstra</i>	Sandra Dykstra	202 Louella
<i>Brian Dykstra</i>	Brian Dykstra	202 LOVELLA
<i>Erich H. Langman</i>	ERICH H. LANGMAN	233 Helena Circle
<i>Elizabeth Langman</i>	Elizabeth Langman	233 HELENA CIRCLE
<i>Fran Lockwood</i>	FRAN LOCKWOOD	214 N. AIRLANE DR
<i>Betty A. Stone</i>	Betty A. Stone	2980 E. Mainor Ave
<i>Dixon Hill</i>	DIXON HILL	224 SYBIL RD
<i>William Kronstein</i>	WILLIAM KRONSTEIN	212 SYBIL RD
<i>Habib Shariif</i>	Habib Shariif	2991 Livmor Ave
<i>Jane Wiese</i>	JANE WIESE	215 AIRLANE DR
<i>Fred Rolak</i>	FRED ROLAK	216 HELENA CIR
<i>Bonnie Engber</i>	BONNIE ENGBER	215 LESLIE CIR.
<i>Thomas John Sivarosa</i>	THOMAS JOHN SIVAROSA	216 N. LYN CIRCLE
<i>William L. Hertz</i>	WILLIAM L. HERTZ	226 NARLANE DR
<i>Charles R. Montiz</i>	CHARLES R. MONTIZ	212 N. AIRLANE DR.
<i>W. Brady Chapin</i>	W. Brady Chapin	212 N. AIRLANE DR.
<i>Maura Weger</i>	MAURA WEGER	200 N AIRLANE DR
<i>Conrad Rieck</i>	CONRAD RIECK	215 N. HELENA CIR
<i>Dennis Martodam</i>	DENNIS MARTODAM	2866 E Livmor Ave

RECEIVED
NOV 10 470

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

The undersigned residents of Sumnor and neighboring residential areas oppose the relocation of the Well in the Desert food bank facility to 555 N. Commercial Road. The dense residential area surrounding 555 N. Commercial Road is an inappropriate and inefficient location for this facility and we are concerned that the well-documented issues of crime and vagrancy associated with the present facility on Baristo Road will merely be transferred to our neighborhood.

Signature	Printed Name	Street Address
<i>[Handwritten Signature]</i>	Shirley A. Hoffman	835 N. Farrell Dr Palm Springs
<i>[Handwritten Signature]</i>	Patricia Wilcox	835 N. Farrell Dr. PS, CA
<i>[Handwritten Signature]</i>	Greg Robertson	2590 E Tamarisk PS, CA
<i>[Handwritten Signature]</i>	GARY FRETRE	663 N. FARRELL, Palm Springs
<i>[Handwritten Signature]</i>	Mickey Crewster	663 N. Farrell, Palm Springs
<i>[Handwritten Signature]</i>	Dale Rose	663 N. FARRELL Palm Springs
<i>[Handwritten Signature]</i>	Annamarie Blount	855 N. Farrell Dr. P.S.
<i>[Handwritten Signature]</i>	Douglas M. Gilbert	684 N. Farrell Dr., P.S.
<i>[Handwritten Signature]</i>	Michael Taber	684 N. FARRELL DR., P.S.
<i>[Handwritten Signature]</i>	Donna & Don Bleyker	623 N. Farrell Dr. PS CA
<i>[Handwritten Signature]</i>	JAMES MOEN	2198 CALLE COEJERA
<i>[Handwritten Signature]</i>	<i>[Handwritten Name]</i>	520 Monterey R
<i>[Handwritten Signature]</i>	MIKE FASTA	543 Monterey Rd
<i>[Handwritten Signature]</i>	GLAURENCE DEAN	589 N Monterey Rd PS 92262
<i>[Handwritten Signature]</i>	RICHARD FEARN	587 N. Monterey Road
<i>[Handwritten Signature]</i>	DENISE BYSTRZYCKI	dlbystrzycki@gmail.com 645 N. MONTEREY RD.
<i>[Handwritten Signature]</i>	SHAWN WANTA	645 N. MONTEREY RD

RECEIVED

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

The undersigned residents of Sunmor and neighboring residential areas oppose the relocation of the Well in the Desert food bank facility to 555 N. Commercial Road. The dense residential area surrounding 555 N. Commercial Road is an inappropriate and inefficient location for this facility and we are concerned that the well-documented issues of crime and vagrancy associated with the present facility on Baristo Road will merely be transferred to our neighborhood.

Signature	Printed Name	Street Address
<i>[Signature]</i>	Adolf Arthur	682 Monterey Rd
<i>[Signature]</i>	Cynthia Harmon ³²³⁻⁴⁷⁵³	657 Juniper Dr.
<i>[Signature]</i>	John Jarrett	501 N. Juanita Dr.
<i>[Signature]</i>	ERIC Wildermuth	546 N. FARRELL DR ewildermuth@dc.ca.gov
<i>[Signature]</i>	Amanda Johnson	802 N Calle Guatzal palm springs ca 92262
<i>[Signature]</i>	Angel I. Hernandez	802 N Calle Guatzal palm springs ca.
<i>[Signature]</i>	Dennis Holbert	2420 TAMARISK
<i>[Signature]</i>	MIKE SACCOMO	2380 TAMARISK
<i>[Signature]</i>	Michael Hubbard	2550 E Tamarisk Rd
<i>[Signature]</i>	Robert Carlson	696 North Farrell Drive
<i>[Signature]</i>	<i>[Signature]</i>	696 North Farrell Dr.
<i>[Signature]</i>	Maurice W. Wade	696 N. Farrell Dr.
<i>[Signature]</i>	DANIEL TOM LUCAS	683 N. Juanita Drive
<i>[Signature]</i>	MARGARET BEW	585 N. Juanita Dr.

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 SEP 10 4 20
 SEP 15 2009
 PLANNING SERVICES

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

The undersigned residents of Sunmor and neighboring residential areas oppose the relocation of the Well in the Desert food bank facility to 555 N. Commercial Road. The dense residential area surrounding 555 N. Commercial Road is an inappropriate and inefficient location for this facility and we are concerned that the well-documented issues of crime and vagrancy associated with the present facility on Baristo Road will merely be transferred to our neighborhood.

Signature	Printed Name	Street Address
<i>[Signature]</i>	Vincent Williams	2912 Plummer
<i>[Signature]</i>	Richard L. Boen	298 N. Farrell Dr
<i>[Signature]</i>	Don West	298 N. Farrell Dr
<i>[Signature]</i>	Karin Hunt	491 Juanita Dr -
<i>[Signature]</i>	Adem Alvarado	491 Juanita Dr.
<i>[Signature]</i>	Robert J. Franklin	2702 Plamor Ave.
<i>[Signature]</i>	C. SUTTON	2720 E. Plamor
<i>[Signature]</i>	Kevin McKee	2720 E. Plamor
<i>[Signature]</i>	MATT TAPSCOTT	2706 E Livmor
<i>[Signature]</i>	Barbara Marshall	2685 E LIVMOR
<i>[Signature]</i>	Ronald W. Marshall	2685 E. Livmor Ave.
<i>[Signature]</i>	Dominique Vythy	2912 Plummer
<i>[Signature]</i>	<i>[Signature]</i>	2706 E. Plamor

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SEP 15 2009

PLANNING SERVICES
DEPARTMENT

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

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Signature	Printed Name	Street Address
<i>[Signature]</i>	BRYAN SCHAENT	2689 JULIAN, PALM SPRINGS
<i>[Signature]</i>	JOHN A. BIHNER	2689 Julian Rd. P.S.
<i>[Signature]</i>	EDWARD HUBLEY	2705 LIVMOR P.S.
<i>[Signature]</i>	JAMES RICE	2705 LIVMOR
<i>[Signature]</i>	Jutta Cavallaro	525 N. Juanita P.S.
<i>[Signature]</i>	JENNIFER SIEGEL	211 N. ... P.S. 92262
<i>[Signature]</i>	EDWARD ...	2170 Livmor Ave P.S. 92262
<i>[Signature]</i>	FURA MINARSO	206 N. AIRLANE DR.
<i>[Signature]</i>	DONNA MERITHEW	206 N. AIRLANE DR.
<i>[Signature]</i>	MICHAEL DAVIS	205 N AIRLANE DR.
<i>[Signature]</i>	KIMBERLY BURTON	235 AIRLANE DR.
<i>[Signature]</i>	ERNEST ETHERIDGE	2821 ELIVMOR AVE

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SEP 15 2009

PLANNING SERVICES
DEPARTMENT
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PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

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Signature	Printed Name	Street Address
<i>Louis Madler</i>	Louis Madler	2688 E Julian Rd
<i>Walden Madler</i>	Walden Madler	2688 E Julian Rd
<i>Joe Ence</i>	Joe Ence	3021 N. JUANITA
<i>Mark J. Sykora</i>	Mark J. Sykora	337 N Juanta Dr.
<i>Tom Lathrop</i>	TOM LATHROP	337 N JUANITA DR
<i>Ernest Merino</i>	ERNEST MERINO	355 N JUANITA DR
<i>Ron Froemming</i>	Ron Froemming	457 Juanta, AS
<i>William Dean</i>	William Dean	457 Juanta Dr
<i>John Madler</i>	John Madler	301 N - Juanta
<i>Thomas Wagner</i>	Thomas Wagner	242 N FRANKLIN RD
<i>Richard Thompson</i>	Richard Thompson	Small D.

RECEIVED

SEP 16 2009

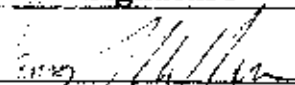
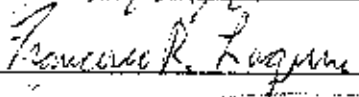

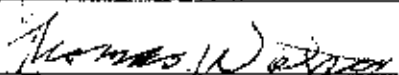
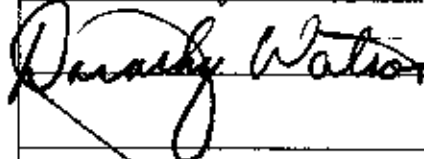
PLANNING SERVICES DEPARTMENT

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**PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE
DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD**

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Signature	Printed Name	Street Address
	James L. Williams	246 Sybil, Palm Springs
	Francisco R. Laguna	246 Sybil, Palm Springs
	D.H. Byers	358E Dosow Holly P.S. CA
	THOMAS WATSON	235 N. EASMORE Circle, P.S.
	Dorothy Watson	235 Easmore Cir PS

RECEIVED
SEP 15 2009
PLANNING SERVICES
DEPARTMENT
0203 10.470

**PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE
DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD**

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Signature	Printed Name	Street Address
<i>[Handwritten Signature]</i>	THADDEUS SIMIYA	2777 LIVIMOR
<i>[Handwritten Signature]</i>	MARCO ROY	2777 LIVIMOR
<i>[Handwritten Signature]</i>	BURE NELSON	2777 LIVIMOR

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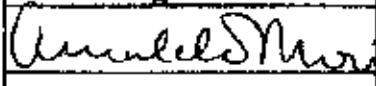

PLANNING SERVICES
DEPARTMENT

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10.470

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

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Signature	Printed Name	Street Address
	Arnaldo Moreno	2740 E. Livmor
	Jeffrey Mondon	2740 E. Livmor.


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PLANNING SERVICES DEPARTMENT

PETITION TO OPPOSE THE RELOCATION OF THE WELL IN THE DESERT FOOD BANK FACILITY TO 555 N. COMMERCIAL ROAD

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Signature	Printed Name	Street Address
	T. Scott Schriefer	2722 E Livmor Ave, PS, CA

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SEP 3 - 1997

PLANNING SERVICES DEPARTMENT

Mr. Craig Ewing
Director of Planning Services
City of Palm Springs
3200 Tahquitz Canyon Drive
Palm Springs, CA. 92262

Planning Commission:

I think it is imperative that we allow the Well in the Desert to continue serving food in Palm Springs to low-income individuals and families. Having taught for Palm Springs Unified School District for over 12 years at Nightingale Manor Emergency Family Shelter, I know firsthand the needs of the families and especially of the children.

I have inspected the site at 555 Commercial and found it to be out of sight and away from houses. The Well will be a safe, quiet, secure area where assistance can be provided for those desperately in need. This is consistent with other services in M-1-P zones provided by the Mizell, Stroke Center and other organizations.

Please allow The Well in the Desert to continue their work and approve the 555 Commercial site for food services.

Thank you for your consideration and allowing me to continue to be a proud resident of our beautiful Palm Springs.



MAUREEN FERRITER
2353 Blando Road
Palm Springs, CA. 92262

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SEP 15 2004

PLANNING SERVICES
DEPARTMENT

0608

John O. Bernal
97 Duboce Avenue
San Francisco, CA 94103-1231

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

September 15, 2009

Dear Mr. Newell:

As the owner of my second home at 695 N. Juanita Drive, and as a resident of Palm Springs, I'm writing you to voice my opposition to the Well of the Desert's plan to move its homeless center into my neighborhood.

This homeless center has caused a myriad of problems at its current location in Sunrise Park, and I do not want to become an involuntary host to these problems in the future. The proposed location directly borders my street, Juanita Drive, just a few doors down from my residence.

This will have a profound impact on the quality of life on Juanita Drive. Approximately 200 homeless people will be walking daily through my neighborhood to access the twice-per-day meal services, substance abuse, anger management and recreational services. This number could rise substantially.

I believe the undeveloped parcels on Juanita Drive will see homeless encampments, and the entire neighborhood will have to tolerate loitering, public drinking, drug use, and an increase in crime. This is unacceptable to me, as my second home is unoccupied for weeks at a time. I couldn't ask for a better "crime waiting to happen" than the match of my adjacent unoccupied home to a homeless person with plenty of time on their hands.

This will also affect the value of my property, which is equally unacceptable to me. I am retired now after 40 years of hard work. I purchased a beautiful mid-century home in Palm Springs with which I could enjoy my golden years as well as the security of a sound investment. As city Planner you know that last year I made improvements to my home which contributes to the city's revenues.

I understand the need to assist the homeless. After living in San Francisco for 38 years, I've seen every imaginable effort and plan to manage this problem. There seems to be no easy solution. A good percentage of the homeless don't want to be assimilated into society. This percentage want to live on the streets and take whatever society provides them.

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SEP 15 2009

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PLANNING SERVICES

My opinion is that we should only provide for them in a way that does not negatively impact the security and wellness of others around them. My neighborhood is not the proper place to accomplish this. There are other areas in Palm Springs where there are no established homes and which are closer to other resources that the homeless access.

Sincerely,

<signed>

John O. Bernal

0209

RECEIVED

SEP 16 2009

PLANNING DEPARTMENT

David Newell

From: Paul Gross [paulrichardgross@gmail.com]

Sent: Monday, September 14, 2009 8:37 PM

To: David Newell

Subject: Proposed Homeless Shelter at 555 Commercial Road, Palm Springs CA

Mr. David Newell, Planner

I am one of two owners of a home address at 623 N. Monterey Rd in Palm Springs, CA. I am apposed to bringing in a homeless shelter at this location and feel it is far to isolated a site to relocate a homeless shelter. There current setting is far better a location. I feel that our neighborhood would be negatively impacted. Pfcase dont move a homeless shelter to 555 Commercial Road, Palm Springs CA.

Sincerely,
Paul Gross
510-418-5014

RECEIVED

SEP 15 2009

0201 **PLANNING SERVICES
DEPARTMENT**

David Newell

From: Denise Bystrzycki [dlbystrzycki@msn.com]
Sent: Tuesday, September 15, 2009 6:42 AM
To: David Newell
Subject: Letter of Protest re: New Location of Well of the Desert

Dear Mr. Newell,

We are writing this letter to formally protest the relocation of The Well of the Desert from it's current location at Baristo Road and Sunrise Way to 555 Commercial Road. Although we believe the Well in the Desert does an admirable job in helping to feed the homeless in this community, our sincere concern is that the camping, loitering, vandalism, and disorderly conduct that follows this organization will be coming into and disrupting this quiet residential neighborhood.

Thank you for your consideration,

Denise Bystrzycki & Shawn Wanta
645 North Monterey Rd.

RECEIVED

SEP 15 2009

**PLANNING SERVICES
DEPARTMENT**

0202

David Newell

From: estern839@aol.com
Sent: Tuesday, September 15, 2009 11:03 AM
To: David Newell
Subject: Well in the Desert

Dear Mr. Newell,

Please. Many people are in need and Well in the Desert helps those who need a hand up.
Can we please count on your help and assistance to insure that zoning issues are resolved so the new
facility can move forward
and the good work continues.

With gratitude,
Eileen Stern
Palm Springs

RECEIVED

SEP 15 2009

0203

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: don and linda perry [donandlindaperry@gmail.com]

Sent: Tuesday, September 16, 2009 12:45 PM

To: David Newell

Subject: Well in the Desert

Please pass the zoning request for Well in the Desert. It is a very worthwhile organization and should be allowed to continue its humanitarian work.

Linda Perry, Palm Springs, Ca.

RECEIVED

SEP 15 2009

0201 **PLANNING SERVICES
DEPARTMENT**

David Newell

From: Steve J. Ruzicka [steve.ruzicka@juno.com]
Sent: Tuesday, September 15, 2009 2:13 PM
To: David Newell
Subject: Homeless Home

Dear Sir,

I am presently traveling abroad and my neighbor just informed me that the City of Palm Springs is evaluating the location for a homeless shelter in our neighborhood. While not having any details and not being able to attend the hearing, I still want to raise my concerns. Our neighborhood is purely residential and should not accommodate any business. I trust that a commodo-incommodo inquiry will be initiated so every concerned inhabitant can provide their opinion.

I will be back on September 26 and will contact you again.

I am sure that a concerted solution can be found.

With best regards

*Steve J. Ruzicka
508 N Burton Way
Palm Springs, CA 92262
Home 1 760 477 7279 , Cell 1 858 228 7593*

RECEIVED

SEP 16 2009

PLANNING SERVICES

David Newell

From: Gayle Hodges [ghodges@dc.rr.com]
Sent: Tuesday, September 15, 2009 2:32 PM
To: David Newell
Subject: FW: Well in the Desert

From: Gayle Hodges [mailto:ghodges@dc.rr.com]
Sent: Tuesday, September 15, 2009 2:26 PM
To: 'david'
Cc: 'Rose1944@aol.com'
Subject: Well in the Desert

Dear Mr. Newell and members of the Planning Commission,
As homeowners in the Ruth Harding Park neighborhood and as volunteers and board members of The Well in the Desert, we wish to show our support for the future move of The Well to its future location to North Commercial Road, Palm Springs. We considered this a much better location than the current one; away from schools, library, park and a means to grow in the future as needed by the community. As a volunteer for The Well for the last eight years, I have seen the numbers climb from 80 to 200 a day and I expect this to continue. Please consider giving The Well in the Desert a letter stating they conform to the M-1-P industrial zoning as granted to the Stoke Recovery Center. We considered this move will benefit not only The Well but also The Stroke Recovery Center as they might be able to share needed resources and knowledge.

Sincerely,

Gayle and Chuck Hodges
Business Owner
Prime Time International

Gayle Hodges

*760-861-1373 cell
760 325-8827 fm*

*1203 East Buena Vista Dr
Palm Springs, CA
92262*

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SEP 15 2009

0209
**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Ann Morris [morris_ann@yahoo.com]
Sent: Tuesday, September 15, 2009 3:09 PM
To: David Newell
Subject: Well of the Desert move

David,

Please do not approve the move of Well of the Desert to 555 Commercial Road. With the homeless walking through our neighborhood several times a day, it would be devastating to our home values, and crime, loitering and drug abusers around our homes would be daily occurrences.

I recently retired from the Palm Springs Library, and I know how bad that area became with the move of the Well of the Desert to the Frey building. Police were called on a regular basis to deal with alcohol and drug abusers in the area. and loitering around the Library, Boys & Girls club, and Ralph's were daily problems. Without the consistent presence of the police in and around the park, the entire area would have been a homeless encampment as it was beginning to be before a large group of us complained to the City Council.

Again, please do not put our neighborhood in jeopardy by approving this move.

Thank you.

Ruby Ann Morris
282 N. Sunset Way, P.S.

RECEIVED

SEP 15 2009

0287

**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Wilson, Uschi - Paramount [Uschi_Wilson@Paramount.com]
Sent: Tuesday, September 15, 2009 3:28 PM
To: David Newell
Subject: RE: Homeless Home

Dear Mr. Newell, I agree with our neighbor Steve Ruzicka. We live in LA and are not able to attend the hearing but are very concerned about a shelter for about 200 people so close to our residential community. Thank you.

Sincerely,

 **Ask about our Holiday Package Rates!**

uschi wilson | executive director
paramount pictures | 5555 melrose ave.
von sternberg 207 | hollywood, ca 90038
phone 323.956.8599 | fax 323 862 2162
uschi_wilson@paramount.com

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SEP 15 2009

0238 **PLANNING SERVICES
DEPARTMENT**

David Newell

From: Michelle Secor [jmichelle@earthlink.net]
Sent: Tuesday, September 15, 2009 4:58 PM
To: David Newell
Cc: jmichelle@earthlink.net
Subject: Homeless Center moving from Sunrise Park to our area

I am opposed to the homeless center coming to our area. I have lived here for the last 9 years and do not wish to have it in my neighborhood.

Thank you
Michelle Secor

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SEP 15 2009

0289 PLANNING SERVICES
DEPARTMENT

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Way
Palm Springs, CA 92263

Dear Planning Commissioners,

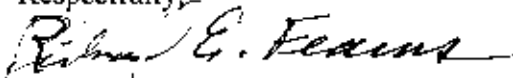
This letter is to inform you of my opposition to the proposed re-location of "Well In The Desert" to 555 Commercial Road, in Palm Springs. While my heart goes out to the homeless, I emphasize that this letter is not a "not in my neighborhood" complaint. Rather, this letter is a "not in any neighborhood" plea to you as a member of the Planning Commission in Palm Springs.

I need not review the negative aspects of a homeless center that's located in or near a residential neighborhood. The example of the homeless center in its present location at Sunrise Park speaks volumes as to what a homeless center does to any residential neighborhood. Just look at the area it's located in right now and see for yourself what happens at times when meals are provided. Such a center needs to be located a greater distance from retirement communities, and where children frequent the area.

Palm Springs is a resort community where people such as me locate in order to seek protection from the challenges that age cannot combat. Such challenges include homeless encampments, loitering, public drinking and drug use, an accumulation of personal belongings usually associated with a shopping cart, and an increase in crime. Whether such behavior is against the law or not, the fact is that it exists. Again, for verification of this just look at what's going on where the center is located right now. A homeless center in my neighborhood, and the problems that come along with it, is not in keeping with my goal of peaceful retirement in this desert community. I sincerely hope that it's not in keeping with your goal of maintaining a resort atmosphere where people may reside in peace and quiet here in Palm Springs.

I urge you to recommend against the use of the building at 555 Commercial Road for the purpose of providing a homeless center.

Respectfully,



Richard E. Fearn
589 N. Monterey Road
Palm Springs, CA 92262

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SEP 16 2009

0039
PLANNING SERVICES
DEPARTMENT

Attention; David A Newell, Sept 10th
2009

Hello, I'm Cynthia Hammer.
And my son Sterling and I live at
657 Juanita dr. P.S. phone - 760-323-4739

I'm a single mother and my
son and I have lived here for 15 yrs.
I own my house and I'm very
concerned about my property values
and safety now.

It's been brought to my attention
that the city is considering a homeless
shelter across the street from me.

Please NO ——— Please →

I don't agree of this
at all for the obvious
Reasons.

Thank you
Cynthia Hammer

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SEP 16 2009

**PLANNING SERVICES
DEPARTMENT**

WESSMAN

HOLDINGS / DEVELOPMENT COMPANY

September 16, 2009

WELL IN THE DESERT
1911 E. Baristo Road
Palm Springs, CA 92262

Attention: Arlene Rosenthal

Dear Arlene:

WELL IN THE DESERT has been a tenant of Wessman Holdings, LLC for several years at The Center in downtown Palm Springs. They have been excellent tenants, incident-free.

In the beginning, some of the downtown merchants were leery about having them as neighbors. Once they became tenants, that all changed, and they are embraced there.

We are very pleased to have the WELL IN THE DESERT as tenants and hope they remain so for many years to come.

Sincerely,



John Wessman

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SEP 16 2009

**PLANNING SERVICES
DEPARTMENT**

0912

David Newell

From: Mbwehrlri@aol.com
Sent: Tuesday, September 15, 2009 11:24 PM
To: David Newell
Subject: Well in the Desert

Dear David Newell,

I am writing to ask you support for Well in the Desert. At a time when more and more people need their services it is crucial that they have a location that works. The facility at M-1-P zone on North Commercial Road is that place. Your support can make all the difference.

Thank you for our support.

My best,
Mary Brent Wehrli

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SEP 16 2009

0813
**PLANNING SERVICES
DEPARTMENT**

David Newell

From: Terrie Andrade [AndradeInPs@verizon.net]

Sent: Wednesday, September 16, 2009 9:56 AM

To: David Newell

Subject: Support for Well In the Desert

We, as citizens of Palm Springs...trust that our public administrators will make decisions and take actions to benefit the entire population. Relocating The Well will allow the less fortunate in our city to continue receiving the basic humanitarian services they so desperately need,,in a location far more suitable to their operation. In turn, the Sunrise Park facility can be used to serve another worthy community purpose.

Thank you that logic and compassion still have a place in modern day politics.

Terrie and Ruben Andrade
Palm Springs, CA

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SEP 16 2009

**PLANNING SERVICES
DEPARTMENT**

0211



THE CHURCH
OF ST. PAUL IN
THE DESERT

The Rt. Reverend
James R. Mathes, Bishop

The Reverend
Andrew Green, Rector

The Reverend
Stephanie E. Parker,
Associate Rector
Director of Programs

Nathan B. Ensign
Organist/Choirmaster

P.O. Box 1139
Palm Springs, CA
92263-1139
760-320-7488
www.StPaulintheDesert.com

September 17, 2009

City of Palm Springs Planning Commission
Attn: David Newell, Associate Planner

RE: Case 10.470 The Well in the Desert

Dear Mr. Ewing,

I am pleased to be able write a second letter in support of *the Well in the Desert* as they prepare to move into a new location. This letter specifically regards the determination before the Planning Commission. I believe that the use proposed by *the Well* is appropriate for an M-1 zoning.

First, I don't believe that there is any zoning designation that is intended for feeding hungry and poor people. As a result, siting any feeding program would require special consideration. I have looked at the specified uses for M-1 and the different types of businesses or non-profits in the area.

The use is compatible because establishments which serve food, particularly for the people who work in the area, are mentioned in the zoning description.

The use is compatible because of the relatively quiet environment of the existing businesses. It is not that they need quiet, but that there does not seem to be lots of activity throughout the day. *The Well* should not disrupt their activities.

The Commercial Rd. location is very close to Farrell and should have access to transportation. The #14 line which serves the current location also serves the new location (on Farrell).

Finally, the reality of people in need in our community is not going away. The Commission has the opportunity to guide the provision of service to this population. I don't believe there is a perfect location, but I believe that the proposed location is appropriate and that it may be better than a location near a park, school, and children's club.

The Well has developed a good working relationship with the Palm Springs Police Department. That cooperation should insure a safe and effective new location for *the Well*. I live about 300 feet from the current service location of *the Well*. They have been good neighbors and I am proud that they provide care for a portion of Palm Springs that needs help today and will need help in the future.

Sincerely,

Andrew Green

John O. Bernal
97 Duboce Avenue
San Francisco, CA 94103-1231

Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

September 15, 2009

Dear Mr. Newell:

As the owner of my second home at 695 N. Juanita Drive, and as a resident of Palm Springs, I'm writing you to voice my opposition to the Well of the Desert's plan to move its homeless center into my neighborhood.

This homeless center has caused a myriad of problems at its current location in Sunrise Park, and I do not want to become an involuntary host to these problems in the future. The proposed location directly borders my street, Juanita Drive, just a few doors down from my residence.

This will have a profound impact on the quality of life on Juanita Drive. Approximately 200 homeless people will be walking daily through my neighborhood to access the twice-per-day meal services, substance abuse, anger management and recreational services. This number could rise substantially.

I believe the undeveloped parcels on Juanita Drive will see homeless encampments, and the entire neighborhood will have to tolerate loitering, public drinking, drug use, and an increase in crime. This is unacceptable to me, as my second home is unoccupied for weeks at a time. I couldn't ask for a better "crime waiting to happen" than the match of my adjacent unoccupied home to a homeless person with plenty of time on their hands.

This will also affect the value of my property, which is equally unacceptable to me. I am retired now after 40 years of hard work. I purchased a beautiful mid-century home in Palm Springs with which I could enjoy my golden years as well as the security of a sound investment. As city Planner you know that last year I made improvements to my home which contributes to the city's revenues.

I understand the need to assist the homeless. After living in San Francisco for 38 years, I've seen every imaginable effort and plan to manage this problem. There seems to be no easy solution. A good percentage of the homeless don't want to be assimilated into society. This percentage want to live on the streets and take whatever society provides them.

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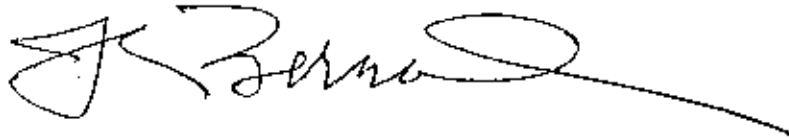
SEP 17 2009

PLANNING SERVICES

0215

My opinion is that we should only provide for them in a way that does not negatively impact the security and wellness of others around them. My neighborhood is not the proper place to accomplish this. There are other areas in Palm Springs where there are no established homes and which are closer to other resources that the homeless access.

Sincerely,

A handwritten signature in black ink, appearing to read "John O. Bernal". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John O. Bernal



Date: 9/23/09 *PC*
Additional Material *MHS*
Item 2B

Count on us...for life.

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Daniel I. Doss, ACSW, LCSW

* Deceased

September 18, 2009

City of Palm Springs Planning Commission
Attn: David Newell
PO Box 2743
Palm Springs, CA 92262

Dear Mr. Newell:

Thank you for this opportunity to express my support for Well in the Desert's application to relocate to a new site to house its program to provide meals and additional social services to the hungry and poor of our community. Over the years the staff and lay leadership of the Well have worked tirelessly to establish good relationships with the surrounding community, businesses and Palm Springs Police Department. In my capacity as executive director of Jewish Family Service of the Desert for the last fifteen years, I have seen first hand the positive impact made by The Well, which primarily relies on volunteers to carry out its mission.

It is my understanding The Well's application to relocate to its new site meets the required criteria to run their feeding program in the proposed location, and should their application be denied, a great disservice would be done to the citizens of our community who rely on The Well's good work day in and day out.

I have been present at a number of meetings at which Palm Springs residents have expressed strong opposition to serving the poor in proximity to residential neighborhoods. While no location may be perfect, I believe the proposed site is appropriate for this service and will enable The Well to continue its mission in a responsible and dignified manner.

Thank you for considering my input on this matter.

Sincerely,

Dan Bass

Executive Director

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SEP 21 2009

**PLANNING SERVICES
DEPARTMENT**

www.jfsdesert.org

72925 Fred Waring Drive
Suite 202
Palm Desert, CA 92260
T 760 568 2441

Jewish Family Service is a beneficiary of the Jewish Federation
of Palm Spring and Desert Area, the United Way of the Desert and
a member agency of the Association of Jewish Family and Children's Agencies

801 E. Tahquitz Canyon Way
Suite 202
Palm Springs, CA 92262
T 760 325 4088 F 760 778 3781

Date: 9/23/09 PC
Additional Material MTG
Item 2B

David Newell

From: dougd100@aol.com
Sent: Friday, September 18, 2009 11:01 AM
To: David Newell
Subject: Homeless Center

September 18, 2009
Mr. David Newell, Planner
City of Palm Springs Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

Dear Mr. Newell:

I am writing in opposition to the proposed re-location of the Well of the Desert homeless center to 555 Commercial Road.

I am a resident and home owner in Palm Springs and a very concerned about the traffic of homeless people traveling through residential areas to and from Sunrise Park, where they are currently allowed to live, and the re-located homeless center for services and meals.

Our neighborhoods have been compromised more than enough by the housing market decline, with unkept homes, illegally parked cars, trash dropped by a less than invested transient renter population, gang graffiti markings, and a host of other quality of life issues. The last thing that we need is for people, who by choice or force live in Sunrise Park, to be walking through our neighborhoods to be fed by a well meaning organization. You may recall that the Palm Springs Police Dept. has at times located a mobile command center in Sunrise Park to maintain order among this population. To force this same population to wander our neighborhoods for daily meals is insanity.

All people desire to help those in need, but that help should never be at the expense of the quality of life of our neighborhoods and the tax paying citizens of the City of Palm Springs.

I urge you not to allow this folly to move forward and to protect the ever diminishing quality of life that Palm Springs home owners enjoy.

Please do not allow this to happen. Please locate the homeless population and the services provided to them in one location that will not adversely effect our neighborhoods.

Thank you very much.

Sincerely,

Douglas Dominianni
221 North Burton Way
Palm Springs, CA 92262

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SEP 21 2009

0219

**PLANNING SERVICES
DEPARTMENT**

Planning Commission Meeting

Date: 9/23/09

Additional Material

Item 2B

CASE MANAGER

DAVID A. NEWELL
ASSOCIATE PLANNER
DEPARTMENT OF PLANNING SERVICES

FAX: (760) 322-3360

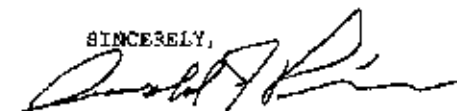
CITY OF PALM SPRINGS, CALIFORNIA

RE: WELL IN THE DESERT'S MEAL SERVICE, DRUG/ALCOHOL
COUNSELING PROPOSED LOCATION: 555 COMMERCIAL ROAD,
PALM SPRINGS

DEAR SIR:

AS OWNER OF THE PROPERTY AT 680 QUINCY WAY IN THIS
NEIGHBORHOOD
I STRONGLY OBJECT TO HAVING THIS TYPE OF ACTIVITY INSERTED
IN OUR
QUIET NEIGHBORHOOD.
I WOULD CERTAINLY APPRECIATE YOUR NEGATIVE DECISION ON THIS
MOVE.

SINCERELY,



ARNOLD J. PRICE
680 QUINCY WAY
PALM SPRINGS, CALIFORNIA

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SEP 22 2009

PLANNING SERVICES
DEPARTMENT

0000

David Newell

From: KEVIN HUNT [kfhunt@verizon.net]
Sent: Monday, September 21, 2009 9:03 PM
To: David Newell
Subject: The Well in the Desert

Mr. Newell,

My name is Kevin Hunt and I co-own the home at the corner of Alejo and Juanita Drive.

Having thought about the Well in the Desert's proposed move to Commercial Drive, reading the letters, attending the meeting with the Sunmor neighborhood group and reading the submitted application, I've concluded that I can not support the Well in the Desert's move into the Commercial drive location.

The analysis prepared by your team seems to agree with my concern regarding the potential for increased loitering and negative impact on the resort-residential quality of life in the neighborhood. I in fact believe, based on my observation of the current operations location, that clients WILL loiter within "close proximity of the facility or in the adjacent residential neighborhood".

I hope you'll agree that this is not the correct location for these services.

Thank you.

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SEP 22 2009

**PLANNING SERVICES
DEPARTMENT**

September 23, 2009

Mr. David Newell
City of Palm Springs
Planning Department
3200 Tahquitz Canyon Way
Palm Springs, CA 92262

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SEP 23 2009

Sent via email: David.Newell@palmsprings-ca.gov

**PLANNING SERVICES
DEPARTMENT**

For over a decade my husband and I have been watching the Planning Commission and City Counsel Meetings and, while doing so, we became aware of the Well in the Desert, equally for the gracious and much needed humanitarian work that it provides and for the opposition it has faced from residential communities in which it has intended to locate. It is sad and is an irony to the good work the Well provides, but – however inadvertent – the Well has long been considered to be a blight by those who live in the residential areas of Palm Springs. This is because the Well of the Desert creates a large and unsavory loitering component, along with associated problems common to the homeless and non-functioning segment of the population to which the Well offers nourishment.

Due to the Well's inability to be accepted by residential neighborhoods in Palm Springs proper, its present location was found in Sunrise Park and was intended as a temporary location. This temporary location has lasted for seven years – seven years that have offered great insight as to what the Well offers as neighbors.

It is amazing and inexplicable that, against the dictates of logic, the Well routinely feigns innocence on its impact on surrounding residential communities - but they can not argue that the past seven years has born empirical witness to the Well's actual impact on a specific residential community. During this time, Palm Springs has witnessed loitering, vagrancy, "tent cities", and possible drug use in Sunrise Park.

When we purchased our home in Palm Springs, the choice in location was in part oriented with the knowledge that the Well in the Desert was – by this time - located with considerable notoriety in Sunrise Park and thus that area was automatically - and without further thought – dismissed from being included in our consideration.

(It is evident now that I should have recognized my selfishness in thinking that the problems associated with the Well weren't "just someone else's problem" and realized that we would likely be next in a long list of residential neighborhoods

0202

that the Well in the Desert so inexhaustibly attempts to infiltrate. However dramatic it might sound, I must add that there is a certain suspicion in their timing - attempting to move into a residential community under the stealth of the silent, dead heat of the summer.)

Given what we know of the Well in the Desert, it was understandably with great alarm that we heard of the Well of the Deserts plan to transplant into our own community. To me, it seems to be an untenable thought. I do not want my neighborhood to appear as Sunrise Park appears to me. On my morning jogs, I avoid Sunrise Park - should I now avoid my own neighborhood?

I don't want to be nervous to go to my car at night. I don't want to be nervous to walk my dog. I don't want to feel that I should put my alarm on in my house while at home. I don't believe that my choice in purchasing my property warrants any of this, yet all of these things I most certainly will feel should the Well locate one block behind me, with entrances on either side of me.

I don't give credence to arguments that are offered on the other side of the issue, especially by those who do not live where I do, and I don't concur with those who would contend it to be petty or selfish in the face of the gracious and righteous fight to help the poor - I, myself, did not buy a home amidst the psychological mine-field that a group of loiterers, on or off drugs, on or off their meds, functioning or non-functioning, would represent to me. While I care about these people receiving the help that they should get and do deserve, I do not support such a usage of the area behind my house and am absolutely set against it.

I am certain that my property value would plummet with the Well of the desert located so near to me. This is not a perspective, or a guess, but is a solid fact.; the percentage of people interested in a property with homeless people loitering near it compared to the percentage that would buy a home in the midst of a peaceful neighborhood is drastic. What's more, the well would have to be disclosed to perspective buyers. More realistically and likely, it wouldn't have to be disclosed at all because it would be quite evident, especially to those residences facing and fronting the building on Juanita. No one needs to be told by a third party what goes on in the Sunrise Park area.

Let's say that, at best, the activities associated with the loitering homeless in Sunrise Park, such as not taking medications prescribed for chemical imbalances, drug use, possible criminal backgrounds are only a perception of the public, rather than actual fact. For instance, no drug use is taking place, it is simply perceived to be happening. That is at best. Well, the very perception itself of loitering people using drugs is the FACT that drives home prices lower.

This is especially so in a resort style community, where the buyer is driven in the pursuit of a pristinely peaceful quality. This resort style is how the zoning refers to residential areas in Palm Springs; it would be appropriate to assume that

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SEP 23 2009

buyers in a resort style community are buying to escape urban troubles. I am truly unwilling to make such a sacrifice to my investment.

However, my investment is not intended to be purely monetary, but is intended as an investment into my husbands and my retirement in a resort community, one invested in specifically for its resort style community and lack of urban cares. I am also not willing to sacrifice the peace of my retirement.

It is not that the citizens are against the Well in the Desert and its extremely wonderful and charitable work - and I am sure that many of our citizens probably donate to the Well - it is simply incongruous to the harmony of any residential community.

It seems clear to me that it is time for the Well in the Desert to take the responsibility of understanding that their next location must meet the requirement of being well away from any residential area in Palm Springs proper.

I also believe that it is incumbent upon the Planning Commission and the City to realize it's obligation to it's citizens and to recognize that, neighborhood after neighborhood, the City residents have spoken and are not willing to be sacrificed to the Well.

It would be a hard assertion to make for the Well not to be located in a residential area were there no more appropriate areas for it to be located. Well, in this case, there clearly are areas that are blatantly appropriate for the intended uses of the Well in the Desert. The city itself has recognized the fact that there are more suitable sites for such uses as illustrated by its wise judgment in locating the new homeless shelter across the 10 Freeway off of Indian Canyon. I believe that the City had offered to share that space with the Well in the Desert? Otherwise, at that site there are many buildings that that would suit the Well of the Desert far better than in residential Palm Springs proper. I believe that the rent would further suit the not-for-profit budget of the Well of the Desert.

Thanks so much,
Leigh Reavis
668 N. Farrell Drive

RECEIVED

SEP 23 2009

**PLANNING SERVICES
DEPARTMENT**

0201

David Newell

From: Eric Wildermuth [ewildermuth@dc.rr.com]
Sent: Wednesday, September 23, 2009 8:54 AM
To: David Newell
Subject: Well of the Desert Relocation

Dear Mr. Newell:

I reside at 546 N. Farrell Dr. I am writing you to voice my opposition to the Well of the Desert's homeless center's relocation to my neighborhood. This neighborhood already has issues with crime and heavy traffic due to Farrell St. I have concern that the addition of a homeless center will only increase crime, loitering and a further blight. I have witnessed first hand the loitering, trashing and other illegal activities near the current Well location on Sunrise and would not like to see my neighborhood subjected to the same fate. There must be dozens of more viable locations for the services provides to the homeless away from residential neighborhoods. As a tax-paying resident I believe our rights should take precedent over non-residents in our neighborhood. I urge you to deny the application.

Sincerely,

Eric Wildermuth
546 N. Farrell Dr.
Palm Springs, CA 92262
760-992-9835

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SEP 23 2009

**PLANNING SERVICES
DEPARTMENT**

0925

Date: 9/23/09 Meeting
Additional Material
Item 2B

David A. Newell, Associate Planner
Department of Planning Services
City of Palm Springs
3200 East Tahquitz Canyon Way
P. O. Box 2743
Palm Springs, CA, 92263-2743

Dear Mr. Newell:

We have recently become aware of the intentions of the Well of the Desert to relocate from their current facility on Baristo and Sunrise to our residential neighborhood. Their claim that they are relocating to a commercial area far from a residential neighborhood is clearly misleading; I urge you to come visit the neighborhood and examine the close proximity that this facility will have to Juanita Avenue and to the surrounding neighborhood.

This facility would have a huge impact on the surrounding streets just from the approximately 200 people that would be flowing through this neighborhood on a daily basis. There would be an appreciable increase in noise, loitering, litter, crime and vandalism (as is well documented from their current facility on Baristo).

This very quiet residential area would suddenly become a gathering place for the homeless resulting in a reduction of property values and quality of life for the residents.

In addition there are no public restroom facilities and this neighborhood is not very well served by public transportation. The lack of public facilities will result in a health and safety hazard for nearby residents, as the homeless will be obligated to relieve themselves on nearby empty lots or on the street.

There is also a huge potential for the homeless to "camp out" in the many neighboring empty lots, again resulting in a health and safety concern for the neighborhood.

We are already burdened by noise from the airport and the increased speed limit (45 mph) and the resulting heavier traffic on Farrell Drive. This is an unacceptable additional liability on one of Palm Springs' heritage neighborhoods, and is not in keeping with our reputation as a resort community.

This organization has made several unsuccessful attempts to move to various residential area of the city. I urge you to not allow this relocation to proceed in our neighborhood or any residential neighborhood of the city, and to urge them to relocate to the Desert Resource Center which is in keeping with the plans of the Planning Commission and which has already been paid for by the taxpayers of the City of Palm Springs.

I appreciate your attention to this matter and hope that this letter will become part of the public record for the planning commission.

Yours truly,

Robert Carlson
696 North Farrell Drive
Palm Springs, CA
92262
415.994.8938

RECEIVED

SEP 02 2009

PLANNING SERVICES
DEPARTMENT

Date: 9/23/09 *pc*
Additional Material *mtg*
tem 2B

September 2, 2009

Dear Mr. Newell,

I am writing you this letter in the hope that you can help us protect our quite resort neighborhood. On the 19 of August I received a newsletter on our driveway from Well in the Desert saying that their were planning to relocate just behind our new home which we purchased last september. We have also learn that there will be a mceting with the Director of the organization on Saturday September 5th at in which Arlene Rosenthal is going to present her project to the Summor neighborhood association and anyone that is willing to come. No one from her organization came to invite us to this meeting. We found out through the Summor Association insted of the Well in the Desert contacting us. We are at ground zero and we will be greatly impacted by the 200 some people that would be walking down our street and behind the StoreQuest facility. As of today no one has made an attempt to communicate with us or anyone else in the area from either City Hall or the Well in the Desct.

My partner and I have been looking into what service they provide and why they are looking to relocate to our area. It seem that the organization has been struggling for the past 7 years to find a pertmanent home from where they can provide their services. I have gone to the librabry and look through the piles of records in regards to this issue. It is clear that there that this facility should not be in a residential area where families are raising their children and the security of the residents is being put at risk.

This morning we woke up at 6:00am and took a drive to where the facility is currently located. It is sad to say but we wanted to see what the future might hold for our quiet and safe residential area, if the Planning Commission chooses to make an exception to the zoning to allow them into our residential heritage neighborhood. What we saw reminded us of why we moved from San Francisco a "world class" city. We saw a woman sleeping on the grass in the park in an area that is clearly marked not to, shopping cards full of stuff and a guy that appears to be drinking a beer across the street from their current location while waiting for the facility to open, I have attached this pics for you. We moved to Palm Springs because we wanted to live in a warm resort community with lower crime than San Francisco. A place were we can become an integral part of the our community and where we can feel safe.

RECEIVED

SEP 02 2009

PLANNING SERVICES

We are both aware the Arlene Rosenthal was made part of the planning for the new facility (the Desert Resource Center) which has been built and is schedule to open in early January to provide a permanent location. The Well in the Desert client's can recieve all the services they are current receiving in addition to many others which the Well in the Desert cannot provide such as 100+beds and full time medical services for people in need. All made possible by the city of Palm Springs , CVOS and taxpayers along with many other organizations, in an cffor to end homelessness in the Coachella Valley .

We feel that we can all agree that a residential is clearly not the best choice considering that lots of money and effort has been put in building a state of the art facility opening in January. I urge you to please help us protect this wounderful community.

Victor A. Roldan

696 N. Farrell Drive

Palm Springs , CA 92262

760-322-4296

415-412-6821

RECEIVED

SEP 02 2009

PLANNING SERVICES
DEPARTMENT

David Newell

From: Jerry Braun [jbraun@brandbuilders.us]
Sent: Wednesday, September 23, 2009 5:17 PM
To: David Newell
Subject: Well in the Desert facility

Mr. Newell and Planning Committee,
We are full-time Palm Springs resident in the "SunRise Park" Neighborhood near Farrell and Alejo. We are writing in opposition to the plans to open the Well in the Desert facility in my neighborhood. We applaud the work that this organization does, but the placement in this neighborhood is not a good idea or good planning. It is not a convenient location for those who use the services. Those walking to the facility on Alejo and Amado roads and even Farrell face lots of traffic with limited or no sidewalks, so this would be a safety issue. We are also concerned about what the location of this facility here will do to home values in an already strained housing market in Palm Springs. We urge you and the committee to find a more appropriate location for this facility elsewhere.

Thank you,

Jerry L. Braun and Larry Widel
467 No. Orchid Tree Lane
Palm Springs, CA 92262
jbraun@brandbuilders.us
Home: 760-864-6424
Mobile: 612-803-2262

RECEIVED

SEP 23 2009

 **PLANNING SERVICES
DEPARTMENT**

**NOTICE OF HEARING
CITY OF PALM SPRINGS, CALIFORNIA**



**BEFORE THE
CITY COUNCIL**

TO: Arlene Rosenthal, President
Well in the Desert
P. O. Box 5312
Palm Springs, CA 92263

NOTICE IS HEREBY GIVEN, pursuant to Palm Springs Municipal Code §2.50.080(d), of the hearing before the City Council, appealing the decision of the Planning Commission's denial of the application submitted by Well in the Desert, Case No. 10.470 DET, on September 23, 2009.

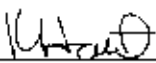
Hearing Date: Wednesday, December 2, 2009
Hearing Time: 6:00 a.m.
Location: Palm Springs City Hall
Council Chamber
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

AFFIDAVIT OF MAILING

State of California)
County of Riverside) ss.
City of Palm Springs)

I, KATHIE HART, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that the Notice of Hearing before the City Council was mailed to the party at the address above, on Friday, November 20, 2009, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

I declare under penalty of perjury that the foregoing is true and correct.



Kathie Hart, CMC
Chief Deputy City Clerk
City of Palm Springs, California

SUNMOR NEIGHBORHOOD ORGANIZATION

Palm Springs, CA 92262

November 24, 2009

Mr. Steve Pougnet
Mayor, City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Subj: Proposed Relocation of Well in the Desert

Dear Mayor Pougnet,

On July 29, 2009, the board of directors of the Sunmor Neighborhood Organization (SNO) voted unanimously to oppose the relocation of The Well in the Desert food distribution services (currently located at 1911 E. Baristo) to 555 N. Commercial Road. We conveyed that position and rationale in letters to the Planning Commission on August 17 and September 14, 2009 (copies attached).

Copies of SNO correspondence exchanges with Well in the Desert are also attached. We think that it is important that this correspondence be made part of the official record as it chronicles the Well's highly adversarial interaction with the SNO citizen group.

The residents of Sunmor urge you to uphold the Planning Commission's sound ruling and deny the Well in the Desert's appeal.

Please feel free to contact me if you have any questions. I can be reached at (760) 992-9743.

Sincerely,

Barbara Marshall

Barbara Marshall
Chair, SNO

Attachments:

- (1) SNO ltr to PC Sep 14, 2009
- (2) SNO ltr to PC Aug 17, 2009
- (3) SNO ltr to Well Nov 11, 2009
- (4) Well ltr to SNO Nov 5, 2009
- (5) SNO ltr to Well Sep 14, 2009
- (6) Well ltr to SNO Sep 8, 2009
- (7) Well ltr to Residents Aug 17, 2009

Copy to:

City Council Members (Ginny Foat, Rick Hutcheson, Chris Mills and Lee Weigel)
City Manager (David Ready)
City Clerk (James Thompson)

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CITY CLERK
2009 NOV 24 PM 3:07

0201

SUNMOR NEIGHBORHOOD ORGANIZATION

2821 Livmor Avenue
Palm Springs, CA 92262

September 14, 2009

Mr. Leo Cohen, Chair
City of Palm Springs Planning Commission
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Well in the Desert Relocation to the Sunmor Neighborhood Area

Dear Mr. Cohen,

On July 29, 2009, the board of directors of the Sunmor Neighborhood Organization (SNO) voted unanimously to oppose the relocation of The Well in the Desert food distribution services (currently located at 1911 E. Baristo) to 555 N. Commercial Road. We conveyed that position and rationale to you in an August 17, 2009 letter; however, I wanted to make you aware of additional information.

On September 5, 2009 the SNO paid for a meeting space to give representatives of the Well in the Desert, including its president, Ms. Arlene Rosenthal, an opportunity to answer questions from SNO members about the Well's proposed relocation. More than 30 homeowners attended the meeting designed to open a dialogue with Well representatives. Unfortunately, at the conclusion of the meeting, virtually every homeowner expressed frustration that their concerns had not been adequately addressed. Chief among their concerns was, "Will the current problems with Well activities in the Baristo area merely be transferred to the area surrounding Juanita Avenue?" Because Ms. Rosenthal failed to satisfactorily answer that fundamental question our concerns about the potential negative impacts this relocation will have on our neighborhood have only been heightened.

On September 10, 2009 I addressed the Palm Springs Neighborhood Involvement Committee (PSNIC) to inform them of our concerns and to enlist their support for the premise that homeless food distribution activities of this sort should not be located in close proximity to any residential neighborhood. Our issue found many sympathetic ears among the neighborhood representatives and one even shared the Well's attempt to move into their neighborhood. We were delighted that Councilmember Ginny Foat was on hand to dispel some misinformation that came from representatives of the Well. Ms. Foat explained how the City has been very involved in opening the new multi-service resource facility in north Palm Springs to serve the needs of the poor and homeless. She explained the new facility will provide a full range of services including 175 beds, three meals a day, van transportation to and from the facility, showers, healthcare, computer access, and social services.

We have also been made aware of a number of independent letters from citizens and businesses with serious concerns about the negative impacts this relocation will have. I hope that you will take the time to closely review those letters as it appears there is a very compelling zoning argument that can be made for disapproving the Well's application for this proposed use.

Please don't hesitate to contact me if you have any questions. I can be reached at (760) 778-7161.

Sincerely,

Vincent Williams
President, SNO

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CITY OF PALM SPRINGS
2009 NOV 24 PM 3:08

0202

SUNMOR NEIGHBORHOOD ORGANIZATION

2912 Plaimor Avenue
Palm Springs, CA 92262

August 17, 2009

Mr. Larry Hochanadel, Chair
City of Palm Springs Planning Commission
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263-2743

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 24 PM 3:08
CITY CLERK

Subj: Well in the Desert Relocation to the SUNMOR Neighborhood Area

Dear Mr. Hochanadel,

On July 29, 2009, the board of directors of the Sunmor Neighborhood Organization (SNO) voted unanimously to oppose the relocation of the Well in the Desert services (currently located at 1911 E. Baristo) to 555 N. Commercial Road. Neither the Well in the Desert, nor the property owner, nor the involved realtor has contacted SNO to discuss the potential negative impacts this proposal will have on the quality of life in our neighborhood.

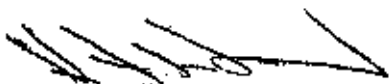
Likewise, we are extremely disappointed that the city has made no attempt to engage the SNO on this issue. As we are not in the habit of reviewing Planning Commission agendas we were first made aware of the Well in the Desert's plan via an article in the Desert Sun. Frankly, this is unacceptable.

We have been informed that the Well in the Desert recently attempted to move this service to another neighborhood but was rebuffed. We oppose the move for similar reasons and point to the ongoing and well-documented negative impact the Well in the Desert facility has had on the Baristo neighborhood.

Our views on this matter are not merely a "Not in my backyard" stand. We are confident that your review will quickly conclude that a facility of this sort, surrounded by residential areas, is not only inappropriate, but an inefficient way to provide this service. Aside from the crime and loitering this relocation will bring, there is no infrastructure (bus lines, fast food restaurants, public restrooms, etc.) to support the estimated 200 homeless who are expected arrive and leave from this facility daily. Additionally, a cursory review of a map reveals that most paths to 555 N. Commercial will be through residential neighborhoods (the homeowners along Juanita Avenue will be particularly affected).

We are endeavoring to collect additional information on this issue and are now circulating a petition to oppose this proposed move. You may contact me at [REDACTED]

Sincerely,



Vincent Williaras
President, SNO

Copy to:
City Manager (Mr. David Ready)
Mayor Pougnet and council members Weigel, Foat, Mills and Hutcheson
Office of Neighborhood Involvement (Ms. L. Husfeldt)
Desert Sun (Ms. Nicole Brambila)

6223

SUNMOR NEIGHBORHOOD ORGANIZATION

2912 Plaimor Avenue
Palm Springs, CA 92262

November 11, 2009

Ms. Arlene Rosenthal, President
Well in the Desert
P.O. Box 5312
Palm Springs, CA 92263

Dear Ms. Rosenthal,

We have received your letter dated November 5, 2009 and categorically deny the allegations and misrepresentations contained in the letter.

The Sunmor Neighborhood Organization denies any "flyer" distribution within or outside our neighborhood boundary. We also deny your accusation that our residents are soliciting drugs at the J. C. Frey building. You should call the Palm Springs Police Department regarding drug solicitation at your facility, rather than writing to us. Please remember that Sunmor wasn't the only group of residents at the September Planning Commission meeting opposed to your relocation to Commercial Road.

As per our September 14, 2009 letter, the SNO chooses to work with the City to address our ongoing concerns with the Well's proposed move. We feel it best to work with the City and its representatives, as they will have a more non-bias approach and opinion, this being one of the reasons we initially reached out to the City.

We do thank you and the Well's representatives for speaking with the Sunmor group. As discussed, we as an organization applaud your efforts with the Well for helping people in need, especially during these difficult economic times. However, we do not approve of the proposed relocation due to its proximity to a residential neighborhood.

Thank you for your understanding and we wish you and the Well in the Desert much success with your future endeavors.

Sincerely,

Vincent Williams

Chair, SNO

Copy to:

David Ready

Steve Pougnet, Chris Mills, Ginny Foat, Rick Hutcheson, Lee Weigel

Lee Husfeldt

Sgt. Castillo

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CITY CLERK
2009 NOV 24 PM 3:08

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Well in the Desert

an anti-prostitution community center

P.O. Box 5312
Palm Springs, CA 92262

2009 NOV 26 PM 3:08
COMMUNICATIONS
UNIT 101300

November 5, 2009

To: Vincent Williams, President, Sunmor Neighborhood Association
2912 Plaimor
Palm Springs, CA 92262

From: The Well in the Desert

Dear Mr. Williams:

We are in receipt of a flyer sent out by homeowners in your neighborhood association. They have been distributed in neighborhoods other than your own and passed out at the Tahquitz Mall. They are very incendiary and factually incorrect. They ignite fear and negative passion and could be potentially dangerous to our clients at the Well.

We wish to correct the untruths made in this flyer and request a meeting with you and your group as soon as is possible. We would like to request that meeting be held at the J.C. Frey building so that you all can see the reality of who the people are that we serve and the fact that there are no encampments or drug sales present there. You also state in your flyer that we have meals twice a day, engage in substance abuse meetings as well as anger management. Everything in your flyer is untrue and unfair.

We are also aware of men in your neighborhood who have come to the J.C. Frey to solicit drugs. We can identify one of the bicycles that a man on Juanita used. If they are doing this to try to entrap our people they are acting illegally and we would do everything within our power to press charges. This needs to stop.

We are law-abiding people, volunteers who are trying to do the right thing for people in need. We have full respect for your properties and understand your concerns and wish to work with you. We ask your cooperation. Right now you are behaving from fear and mistruths and we ask that you allow us to help give you a picture of reason and reality.

We are available for a meeting when you are and can have ombudsmen from the community there so as to avoid the very hostile environment we found ourselves in at the September 5th meeting.

0025

Arlene Rosenthal
President, Well in the Desert

-2-
Arlene Rosenthal

Cc: Lee Husfeldt, City Council, David Ready, Board of Directors

SUNMOR NEIGHBORHOOD ORGANIZATION

2821 Livmor Avenue
Palm Springs, CA 92262

September 14, 2009

Ms. Arlene Rosenthal, President
Well in the Desert
P.O. Box 5312
Palm Springs, CA 92263

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 24 PM 3:08

Dear Ms. Rosenthal,

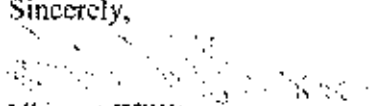
We have received your letter dated September 8, 2009 and categorically deny the allegations and misrepresentations contained in the letter.

As per our telephone conversation on September 9, the Sunmor Neighborhood Organization is choosing to work with the City to address our ongoing concerns with the Well's proposed move. We feel it best to work with the City and its representatives, as they will have a more non-bias approach and opinion, this being one of the reasons we initially reached out to the City.

We do thank you and the Well's representatives for speaking with the Sunmor group. As discussed, we as an organization applaud your efforts with the Well for helping people in need, especially during these difficult economic times. However, we do not approve of the proposed relocation due to its proximity to a residential neighborhood.

Thank you for your understanding and we wish you and the Well in the Desert much success with your future endeavors.

Sincerely,


Vincent Williams
President, SNO

0000



RECEIVED
CITY OF FULLERTON
2009 NOV 21 PM 3:08

September 8, 2009

Vincent Williams
President, Sunmor Neighborhood Association

Dear Vince:

I was so very much looking forward to attending the meeting on Saturday, September 5th with people from the Sunmor neighborhood. I expected a positive exchange of ideas, concerns, facts, a coming together for the good of everyone. I did not expect the type of "vigilante mentality" the three of us experienced at that hour long meeting. The personal attacks against me were disgusting; the sneering and shouting unprofessional, and the accusations ungrounded and unfounded. I used logic and fact to answer their questions but received only emotion in return. According to your group our people are responsible for sex crimes, crime in general, encampments, defecating in public, property values declining, lack of safety for children and women. It took the three of us over a day to overcome the negativity of that meeting. I asked you all to join with us, to put two or three people on our Advisory Board, to work with us on our transition, to help ensure a successful future. I suggested we do a month by month evaluation and that if we failed we would not operate from that building. The 95% of the men there came there with a closed mind.

As pointed out, less than 1% of crime in P.S. is committed by Well clients. Our own internal security team monitors everything at the Well, inside and out, and it would be that case on Commercial Rd. At this point we would worry more about crime against our clients in the Sunmor neighborhood, just based on the anger exhibited at the meeting.

But, yesterday I was informed that someone from your neighborhood is distributing flyers to the homes South of Alejo. The flyer, according to the homeowner on Sunset, said "Community Alert", crime is coming to your neighborhood. 200 people a day will be walking through your area. Property values will plummet. This resident said the flyer was vicious and hateful. It had no identifying source but asked people to attend the Planning Commission meeting and to oppose the Well's presence. This flyer was not based on fact; it was filled with deceit and lies and is an incitement of hate. We are asking that your neighborhood cease and desist with this and that you and two other people sit down with us so that we can come to reason and discipline. We ask that you stop dealing with emotions and learn the facts, just as we tried to present them the other day. I can be reached at (760) 323-8353. Thank you.

Alene Routh

0208

August 17, 2009

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 24 PM 3:08

The Well in the Desert
P.O. Box 5433
Palm Springs, CA
92263

JAMES BROWN, JR.
CITY CLERK

Dear Resident:

The Well in the Desert has been serving the poor and homeless in Palm Springs for the past 13 years. We serve seniors, children, the working poor and homeless people. Currently we are serving a hot nutritious meal daily to between 155-200 people. The face of homelessness has changed in these very difficult times and we see teachers, contractors, service workers, and people from all walks of life. Without us there would be no hope, no referral services, no food, and much suffering.

We will be moving our offices to 555 W. Commercial Rd. in the next few months. We have an infrastructure that is sound and safe, our own security people, and very disciplined and decent clients.

We have heard that the leadership of the Sunmoor Community have sent a letter of protest to our occupancy to City Hall. These people know nothing of the reality of what we do, have never contacted any of us at the Well. We did make phone calls to them prior to them writing a letter, asking them to meet with us so that they could become better acquainted with us. They chose to ignore our requests and write a letter.

Prejudice is not an American value, especially in a time when so many are suffering. It is our duty to care for those who are having a hard time caring for themselves. We wish to be good neighbors and would like your support. To deny people food is a life-threatening measure. We hope you do not agree with this small group of people who have acted in a manner that is both irresponsible and contentious.

If you would like to visit with us to learn more please call our office, at 327-8577 and make an appointment. We welcome your input.

Sincerely,

Board of Directors of the Well in the Desert

MICHAEL SIFUENTES
Educational/School Psychologist
P.O. Box 4248
Palm Springs, CA 92263
[C] 949.300.0883

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 24 PM 2:37
CITY CLERK

November 16, 2009

Attn: Steve Pougnet, Mayor
Palm Springs City Council

In Re: Appeal of Well in the Desert

Dear Mayor Pougnet:

PLEASE do two things. First, review the video from the June 2007 Council meeting regarding an agenda item which addressed the vast number of complaints from businesses and residents regarding the operation of Well in the Desert in Sunrise Park. I was present, and you were also at the time hearing this appeal in your roll as a City Council member. Second, review the video of the September Planning Commission hearing regarding Well's application for a zoning exemption which would allow them to operate at 555 Commercial Road, and pay particular attention to the questions posed by the Commissioners to Ms. Rosenthal, as well as listening to all the testimony.

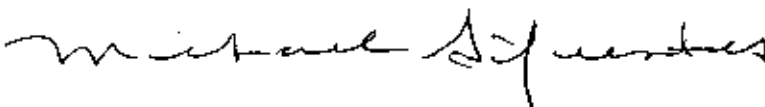
As a result of the meeting a Police Command Center was put in place in the adjacent library parking lot and staffed 24/7, at great expense to the residents of this City. Additionally, there were numerous No Loitering, No Sleeping, No Laying, No Impeding foot or vehicle traffic, etc., put in place all around that area, again at great expense to the tax-paying residents of this City. This is expense in addition to the City renting City owned property for one dollar per month to this organization. Although, it is a humanitarian service that Well provides, their service is provided to a group who, in large part, contribute nothing to this City, not economically, and a group who, in large part, create a blight on the resort quality of this City regardless of the location of their free food source. The type of service Well provides also attracts a large number of professionally homeless people, most of whom long ago for whatever reasons chose a homeless lifestyle, living on handouts, and living on the streets. Additionally, many of these people have past criminal backgrounds, and many are alcoholics and drug addicts, and have been for many years.

In light of all of the above, this type of service should not be allowed to operate remotely close to a residential neighborhood, and certainly they should not be given a zoning exemption to operate in an area which is not zoned for such an operation. They cannot meet the first of four requirements to operate in this location, and the Commissioners felt that if all four requirements were studied, that Well could not meet any of the four.

Additionally, the main parking lot for this two-building facility, the outside perimeter to the inside perimeter of the City sidewalk directly in front of single family homes on Juanita Street, is only approximately forty-eight (48) feet. There is a wall separating this facility from the houses across the street, but there are two very large breaks in this wall for pedestrian access into this facility, which is a much shorter route into this facility for people coming on foot and/or on bicycles, as well as automobiles which can legally be parked on Juanita. Many of the "clients" of Well travel on foot with "stolen" grocery shopping carts loaded with trash, "recyclables," which they've picked up from trash cans/bins around town. This is extremely unsightly, and creates a blight in any area where they are seen. There are also no sidewalks in this area, no public restroom facilities, and two very large open fields where many of the homeless would set up camps. One of these fields is directly in front of this facility on Commercial Road. The only thing separating this field from our largest, international, airport runway is a chain link fence. Historically, transients have been responsible for a number of fires in the area, both in open fields and in abandoned buildings where they have "camped." Imagine the problems this City would have with the Federal Aviation Administration, and the danger to commercial aviation, should one of the transient camps near this airport runway set a fire, accidentally or otherwise, or perhaps a mentally deranged transient scaling that chain link fence and wandering onto that runway.

PLEASE uphold the Planning Commission's denial of a zoning exemption to Well in the Desert.

Sincerely,



Michael Sifuentes

FRANK HUDGINS

825 N. Farrell Drive
[H] 760.325.6529
[C] 949.637.8447
Palm Springs, CA 92262

2009 NOV 24 PM 2:38

PAUL J. HUGHES
CITY CLERK

November 17, 2009

Steve Pougnet, Mayor
Palm Springs City Council

In Re: Well in the Desert

Dear Mayor Pougnet:

Over the past several years you and other City Council members, City management have worked very hard to resolve, to the extent possible, the problem this City has experienced with respect to the homeless.

As humanitarian as it is, the services provided to the homeless community by Well in the Desert, attracts many homeless to this area. This is a resort, a resort that has lost much of its luster over the past few years. Tourism is what drives our economy. We are becoming more and more a magnet for the homeless from all over Southern California because of Well's program here in the heart of our City. Look at the video from June 2007 and review all the complaints regarding this program and the problems it attracted to Sunrise Park. It took a Police presence 24/7 at this facility in the park more than a year to clean up the crime that was attracted to the area because of Well in the Desert's program. Now, in the past fifteen months since the police command vehicle has been removed from the area, the homeless are once again filtering back into the area, sleeping all around the area, in the neighborhood, in the park, and once again criminal activity is increasing. This has been particularly obvious to me as I walk/run every morning between 4:00 and 5:00 a.m. in the area of Sunrise/Baristo and through Sunrise Park for an hour. On September 5th at 4:30n a.m. I was attempting to snap a picture of fourteen (14) homeless men sleeping on the grass in front of the Frey Building on Baristo and another eleven (11) homeless people sleeping under the overhang of the building, all within a matter of a few feet from signs posted by the City forbidding such, when two very aggressive homeless men jumped up, one shouting that if I didn't "get out of here or you're going to be a dead mother-f--er." I immediately yelled back that I was calling the police. When I flipped open my cell phone it lit up in the dark, at which time the two men who had threatened me fled into the park, and another four men on the grass jumped into a car and fled the scene. Two squad cars and two officers arrived within

0242

minutes. Officer Binstead informed me that I should not have announced that I was calling the police, and they could have arrested those who had made the threat to kill me. Officer Binstead also informed me that the police simply does not have the resources to devote patrols 24/7 to this one area, and he also informed me that Well in the Desert's operation has been a major problem for a long time and that it is his feeling and the feeling of the department that whatever area they move to all the problems attracted by their operation will follow them. He also stated, from a personal viewpoint, that he did not feel this type of operation should be allowed in the heart of this City, and it most certainly should not be allowed near a residential neighborhood. This operation belongs at the new Desert Resource Center at I-10 and Indian Avenue. Well in the Desert states they have interviewed a large number of their "clients" and their clients do not wish to go there. Of course not, the panhandling opportunities and the raiding of trash cans/bins is not as great as they are in the heart of the City.

You've seen the large increase of the homeless presence in the City, panhandling at entrances to shopping centers, grocery stores, homeless pushing trashy looking grocery carts all over the City, which have been illegally taken from grocery store parking lots. This is a resort city, and this is one major thing which is driving away tourists. The cities of LaQuinta, Indian Wells, Palm Desert and Rancho Mirage do not have a homeless problem. The reason is, these cities do not allow this type of a hot meal program to the homeless in their city limits. They know full well from the history of other cities that this type of program attracts many homeless to communities that do allow homeless shelters and soup kitchens, such as Indio has experienced.

My own sister, who lives in Orange County, and her eight friends, all members of what they call the "Girl's Birthday Club," no longer will come to Palm Springs on shopping and dining trips in celebration of a member's birthday as a result of being spit on by a homeless man in downtown Palm Springs when they declined his request for a handout. They now go to Rancho Mirage and Palm Springs. Tourists come here from other cities to get away from scenes such as blight created by the homeless community and the panhandling on street corners, intersections, etc. They do not want to vacation in a resort town and see this. It's unattractive, and the larger the presence of the homeless the more tourists we will lose.

Please uphold the Planning Commission's denial of a zoning exemption requested by Well in the Desert.

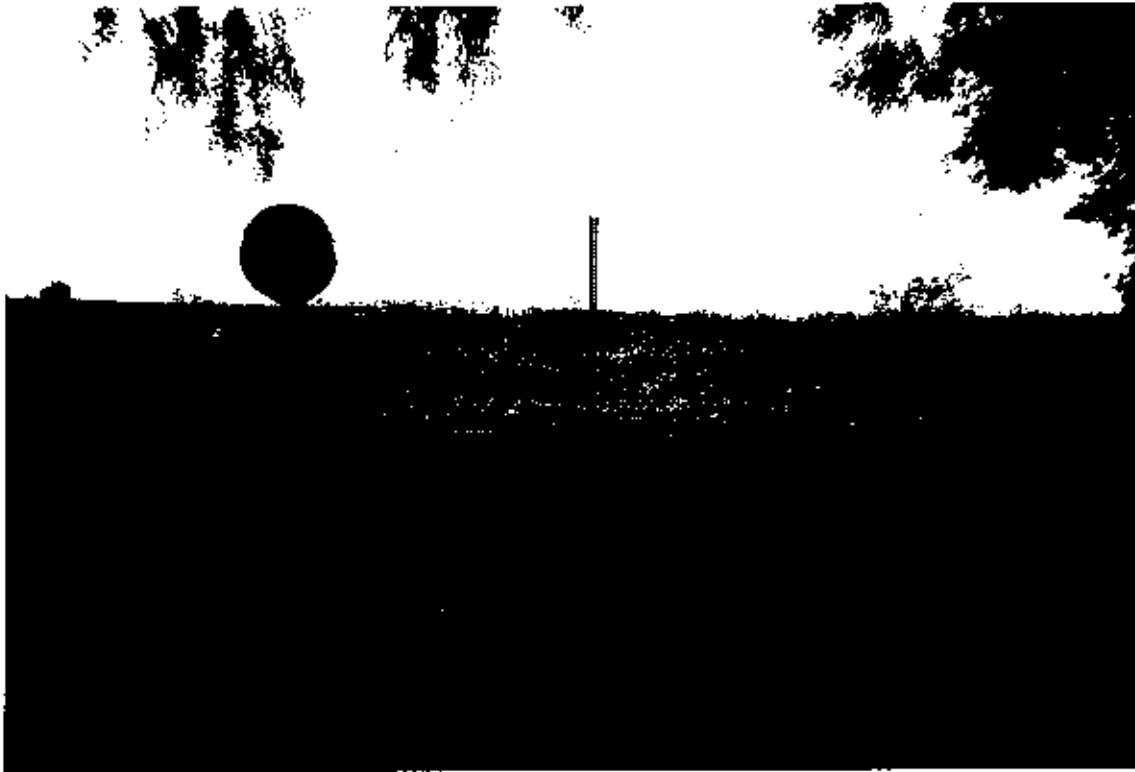
Sincerely,



Frank Hudgins

Pic taken from
driveway of Ste. #9/10

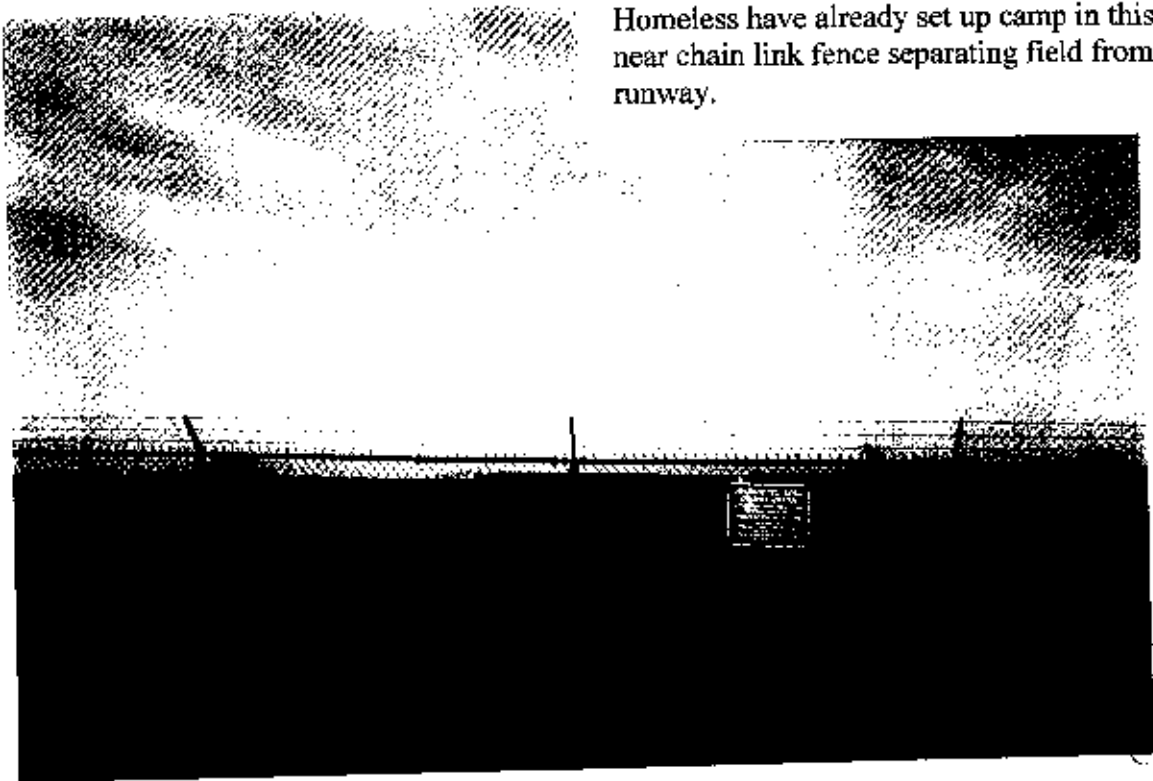
Open field across from Ste. 9&10/555 Commercial,
just a couple hundred yards from chain link
fence separating field from major airport runway.



Plane taking off near field across from
555 Commercial. Dried grass and brush all over
field.



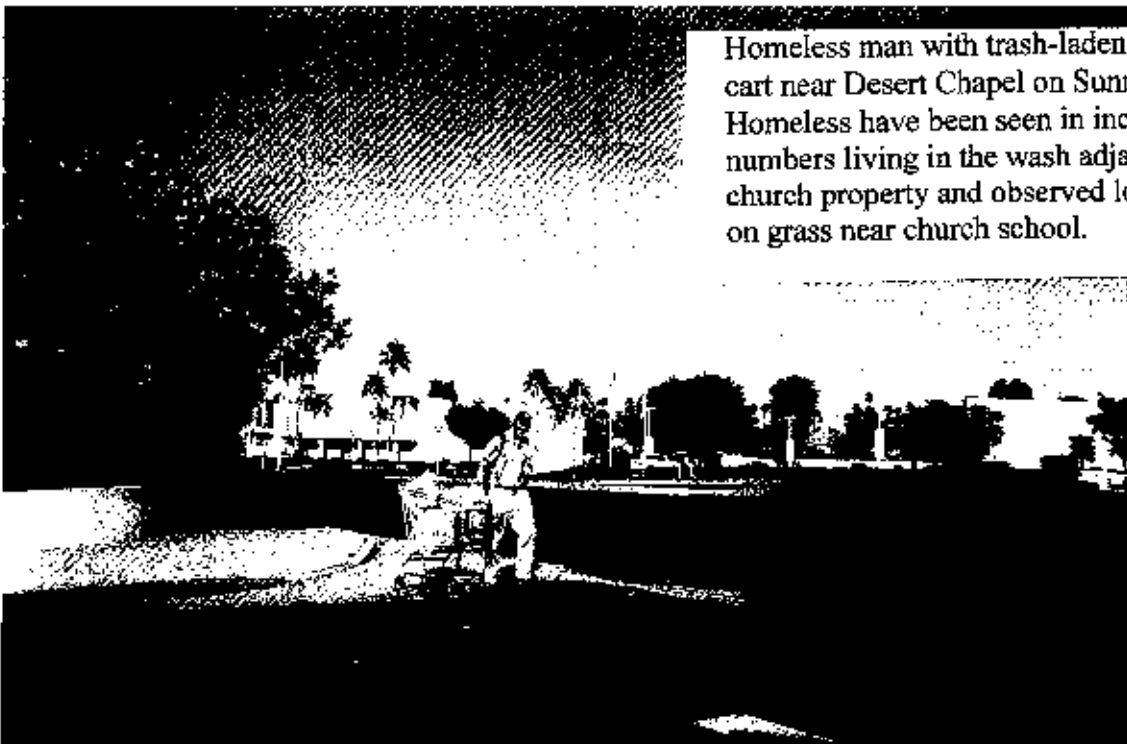
Homeless have already set up camp in this area
near chain link fence separating field from airport
runway.



031



Panhandling homeless man at exit of Ralph's on Sunrise/Ramon.

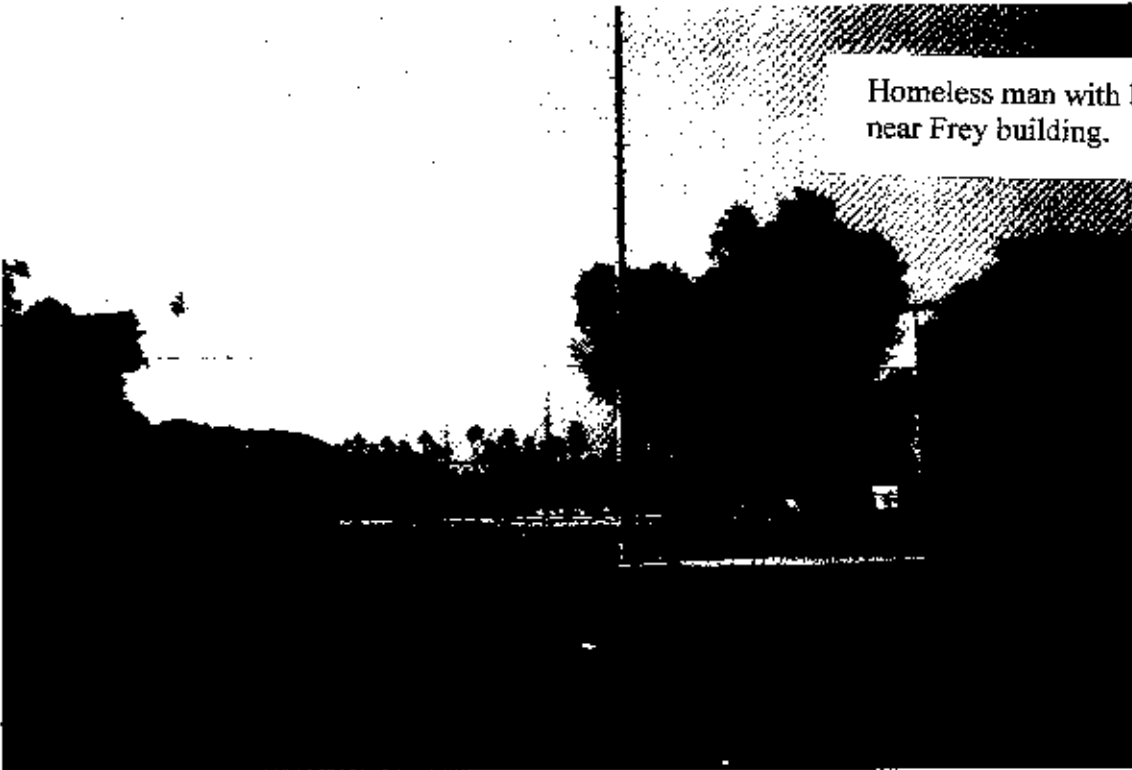


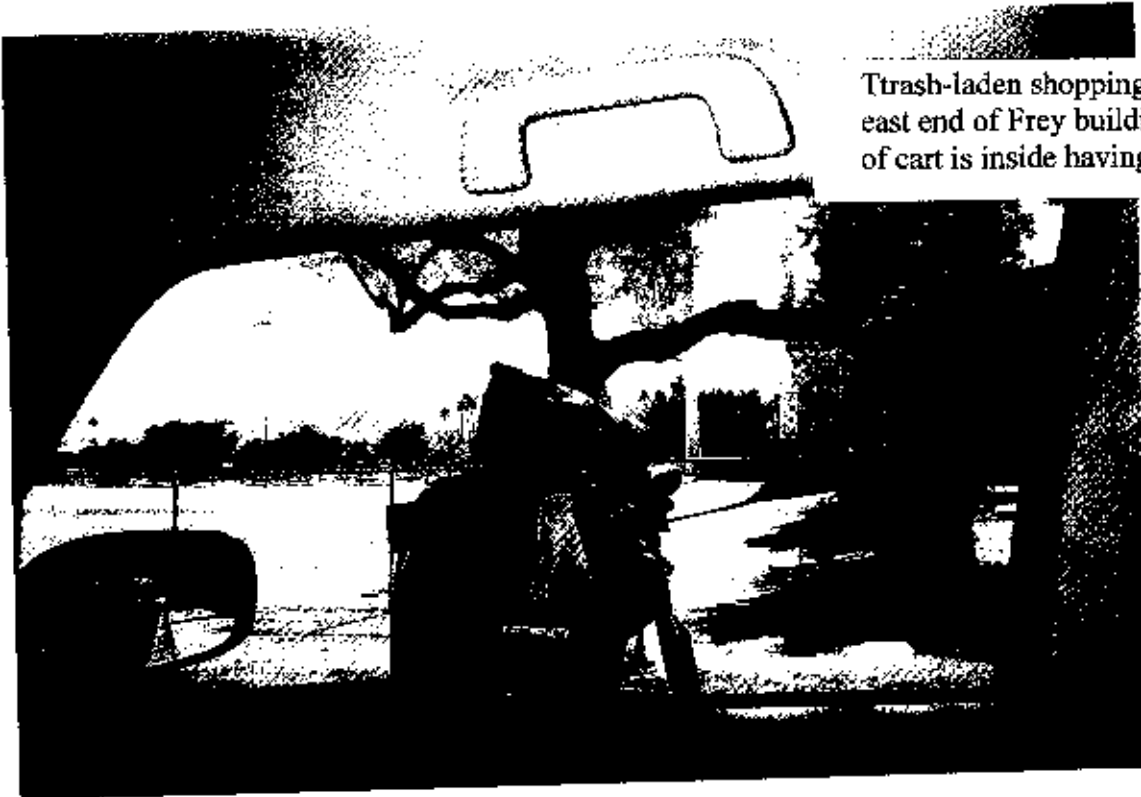
Homeless man with trash-laden shopping cart near Desert Chapel on Sunrise. Homeless have been seen in increasing numbers living in the wash adjacent to church property and observed loitering on grass near church school.

Area where trash-laden (stolen) shopping carts are frequently see parked.

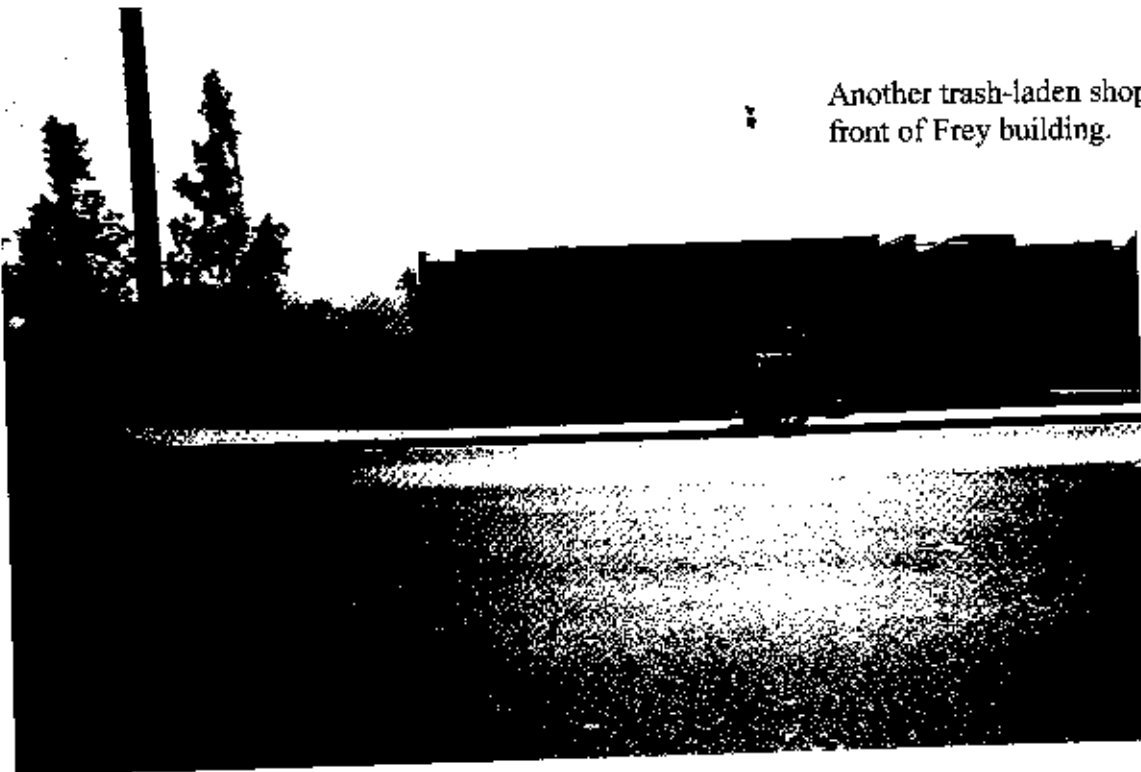


Homeless man with bag over shoulder near Frey building.

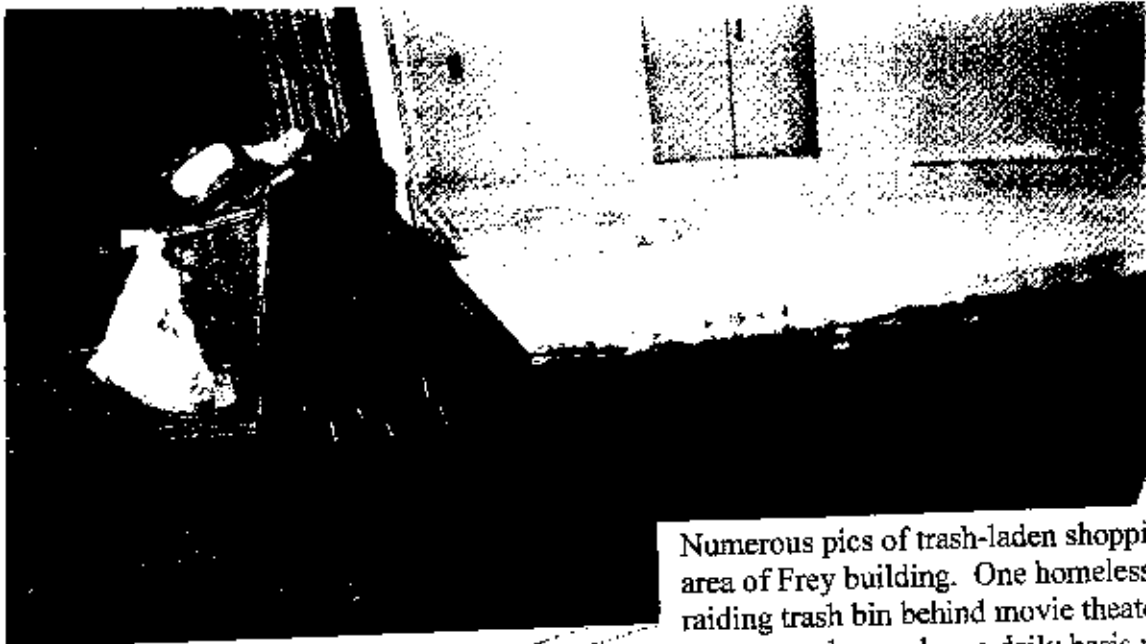




Trash-laden shopping cart parked near east end of Frey building while "owner" of cart is inside having lunch.

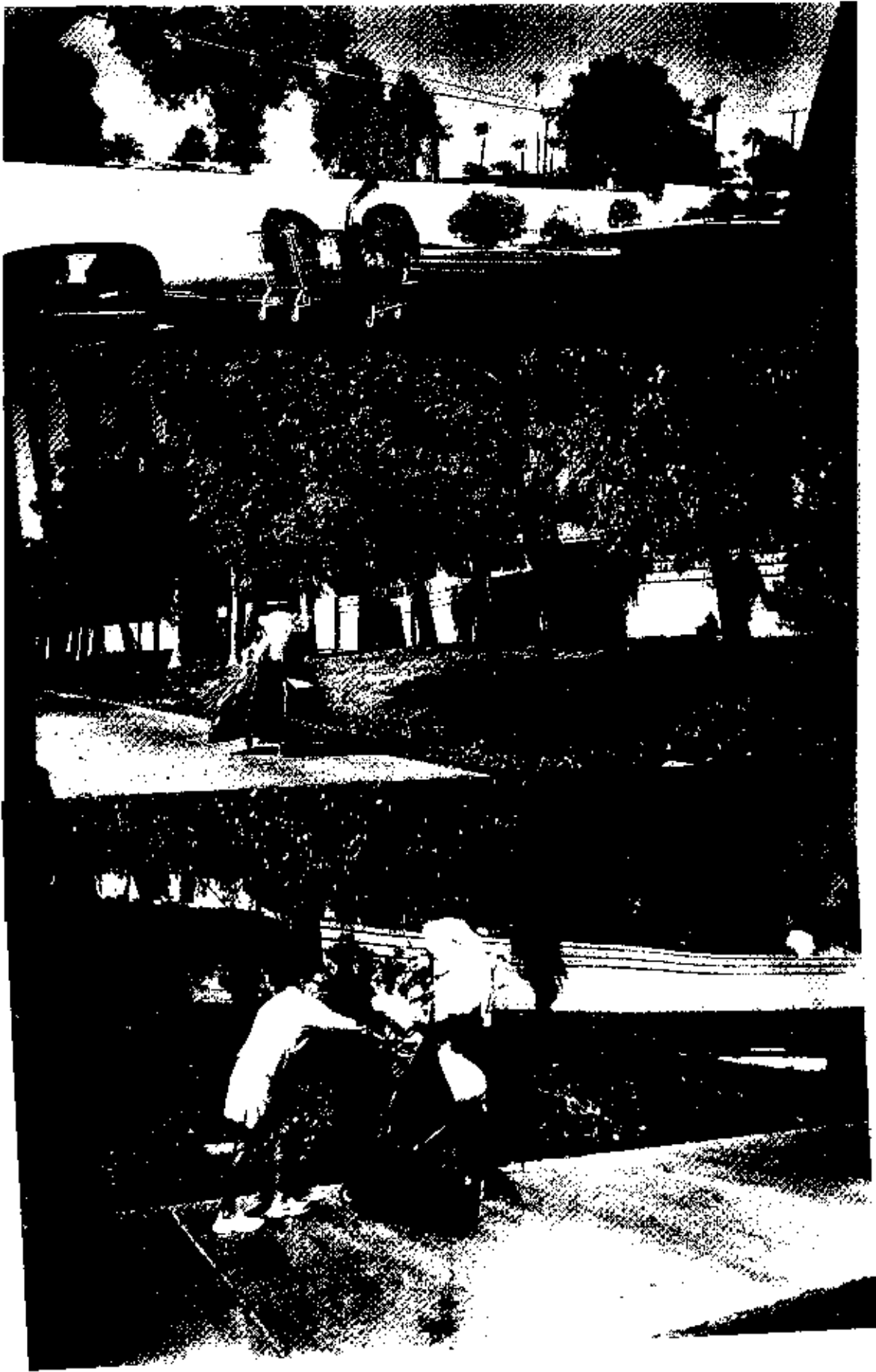


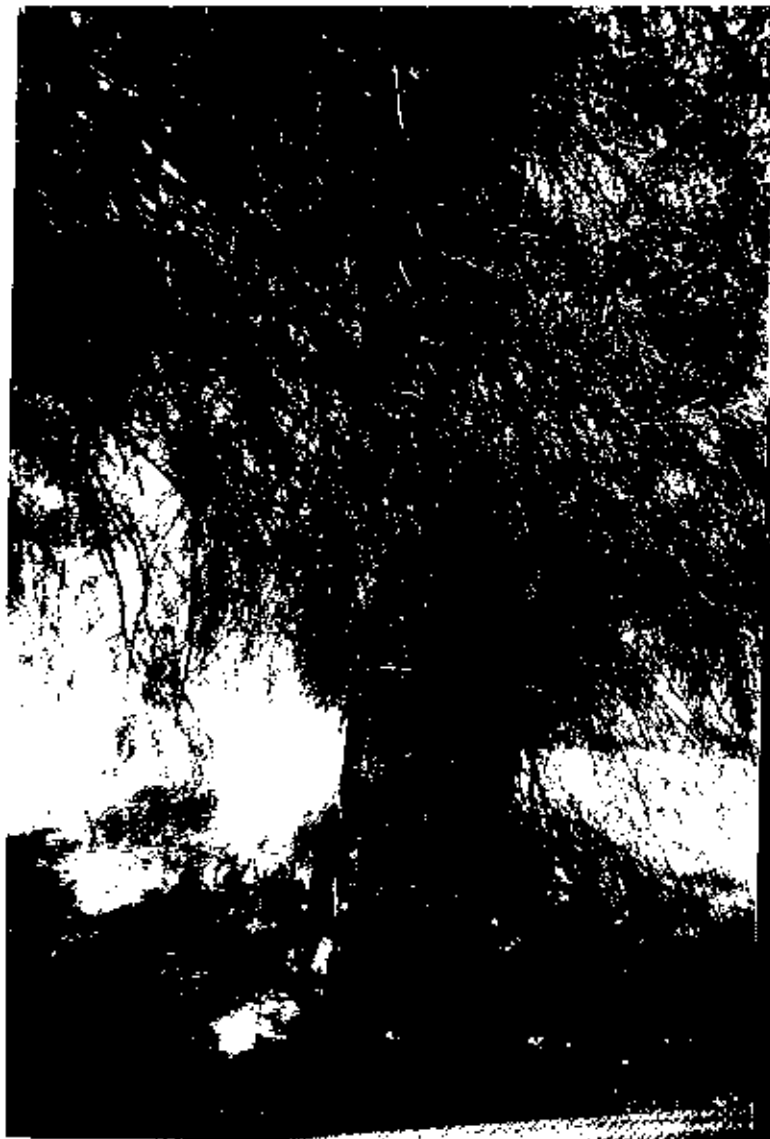
Another trash-laden shopping cart in front of Frey building.



Numerous pics of trash-laden shopping carts near area of Frey building. One homeless man pictured raiding trash bin behind movie theaters. This is the same cart observed on a daily basis parked near Frey building every day at lunch time.







0019

Well in the Desert haircutting scene outside west side door of Frey building and adjacent to library parking lot. Not just an unsightly scene to anyone coming into the library, but also a Health & Safety Code violation.



0074



October 24, 2009

A city without pity

*Readers
The Desert Sun*

The city powers that be, including the City Council and the mayor, have not read all of the fine print before handing over the \$103,000 to Roy's Resource Center, the homeless shelter under construction. City employees seem to think that the Well in the Desert, a totally donor and granted nonprofit organization, with a yearly budget of under \$350,000 and primarily volunteer based is somehow responsible for not being able to staff, manage and run the food services at the new center.

The Well did a comprehensive study in consultation with Dr. Ron Stewart of the Riverside County Homeless Programs Unit and came to the conclusion that we did not have the resources to do the job.

The Well feeds hundreds of people weekly, and only 25 percent of current clients are homeless and will qualify for services at the new center. Where will the other 75 percent of the working poor, and newly impoverished find help? The Well is not the bad guy here in the city without pity.

Le McClellan
Palm Springs

This outrageous letter was "planted" on the Desert Sun's website by a paid employee of Well in the Desert. If we were a City Without Pity I don't think City management would lease City owned property for \$1.00 per month for the past seven years to this homeless soup kitchen.

0052

These are two separate incidents where the police were called. The first was in September when jogging through the park and down Baristo at 4:30 in the morning I observed at least fourteen homeless men sleeping on the grass in front of and under the overhang of the Frey building. I went to my car, got my camera, came back and was attempting to snap a picture of this scene, which was immediately adjacent to two No Loitering, No Sleeping, etc. when two homeless men jumped up and threatened to kill me if I didn't "get out of here." I announced I was calling the police, flipped open my cell phone, which lit up in the dark, and most of the group grabbed their blankets and fled into the park or jumped into a car and took off.

PALM SPRINGS POLICE DEPARTMENT

200 South Civic Drive/P.O. Box 1830, Palm Springs, CA 92263

RETAIN THIS INFORMATION for insurance purposes and/or future contact with police concerning this incident.

REPORT #: 0908P-0875 TYPE: 415 VERBAL

DATE/TIME: 9-5-09 4:59p OFFICER: BEWSTEAD

The Palm Springs Police Department needs your help! If you discover anything which could help solve your case, contact PS.P.D. between 8:00 a.m. and 7:00 p.m. Unless new leads are developed, an arrest is made, property recovered, or additional information is needed, **YOU WILL NOT BE CONTACTED BY A DETECTIVE. IF YOU RECOVER ANY OF YOUR OWN STOLEN PROPERTY, PLEASE NOTIFY US IMMEDIATELY. ALWAYS REFER TO THE REPORT NUMBER.**

The second police incident was November 23 when I observed a haircutting scene outside Frey building adjacent to library parking lot. Once again, I had to call the police as the general manager of Well and several other homeless gathered around my car, and an argument ensued between me and this employee of Well. I felt threatened, so I called the police.

PALM SPRINGS POLICE DEPARTMENT

200 South Civic Drive/P.O. Box 1830, Palm Springs, CA 92263

RETAIN THIS INFORMATION for insurance purposes and/or future contact with police concerning this incident.

REPORT #: 1123109-015 TYPE: Dispute

DATE/TIME: 11/23/09 11:55 OFFICER: Litch/Cantu

The Palm Springs Police Department needs your help! If you discover anything which could help solve your case, contact PS.P.D. between 8:00 a.m. and 7:00 p.m. Unless new leads are developed, an arrest is made, property recovered, or additional information is needed, **YOU WILL NOT BE CONTACTED BY A DETECTIVE. IF YOU RECOVER ANY OF YOUR OWN STOLEN PROPERTY, PLEASE NOTIFY US IMMEDIATELY. ALWAYS REFER TO THE REPORT NUMBER.**

0273

September 3, 2009

To Whom It May Concern:

My name is Debbie Divac and I am the The Business Development Director at

Windsor Court Assisted Living at 201 S Sunrise Way, Palm Springs, CA 92262.

Windsor Court Assisted Living is located across the street from Baristo. When I come to

work iii the morning at 8:00am there is usually a homeless person asleep on the parkway across the street from us in front of Sunrise Assisted Living. They are either asleep on the City Bench or sleeping on the grass. In the winter they have them selves covered with a big piece of carpet..

I have been working at this property for almost two years. I have seen numerous homeless people sleeping on the grass and coming out of the empty property next to Windsor Court Assisted Living. Before the area was fenced off for construction purposes, the homeless would set in a group drinking in a circle.

Whenever I drive by the Well ofthe Desert, on Baristo, I see everyone sleeping around the park or just laying around by the Library.

201 South Sunrise Way
Palm Springs, CA 92262 ~
www.windsorhealthcare.com

Sincerely,

~ ~

Debbie Divac
Business Development
Windsor Court Assisted Living
201 Sunrise Way
Palm Springs, CA 92262
760-327-8351
Lic.# 336403366



Windsor Court

Assisted Living
Debbie Divac
Marketing Director
Tel: (760) 327-8351
Fax: (760) 327-8299
Lic. # 336403366

0071

David Newell

From: Mona Gantt (mona.gantt@sboglobal.net)
Sent: Thursday, September 10, 2009 9:21 PM
To: David Newell
Subject: Homeless in Palm Springs

To: Palm Springs Planning Commission

My girlfriends and myself, nine total, are all women who are married to or have well-heeled husbands or ex-husbands and/or significant others.

Once every three months, we leave the men behind and caravan in three or four cars to the desert for a three night weekend of shopping, more shopping, wine and dining ourselves, and even play nine holes on one day.

Up until a year ago we would always stay in Palm Springs at the downtown Hyatt or the Wyndham, just a couple of blocks from downtown. We moved our stays to the Palm Desert area for two major reasons: Those two major reasons are as follows:

When getting up early and walking downtown to Starbucks or Peabody's it was distressing, disturbing and frightening to see the number of homeless people living in the downtown area, sleeping in doorways of businesses such as the Chop House, on the porch of the Comelia White house, at the entrance of Johnny Costa's, etc.

On one occasion, on a Sunday mid-morning when three of us were standing on the sidewalk in front of Las Casuelas waiting for a table we were approached by a homeless man who was obviously drunk, quite dirty, asking for money. We declined, at which point he spit in our direction, then walked off. This same thing, without the spitting, occurred to two of my other friends when they were walking into Bit of Country for breakfast, which is on a side street in downtown.

This incident and the very obvious homeless problem which I've observed to only get worse in the past few years, plus the fact that so many shops have closed in the downtown area is what prompted us to move our every three-month weekend to Palm Desert. There is no homeless problem there, and there are many, many very nice shops, and it is just a much cleaner town.

The reason I am writing this letter is that it has come to my attention via friends who live in Palm Springs that a homeless food program is attempting to move into the area immediately adjacent to Jackie Lee Houston's Thrift Shop at the Stroke Recovery Center. Several of us still drive into Palm Springs when we are in the area just to shop there (we always call in advance to be sure they are open as they keep sporadic hours) for some finer items which we simply cannot live without. If the homeless people move into that area, then we will not patronize that shop in the future, unfortunately.

My best,

Mona Gantt

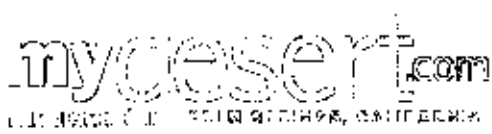
RECEIVED

SEP 10 2009

**PLANNING SERVICES
DEPARTMENT**

9/16/2009

0075



July 26, 2009

'Well' food bank plans to move

Nicole C. Brambila
The Desert Sun

Well in the Desert officials announced the nonprofit organization will move away from its location near the Palm Springs Public Library — and complaints about drugs and the homeless loitering — to a site near the Palm Springs International Airport.

The Well, which distributes food to the needy in the Palm Springs area, plans to move to 555 Commercial Road.

"It was not supposed to be a permanent location," said Arlene Rosenthal, board president of the Well in the Desert, which serves roughly 200 people daily.

"It's not a punishment," she said.

The nonprofit group had leased its location on East Baristo for \$1 a month, and must move before January 15.

In March, the Palm Springs City Council voted to convert the JC Frey Building, in use by the Well in the Desert, into a homework center that is expected to take about 18 months to complete.

"It was always meant to be a temporary location until the multipurpose center was complete," said Palm Springs City Manager David Ready.

"Temporary turned into several years because the facility has taken so long."

The \$7.4 million Coachella Valley Association of Governments project in North Palm Springs will add 120 emergency shelter beds and is expected to be complete by December 1.

While homelessness dropped roughly 25 percent countywide, the Coachella Valley saw a 17 percent increase, according to the 2009 homeless census required by the U.S. Department of Housing and Urban Development.

In January, the homeless census found 3,366 people living on the streets nationwide. Of those, about 1,400, or 43 percent, were in the Coachella Valley.

Rosenthal said the organization could move as early as November, following the OK from the Palm Springs Planning Commission, which is expected in early September.

"It's the perfect location," Rosenthal said. "There are not many neighbors. There are people who do not want to see the poor near their business and homes."

0000

Help find a home for the Well in the Desert



Palm Springs officials should step up and find a home for the Well in the Desert.



The nonprofit organization that serves more than 200 homeless a day to the working poor and homeless faces a January deadline to move out of the city-owned I.C. Free Building at South's Park.

MANAGEMENT OF THE WELL IN THE DESERT IS BEING HANDLED BY THE CITY OF PALM SPRINGS.

Well in the Desert is a nonprofit organization on Commercial Road near the airport. Neighbors complained about the prospect of having homeless people nearby. The Planning Commission rejected the location.

The city should not let the organization that does so much for the homeless and the working poor go homeless itself.

Fri 104

Ar 104

4 5

104

0074

FW: The Well in the Desert is at a crossroads

From: Robert Carlson <robertcar14000@hotmail.com> [mailto:robertcar14000@hotmail.com]
To: Frank Hudgins <frankh@palmcc.org>; Shirley Hoffman <shirleyh@palmcc.org>; Michael Lober <ml@palmcc.org>; Eric Reams <er@palmcc.org>;
Sandy Bridge <sandy@palmcc.org>

Wed, October 7, 2009 7:07:36 PM

This is something that is being sent out to the Well in the Desert e-mail list!

Robert Carlson Phone 415.994.8938 e-mail: robertcar14000@hotmail.com

To: robertcar14000@hotmail.com
From: well@mailherd.com
Subject: The Well in the Desert is at a crossroads
Date: Wed, 7 Oct 2009 19:01:27 -0700

[Click here if images do not display](#)



[Who we are](#) [What we do](#) [Who we serve](#) [Our Goals](#) [Donate](#)

Dear James,

The Well in the Desert is at a crossroads

The Desert Sun* story tells it all. The Well in the Desert is at a crossroads and the well-being of hundreds of people depends upon the outcome. We will be appearing before the Palm Springs City Council sometime in November and need your help. All we are asking is the right to serve our daily hot meal at our 555 Commercial Road site to those in need of a healthy hot meal. Residents in the Sunmor neighborhood oppose us. We have asked them to work with us to create a successful program but they have adamantly refused. They are uninformed and do not want to be "blinded" by the truth. We can and will make sure that the eleven houses on Juanita, the street behind Commercial will not be negatively impacted as well as caring for the well-being of their total community. The other homes in their neighborhood, all 110 of them, are quite a distance away. So many of you helped us when we went to the Planning Commission, we are asking that you do so again. Please write to the City Council members telling them you support our right in the M-1-P commercial zone on 555 Commercial Road to serve a daily hot meal, much the same as the nearby Stroke Recovery Center does.

Please send your letters to:

- David.Creed@palmcc.org
- Chris.McIntosh@palmcc.org
- Ginny.Ford@palmcc.org
- Steve.Poulsen@palmcc.org
- Les.Watson@palmcc.org
- Rick.Hutchinson@palmcc.org

Please copy us at the Well to: well@wellinthe.org

Thank you from all of us at the Well.

Sincerely,
Ariane Rosenthal
President

* If the link does not work, please copy the following into your browser:
<http://www.mydesert.com/apps/pbcs.dll/article?AID=200910060300/NEWS01/910060302>

www.wellinthe.org
poverty prevention...poverty intervention...advocacy for the poor

Forward this email Powered by MailHerd

Update Preferences Can't view this email? **MailHerd**

Well in the Desert, 1811 East Garden, Palm Springs, CA 92262, United States, 760-327-8577
Email: well@wellinthe.org [Who Herds your mail?](#)

Hotmail: Trusted email with powerful SPAM protection. Sign up now.

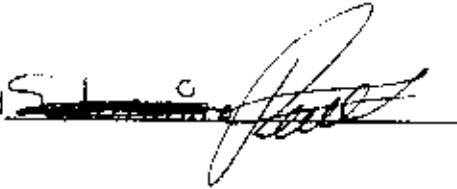
0278

To Whom It May Concern:

~~Rosa Maldonado~~ reside at Saturnino 285 near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed 

Dated _____

2009 NOV 24 PM 1:19
CITY OF PALM SPRINGS

To Whom It May Concern:

I reside at 1279 ARNAS near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed

Dated 11/23/99

NOV 24 PM 1:19
1999


0000

To Whom It May Concern:

IAN DATES reside at 1789 ARNAS near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed 

Dated 11/23/09

NOV 24 11 19
61110 43 0000

0001

To Whom It May Concern:

I Kelli Patel reside at 1799 ARJES near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed Kelli Patel

Dated 11/23/09

2009 NOV 24 PM 1:19
011 012 011

To Whom It May Concern:

I Joe reside at 321 Sunrise near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed



Dated

11/23/09

2009 NOV 24 PM 1:19
OFFICE

333

To Whom It May Concern:

I Ricardo Foxcroft reside at 7205 S. Saturnino St near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed Ricardo Foxcroft

Dated 11-23-09

RECEIVED
2009 NOV 24 PM 1:19
CITY CLERK

0004

To Whom It May Concern:

I LUIS reside at 1779 ARLING near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed 

Dated 4/23/09

OFFICE OF THE
CITY CLERK
2605 HUNTER ST. PALM SPRINGS, CA 92262
PHONE: 760-325-1119

To Whom It May Concern:

I, J. A. Chavira, reside at 1795 AVILA RD near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed J. A. Chavira

Dated 11-24-09

2009 NOV 24 PM 1:19
CITY OF PALM SPRINGS

0005

To Whom It May Concern:

Laura reside at 182 S. Sunrise Way near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed Laura

Dated 11-23-09

25001420
2009 NOV 24 PM 1:19
OFFICE

0000

To Whom It May Concern:

I FARE KASSAP reside at 1745 E. ROMAN RD near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed Fare Kasap

Dated 11-23-09

RECEIVED
NOV 24 PM 1:19
CITY OF PALM SPRINGS
CITY CLERK

8000

To Whom It May Concern:

I Bob Shumaker reside at 1900 Baristo Rd. near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed Bob Shumaker

Dated 1/24/09

2009 NOV 24 PM 1:19
OFFICE

0000

To Whom It May Concern:

Immaculada Lopez reside at 285 Saticum near the current location of the Well in the Desert at 1911 Baristo Rd., Palm Springs, CA 92262.

I have not experienced any disruptions or problems with clients of the Well in the Desert.

I support the Well in the Desert and their move into their new building at 555 N. Commercial Rd.

Signed Immaculada Lopez

Dated 11-23-09

RECEIVED
2009 NOV 24 PM 1:19
611 110142 40016007

0000

To The Well in the Desert

Me and my wife eat at the well because they have cut our ssi money, and it is hard to make it last for the month, my wife has so much trouble with her medical and the family health center is crazy. I am on medical/ and medicare but because of her medical problems with them I just go to the v.a, I am a verteran and i'm paying an outstanding medical bills I thank god for the Well In The Desert and that Doc started it

Sincerely,

Rich Towne

Rich Towne

2009 NOV 24 PM 1:18
0506 1 18
0506 1 18

0071

Dear Well Personnel

Thank you so very much for always being there for us although my particular & personal, circumstances aren't as desperate as those of many others, your being here, with hot meals five days a week, allows me to take enough out of my household budget to buy myself a new pair of sneakers twice a year. Again, Thank You for the many fine services you provide for the needy of Palm Springs & the surrounding areas.

Sincerely,
Carolyn Carlton
Carolyn Carlton

RECEIVED
2009 FEB 24 PM 1:18
COMMUNITY CENTER

2009

I been coming to the Well in the Desert for a year now and I have greatly benefited from all the service they provide. It has improved the quality of my life physically as well as mentally, I'm in hope that the Well in the Desert will be able to continue it's mission serving the community.

Susan Voellinger

2005 JUN 20 PM 1:18
607 VOLLINGER

I have been coming to the Well in the Desert since 2007 it has helped me in the following ways.

1. The Well in the Desert gives me food if I need it.
2. I have been getting nice looking shoes.
- 3.

The case management is excellent.

Please don't throw the homeless away that's what you're trying to do and it's not fair.

Sincerely,

Michael T. Connelly

2009 NOV 24 PM 1:18
CITY OF SEASIDE

3

My name is Jesus Aguilera I have been coming to the Well in the Desert for 1 year I lost my job and can't afford meals so I come to the Well in the Desert for my meals and assistance so would you please be compassionate.

Sincerely,

Jesus Aguilera

2009 NOV 26 PM 1:18
CITY OF DENVER

0025

To whom this may concern:

I'm writing to appeal the decision of the city of Palm Springs that they should support The Well in the Desert. The services that the "Well" provides to many unfortunate patrons is nothing short of a miraculous blessing. No one likes to be homeless or hungry and sometimes we all need a helping hand.

Thank you,

Concerned Citizen

OFFICE OF THE CITY CLERK
2009 MAY 24 PM 1:18
CITY OF PALM SPRINGS

2009

This is my first time at the Well in the Desert.
I'm homeless because I lost my job and I come
here for help and they do help me when I need
it. Please give us the attention we need, and you
have neglected to give that to us.

Sincerely,

Jose Torres

RECEIVED
2009 NOV 24 PM 1:18
CITY OF EL PASO
CITY OF EL PASO

02/11

My name is Art Contreras I moved here from San Diego County and this place is a wonderful place not only for me but a bunch of people to come.

Sincerely,

Art Contreras

2009 NOV 21 PM 1:18
CITY CENTER

Sec. 9

To whom may ever read this:
Amongst my coexistence in the valley of Palm
Springs, I've found few places to escape the
heat, eat and be able to rest and relax without
judgement I'm 20 years old. We need more
places like the Well in the Desert not just for
homeless, but for everyone for families and
people stop thinking of it as looking for
somewhere to place those without houses but as
offering help to those people in need.

Sincerely,
Another Desert Local

Joseph Micheal Lee
Fabrizio

2009 NOV 24 PM 1:19
CITY CLERK

8 0279

I Have been coming to the Well in the Desert for over five years and for me it has been a blessing and a place to help me on these hard times. And closing it will be difficult thing for me to deal with because after feeling like no one cares all you have to do is walk in here and somebody will make you feel like you are somebody. So please think twice about all the people like me that you will affect if you close our food service down this is a place I call home.

Sincerely,

Arturo Salome

2008 NOV 24 PM 1:19
CITY OF LOS ANGELES

Attention: Well in the Desert

I have been coming here daily for meals and services. I am not homeless but I can't afford to but food. I have worked in the U.S for thirty years. I am still available for day work, and do odd jobs sometimes. I will continue to use the Well in the Desert services in Palm Springs. Please have a heart for the less fortunate.

Sincerely,

Jorge M. Perez

2005 NOV 24 PM 1:18
CITY CLERK

I have been coming to the Well in the Desert for six months. I lost my job, my home, my car, and my family. I stay in a friend's garage. Please keep the Well in the Desert. And give us the help we need. Please do not de-humanize us I'm a soldier by trade, and I need a job

Sincerely,

Salvador Rodriguez

2009 NOV 24 PM 1:18
CITY OF PHOENIX

I have been coming to the Well in the Desert since July 2006. I am homeless and grateful for the services provided by the Well in the Desert and the hot meals I eat everyday because without this and the encouragement from the different people that comes to the Well in the Desert I might dead.

Sincerely,

A well client

2009 NOV 24 PM 1:18
2009 NOV 24 PM 1:18
2009 NOV 24 PM 1:18

0000

**I, myself and many others (homeless) and
thousand of low income families, are
fortunate to have the Well in the Desert
available to us. Although the well is
unable to house most of us, they do supply
us with many other things. Many of us
would not even have a meal a day (hot
meals) make doctor appt and or court
appointments and they help with bus
passes, California id's, and birth
certifications , etc. The staff of the Well in
the Desert are the best. Please keep the
hot meals for the homeless.**

Thank You,

Karen Boatner

2009 MAY 24 PM 1:18
JUN 17 2009
JUN 17 2009

Kathie Hart

From: David Ready
Sent: November 24, 2009 10:50 AM
To: Kathie Hart
Subject: FW: Well in the Desert

fyi

DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
www.palmsprings-ca.gov

Tel: (760) 322-8350
Fax: (760) 323-8207
TDD: (760) 864-9527
David.Ready@palmsprings-ca.gov

2009 NOV 24 AM 11:15
CITY OF PALM SPRINGS

-----Original Message-----

From: George [mailto:georgepsmt@gmail.com]
Sent: Tuesday, November 24, 2009 9:56 AM
To: David Ready
Subject: Well in the Desert

Dear Mr Ready,

I will be attending the December 2nd meeting with concern about the future location of The Well in the Desert.

While the need for an organization like this is great, the possible location in the Sunmor neighborhood off of Alajo is not.

The proposed site is too close to housing, as is their current location. It also seems off the beaten track and a difficult location for someone with out transportation to get to.

Please consider a location in a more industrial area with easy to access bus routes.

Thank you,

George Janofsky
Charlie Ciali
234 N Helena Circle
Palm Springs, CA 92262
760-323-6971

Kathie Hart

From: Jay Thompson
Sent: November 24, 2009 9:30 AM
To: Kathie Hart
Subject: Fw:
Attachments: image001.png

From: David Ready
To: Jay Thompson
Sent: Tue Nov 24 09:16:51 2009
Subject: FW:



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs Tel: (760) 322-8350
3200 E. Tahquitz Canyon Way Fax: (760) 323-8207
Palm Springs, CA 92262 TDD: (760) 864-9527
www.palmsprings-ca.gov David.Ready@palmsprings-ca.gov

2009 NOV 24 AM 11:03
CITY OF PALM SPRINGS

From: mmsykora@aol.com [mailto:mmsykora@aol.com]
Sent: Tuesday, November 24, 2009 7:49 AM
To: Steve Pougnet; Chris Mills; Ginny Foat; Lee Weigef; Rick Hutcheson; David Ready
Subject:

Dear city officials,

My name is Mark Sykora and I live a 337 N Juanita Dr. The proposed site for the Well of the Desert program is only a little over a block from my and my partner's home. I greatly appose the program's center moving to the site.

1) WOTD organizers try to claim that they have control of the homeless and others who are using the center, "because they have strict rules if people want to participate in the program." If they had suck control the present site at the library would not have the history of controversy that it has. I personally know others who do not use the PS library because of incidents involving the rowdier homeless individuals. If people who use the program are not causing problems at the library area then there are other homeless who are attracted be those who do use it. I believe the same troubles will follow to my own area. Those who live at the corners of Alejo, Farrel and Juanita will experience still heavier traffic from cars, and proposed shuttle buses (I see no guaranty that shuttle services will truly be provided or that they will make any difference) as well as bike and foot traffic. I also believe Juanita Dr will become a popular way for the bicyclist and pedestrians to get off of busy Farrel Dr and cut through the neighborhood.

2) In this housing price collapse, I and others who used the equity in our home to improve our homes and yards are stretched financially. My life savings largely disappeared with the housing price collapse and I am just hoping that I will survive this. I find it either naive of those or a lie form those who say home prices here would not be effected. If two homes were identical and the prices the same, and everything around them the same, one next to WOTD and the other a few blocks away, the buyer would chose the second home. I don't want the price of our home to drop any farther or for our home to be less marketable.

11/24/09

PLEASE DON'T ALLOW WELL OF THE DESERT TO OPEN AT THE PROPOSED SITE!

Mark J Sykora

Kathie Hart

From: David Ready
Sent: November 24, 2009 9:54 AM
To: Kathie Hart
Subject: FW: Relocation of the Well in the Desert
Attachments: image001.png

fyi



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
www.palmsprings-ca.gov

Tel: (760) 322-8350
Fax: (760) 323-8207
TDD: (760) 864-9527
David.Ready@palmsprings-ca.gov

From: Smith, David [<mailto:DSmith@kiehls-usa.com>]
Sent: Monday, November 23, 2009 11:47 PM
To: Steve Pognet; Chris Mills; Ginny Foat; Lee Weigel; Rick Hutcheson; David Ready
Cc: Smith, David
Subject: Relocation of the Well in the Desert

Dear City Hall Members,

I recently purchased a home at 207 N. Airline Drive, Palm Spring. Unfortunately I just heard about the relocation of the Well in the Desert. I am definitely opposed to the current possible location which is close to the Sunmor Subdivision. As I support these types of organizations I feel this location is not fit so close to a residential area. As a new member of Palm Springs I would hope you could find an alternative location that would best suit this group.

Thank you for your time,

David Smith/ Jim Weber

David L. Smith
Account Executive
West Coast - Los Angeles/Hawaii

Specialty Beauty Group
Cell: 1.949.374.3382 | Office: 1.818.341.2345 | Fax: 1.818.341.3456
dsmith@kiehls-usa.com

www.giorgioarmanibeauty-usa.com | www.kiehls.com | www.shunemura-usa.com | www.yslbeautyus.com

0009

This message and any attachments (hereunder the << message >>) are confidential and intended

11/24/09

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RECEIVED
CITY OF PALM SPRINGS

2009 NOV 24 AM 8:37

APR 20 3 10 PM '09
CITY CLERK

November 23, 2009

City of Palm Springs
City Council Members

I am writing you in response to the issue of the new location for the Well in the Desert. I live in the Rose Garden less than a half mile from the current location of the Well on Baristo. I have lived here since 2005 and I have never experienced any issues with the Well or the homeless.

The homeless and working poor walk down Baristo like any other citizens of our community. I have never heard of any of my neighbors complain about having problems with the Well.

Thank you,

Melinda Tremaglio
Resident Rose Garden
VP Well in the Desert

0000

Martha Edgmon

From: AlWarman@aol.com
Sent: Monday, November 23, 2009 4:09 PM
To: Martha Edgmon
Subject: No Subject

I support the Well in the Desert's selection of Commercial Road as a new location.

Albert F. Warman
37101 West Buddy Rogers Ave. Apt#2226
Cathedral City, CA 92234
1-760-699-8675

0001

Martha Edgmon

From: Abrentf@aol.com
Sent: Monday, November 23, 2009 4:00 PM
To: Martha Edgmon
Subject: WELL IN THE DESERT

I support the move of the Well in the Desert to Commercial Road.
I go there every Monday morning to prepare about 500 sandwiches along with other members of the Bloom in the Desert Church.
This organization does a wonderful job and deserves our support.

A. BRENT FAULKNER
109 FAVARA CIRCLE
PALM DESERT, CA. 92211

0000

Douglas Gilbert
Michael Tabor
684 N. Farrell Dr.
Palm Springs, CA 92262

RECEIVED
CITY CLERK
2009 NOV 23 PM 5:58
CITY CLERK

November 19, 2009

City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

NOV 23 2009

Re: Well in the Desert relocation to 555 Commercial Dr.

Dear City Manager Ready,

We adamantly oppose the use of the property at 555 Commercial Dr. for The Well in the Desert (WID) organization. The proposed determination request to allow the leasing of the property to WID defies the intended "unobtrusive operation" guidelines of the "M-1-P" zone and gives the applicant "Carte Blanc" once approved. The Palm Springs Planning Commission voted 6-1 to deny the applicant. We agree and support the commission's vote.

The WID will bring 200-300 people into this residential area daily, 365 days of the year. Not to mention fund raising, holiday and administrative activities. The WID's own donor letter states *"We envision a campus with the needed structures to house our services. In the main facility we will have a dining room with commercial kitchen, food pantry, ice machine, refrigerators and freezers. This will serve our meal preparation and hot meal program. This area would also house facilities like a game room, TV room, and music room. The facility will have showers, lockers, and up to 25 beds, for emergency housing. Another building will house our Social Services, counseling, group meetings of AA, drug rehab, anger management, etc. This area would include a resource room for job search, computer training, and a library. This facility would also be used for our Town Hall meetings, and community events. We envision a smaller room for Board meetings, meetings with community leaders and other agencies, this room could also be used by other agencies and community groups."*

The City nor WID have the infrastructure in place to support these plans. Should the City vote in favor of a letter of determination, the WID could then operate within the M-1-P Zone without City restrictions. The WID is currently building out the suites at 555 Commercial Rd. in anticipation of its move. They have publicly stated they will move to 555 Commercial Rd. and operate regardless of how the City votes and continue their food service by "Creative means". This is a blatant threat to the City and the residents of this area. This is the neighbor the WID intends to be. With a letter of determination this

Kathie Hart

From: Jay Thompson
Sent: November 23, 2009 5:47 PM
To: Kathie Hart
Subject: Fw: Appeal of Zoning Determination by Well of the Desert

From: Ginny Foat
To: Ginny Foat ; Jay Thompson
Sent: Mon Nov 23 11:43:12 2009
Subject: FW: Appeal of Zoning Determination by Well of the Desert

From: Vincent Williams [mailto:desertmod@yahoo.com]
Sent: Thursday, November 19, 2009 9:04 PM
To: Ginny Foat
Subject: RE: Appeal of Zoning Determination by Well of the Desert

Ginny Foat, Councilwoman
 City of Palm Springs
 3200 E. Tahquitz Canyon Way
 Palm Springs, CA, 92263

RE: Appeal of Zoning Determination by Well of the Desert

Dear Councilwoman Foat:

Why is it every couple years a residential neighborhood must fight the Well in the Deserts inappropriate plan to relocate? Racquet Club, Sunrise Vista, and now Sunmor amount others have all fought the relocation of the Well because it would have been inappropriately located to residential homes. Each time the Well is denied by the planning commission, then loses their appeal at the city council level. Why must so much time and energy be expended to stop something that should have been discouraged at the city planner's office? Why is our city planner diligently working with the Well to relocate in a zone that cannot support the use of the Well in the Desert. Zone M1 or M2 would be more appropriate. For example the new Desert Resource Center is located in a M2 zone which allows the type of use proposed by the Well.

We are very concerned about the potential negative impact the proposed relocation of the Well on the quality of life in our neighborhood. Among the concerns are the well-documented problems with the facility's operation in Sunrise Park/Baristo neighborhood. Additionally, the proposed location is far too close to residential homes and the fact that there isn't a public infrastructure (street lights, sidewalks, missing perimeter enclosures, bus line, fast food restaurants, public restrooms, etc) to support the estimated 200 homeless who are expected to arrive and leave from this facility daily. The planning commission was concerned with the impacts of traffic, loitering, and safety of the Well's clients (due to the 80 UPS trucks driving down Commercial Drive every morning).

Our views on this matter are not merely a "Not in my backyard" stand. The requirements of paragraph 5

11/24/09

94.01.02 of the Palm Springs Zoning Code were not met by the applicant because the proposed use (hot meals provider) is not listed as a permitted use in the M1-P zone. Additionally, it was a planning commission finding that they did not meet criteria #1 in keeping with the stated intent and purpose of the zone due to the loitering, foot traffic, and safety concerns. Additionally the applicants own testimony (studies done on the cost of homelessness) suggest that the applicant will cause substantial injury to the values of property inside and outside the zone within which the proposed use is to be located. Testimony from other commercial property owners adjacent to the proposed site suggest that the subject use will decrease rents as well as property values. It will cause even more serve injury to the value of neighboring residential properties. A dangerous precedence will be set if this type of use is allowed in all M1-P zones throughout the city.

Homelessness is expensive. Numerous studies have discovered that the cost of allowing people to remain on the streets actually exceeds the cost of providing social, psychiatric, employment services, and housing. We are disappointed that the Well in the Desert has refused the City's offer to relocate to the Desert Resource Center. They do a good job at providing hot meals to the homeless and poor, however it could be much more effective for their clients if they would relocate to the Desert Resource Center.

Please uphold the decision of the Planning Commission. Thank you very much for your time and service to the City.

Sincerely,
Vincent Williams
2912 E. Plaimor Ave.
Palm Springs, CA 92262
760-409-6364

Kathie Hart

From: Jay Thompson
Sent: November 23, 2009 5:46 PM
To: Kathie Hart
Subject: Fw: Relocation of Well in the Desert to Commercial Road in Palm Springs

From: Ginny Foat
To: Ginny Foat ; Jay Thompson
Sent: Mon Nov 23 11:49:41 2009
Subject: FW: Relocation of Well in the Desert to Commercial Road in Palm Springs

From: BaronessII@aol.com [mailto:BaronessII@aol.com]
Sent: Thursday, November 19, 2009 5:07 PM
To: Ginny Foat
Subject: Relocation of Well in the Desert to Commercial Road in Palm Springs

Frank Cavallaro, M.D.
 Jutta Cavallaro
 525 N. Juanita Dr.
 Palm Springs, CA 92262

Dear Councilwoman Foat,

This letter serves to inform you that we are opposed to the relocation of the Well in the Desert to the above mentioned site for the following reasons:

The Well in the Desert has been and is a blessing to many homeless and working poor people. Their services are second to none. Everyone involved in the program has done a remarkable job, however, the proposed location is inappropriate for the Well in the Desert and especially their clients.

There is imminent danger of people being run over by the many UPS trucks traveling in and out of Commercial Road all day long. There are no sidewalks, no streetlights and most importantly no sanitary facilities outside the small space the Well is proposing to move in to.

We also have traffic to and from the Stroke activity Center, hazardous recycling facility, Fire department, City yard, Police yard, rental car yard (huge vehicle transporters).

There is also an element of potential crime associated with the relocation into a residential neighborhood (Juanita Drive is the next street from Commercial Drive). The scenes you find presently at Barristo (Sunrise Park) will shift to our neighborhood i.e. loitering, drugs, alcohol and encampment in the open field across from our property.

We are certain that the City of Palm Springs can find a suitable building in a totally commercial area

11/24/09

for the Well in the Desert to call their future home.

Thank you for your attention to this very serious matter.

Very truly yours,

Frank Cavallaro, M.D.
Jutta Cavallaro

Martha Edgmon

From: Joanne Borchert [joanneborchert@yahoo.com]

Sent: Friday, November 20, 2009 5:45 AM

To: Martha Edgmon

Cc: Rose1944@aol.com

These people will be out on the street, without the gracious people and services at "The Well in the Desert"!! Please reconsider and think if you yourselves were unemployed, had lost your home all as a result of the economic downturn. You too might be fighting for your hot meal or to feed your children.

I am a stay home mom and am truely appalled!!!, having just read about the possibility that ""The Well in the Desert" may not open because of opposition from the Neighbourhood and Planning Department!!! Maybe all you people need to look around and help your fellow community members. We all go thru difficult times in our lives and if community was not there to support and lend a hand many would not be able to cope with these difficult times.

Please re-consider,

Thank you

Joanne Borchert

Martha Edgmon

From: John Callahan [home@johncallahan.com]

Sent: Friday, November 20, 2009 10:23 AM

To: Martha Edgmon

Subject: hot meals

Don't be a Scrooge; this is an issue that people Will remember long after the few locals are appeased. Do what is right in your heart.

Christmas, Merry
Callahan John

Martha Edgmon

From: Elizabeth Baker [ebpalmssprings@msn.com]
Sent: Monday, November 23, 2009 10:51 AM
To: Martha Edgmon
Cc: Rose1944@aol.com
Subject: CITY COUNCIL/WELL IN THE DESERT

I support the Well in the Desert's selection of Commercial Road as a new location.

Elizabeth Baker
1321 East Adobe Way
Palm Springs CA 92262
760.320.3556

0379

Martha Edgmon

From: JoMarie Anton [wolfspiritwalks@yahoo.com]
Sent: Friday, November 20, 2009 12:12 PM
To: Rose1944@aol.com
Cc: Martha Edgmon
Subject: Food for thought...for all of us

I am sending this to you after reading the valley voice this morning.... appropriate to remember we are all on this earth together. maybe this will bring some light to this "issue" for some of the residence of palm springs.

Too bad it cannot be printed in the paper.

Blessings,

JoMarie

Valley Resident

I cry each time I read this, it brings tears to think that a group of people could put aside their own "selfish" need to win to share with someone who would never have an opportunity in this world to experience that feeling of belonging, of being "important" of having value in this life to give that person a gift worth more than words could say.

I wonder how many of us miss those opportunities because we meet someone "different" than us and dismiss them and do not take the time to share a moment with them. Or we shut people out because they do not believe as we do or act as we want them to..... I can only dream of how beautiful this world would be if only a quarter of people stepped out of "their" world and shared with others, gave understanding, gave acceptance, gave compassion.

I wonder where it came about that in order to be "ok" in this world we have to be what others want us to be. Most people don't realize that is what we do each day when we are short with people or avoid certain people, or correct them we are in a way saying just that... You are not ok the way you are.

I had to share this one it hit close to home.

Blessings and love to you all.

JoMarie

What would you do? you make the choice.

Don't look for a punch line, there isn't one. Read

0391

11/23/2009

it anyway. My question is: Would you have made the same choice?

At a fundraising dinner for a school that serves children with learning disabilities, the father of one of the students delivered a speech that would never be forgotten by all who attended. After extolling the school and its dedicated staff, he offered a question:

'When not interfered with by outside influences, everything nature does, is done with perfection.

Yet my son, Shay, cannot learn things as other children do. He cannot understand things as other children do.

Where is the natural order of things in my son?'

The audience was stilled by the query.

The father continued. 'I believe that when a child like Shay, who was mentally and physically disabled comes into the world, an opportunity to realize true human nature presents itself, and it comes in

the way other people treat that child.'

Then he told the following story:

Shay and I had walked past a park where some boys Shay knew were playing baseball. Shay asked, 'Do you think they'll let me play?' I knew that most of the boys would not want someone like Shay on their team, but as a father I also understood that if my son were allowed to play, it would give him a much-needed sense of belonging and some confidence to be accepted by others in spite of his handicaps

I approached one of the boys on the field and asked (not expecting much) if Shay could play. The boy looked around for guidance and said, 'We're losing by six runs and the game is in the eighth inning I guess he can be on our team and we'll try to put him in to bat in the ninth inning.'

Shay struggled over to the team's bench and, with a broad smile, put on a team shirt. I watched with a small tear in my eye and warmth in my heart. The boys saw my joy at my son being accepted.

In the bottom of the eighth inning, Shay's team scored a few runs but was still behind by three.

In the top of the ninth inning, Shay put on a glove and played in the right field. Even though no hits came his way, he was obviously ecstatic just to be in the game and on the field, grinning from ear to ear as I waved to him from the stands.

In the bottom of the ninth inning, Shay's team scored again.

Now, with two outs and the bases loaded, the potential winning run was on base and Shay was scheduled to be next at bat.

At this juncture, do they let Shay bat and give away their chance to win the game?

Surprisingly, Shay was given the bat. Everyone knew that a hit was all but impossible because Shay didn't even know how to hold the bat properly, much less connect with the ball.

However, as Shay stepped up to the plate, the pitcher, recognizing that the other team was putting winning aside for this moment in Shay's life, moved in a few steps to lob the ball in softly so Shay could at least make contact..

The first pitch came and Shay swung clumsily and missed .

The pitcher again took a few steps forward to toss the ball softly towards Shay.

As the pitch came in, Shay swung at the ball and hit a slow ground ball right back to the pitcher.

The game would now be over.

The pitcher picked up the soft grounder and could have easily thrown the ball to the first baseman.

Shay would have been out and that would have been the end of the game.

Instead, the pitcher threw the ball right over the first baseman's head, out of reach of all team

mates.

Everyone from the stands and both teams started yelling, 'Shay, run to first!

Run to first!

Never in his life had Shay ever run that far, but he made it to first base.

He scampered down the baseline, wide-eyed and startled.

Everyone yelled, 'Run to second, run to second!'

Catching his breath, Shay awkwardly ran towards second, gleaming and struggling to make it to the base.

By the time Shay rounded towards second base, the right fielder had the ball, the smallest guy on their team who now had his first chance to be the hero for his team.

He could have thrown the ball to the second-

baseman for the tag, but he understood the pitcher's intentions so he, too, intentionally threw the ball high and far over the third-baseman's head.

Shay ran toward third base deliriously as the runners ahead of him circled the bases toward home.

All were screaming, 'Shay, Shay, Shay, all the Way Shay'

Shay reached third base because the opposing shortstop ran to help him by turning him in the direction of third base, and shouted, 'Run to third!

'Shay, run to third!'

As Shay rounded third, the boys from both teams, and the spectators, were on their feet screaming, 'Shay, run home! Run home!'

Shay ran to home, stepped on the plate, and was cheered as the hero who hit the grand slam and won the game for his team.

'That day', said the father softly with tears now rolling down his face, 'the boys from both teams helped bring a piece of true love and humanity into this world'.

Shay didn't make it to another summer. He died that winter, having never forgotten being the hero and making me so happy, and coming home and seeing his Mother tearfully embrace her little hero of the day!

AND NOW A LITTLE FOOT NOTE TO THIS STORY:

We all send thousands of jokes through the e-mail without a second thought, but when it comes to sending messages about life choices, people hesitate.

The crude, vulgar, and often obscene pass freely through cyberspace, but public discussion about decency is too often suppressed in our schools and workplaces.

If you're thinking about forwarding this message,

0328

chances are that you're probably sorting out the people in your address book who aren't the 'appropriate' ones to receive this type of message. Well, the person who sent you this believes that we all can make a difference.

We all have thousands of opportunities every single day to help realize the 'natural order of things.'

So many seemingly trivial interactions between two people present us with a choice:

Do we pass along a little spark of love and humanity or do we pass up those opportunities and leave the world a little bit colder in the process?

A wise man once said every society is judged by how it treats it's least fortunate amongst them.

You now have two choices:

1. Delete
2. Forward

May your day, be a Shay Day.

Get a great deal on Windows 7 and see how it works the way you want. Check out the [offers on Windows 7 now](#).

Windows Live: Make it easier for your friends to see what you're up to on Facebook.

Martha Edgmon

From: Dave Barakian
Sent: Friday, November 20, 2009 4:20 PM
To: David Ready
Cc: Jan Truscott; Martha Edgmon; Steve Pougnet; David Dominguez; Richard Jenkins
Subject: R Cree middle school

At the 11/18/09 council meeting Mayor Pougnet raised an issue regarding traffic at the subject school. Staff worked very hard and about a year ago a \$382,500 Federal Safe Routes to School grant was approved. Included in this grant are bulb outs, crosswalks, count down signals, a Caballeros median, pedestrian beacons, re-striping, a programmed speed limit sign, and bike lanes in the vicinity of this school. In addition, the grant provides improvements at 4 other elementary schools.

Staff coordinated with Lorraine Becker of PSUSD through this entire process as well as the principals of the various schools including Clarence Nolan of Raymond Cree(principal at that time). Staff has recently spoke with new Principal Signoret who id happy about the plans envisioned in the grant but has asked if some delineators could be installed in the meantime to preclude vehicles from making u turns on Caballeros mid block. This has been a historic problem here and we will look into achieving this as Federal funds won't be available to us until 2011. We will also ask PD to again look into some focused enforcement.

David Barakian
Director of Public Works/ City Engineer
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
(760) 323-8253 x8732

0211

11/23/2009

Martha Edgmon

From: Redtop1954@aol.com
Sent: Friday, November 20, 2009 3:06 PM
To: Martha Edgmon
Subject: Support for Well in the Desert

Dear City Council Members,

I am writing in support of the Well in the Desert securing their new building to continue to be able to serve the working poor, seniors, families with children and homeless (25%) of Palm Springs. I am a volunteer in my Palm Springs Community and I contribute to and been assisted by the Well in The Desert. I have used their assistance many times to help people of the community that could not get help elsewhere to provide a hot meal, clothing , a helping hand to people that are down and out. Some for the first time in their lives. Through the assistance of the Well in the Desert I personally know approximately 50 people that are working productive human beings in our communities today as a result of receiving the help they so desperately needed at a very low time in their life.

I urge each of you to go to the Well in the Desert between now and Jan 15 and volunteer to serve a meal or help in any way you can. Look in the eyes of these people and I am sure you will see someone that could be you but for grace of God.

I know there are many needs in our community and you try to address them all. The Well serves a population that no else can. Please do every thing you can to assist them to secure the building at 555 Commercial Road.

I am a seventy year old woman that has worked and volunteered both in churches and my community and I make this appeal as I know first hand the people the Well in the Desert help are the ones that fall through the slots. Thank you for your help and God Bless.

Patricia Durant
143 Caravan Street
Palm Springs 92264

Martha Edgmon

From: William Harris [jeepboy@dc.rr.com]
Sent: Saturday, November 21, 2009 8:02 AM
To: Martha Edgmon
Cc: Rose1994@aol.com
Subject: Support for Well in the Desert

To Whom It May Concern,

Please register this email as **STRONG** support for the efforts of Well in the Desert to attend to the needs of the working poor and homeless in the western Coachella Valley. I implore the city council to do everything in their power to insure that the Well be able to continue to operate from their current location on Commercial Road and continue to provide hot meals to families in need.

It is unconscionable to think that individuals would be so selfish to deny these types of services to those who need them most. Shame on those people who are fighting against this effort.

City council members please do the right thing here. Let this wonderful organization continue the work they are doing.

With Best Regards,

William W. Harris
1085 E. Ramon Rd., #202
Palm Springs, CA 92264
(760) 416-9439

Martha Edgmon

From: johns3309@aol.com
Sent: Friday, November 20, 2009 9:33 PM
To: Rose1944@aol.com
Subject: your VALLEY VOICE in The Desert Sun 11/20/2009...

dear arlene,

i just wanted you to know that i thoroughly support the work you do with the organization WELL IN THE DESERT.

i hope the City of Palm Springs finally allows you to have a permanent place - and why not 555 Commercial Road?

these times are so tough for so, so many and you do a great job, and the City of Palm Springs should applaud your efforts at providing one of the most basic human needs - FOOD.

thank you for all you do each day, and special good luck and hopes for smooth sailing and a stupendous success with your Thanksgiving @ St. Louis in Cathedral City and Christmas Dinner @ The Palm Springs Convention Center.

sincerely,

john schumacher



Martha Edgmon

From: Gary Lange Ph.D. [glange@dc.r.com]

Sent: Sunday, November 22, 2009 6:58 PM

To: Martha Edgmon

Subject: Well

Hello Martha,

Sorry to hear about the plight of the Well in the Desert. They do such great work, I hope the 555 Commercial location can work out for them.

Gary Lange Ph.D.
Licensed Marriage and Family Therapist
Certified Gambling Counselor
42600 Bob Hope Drive, Suite 413
Rancho Mirage, CA 92270
760-773-1014
www.GaryLangePhD.com

November 23, 2009

Mayor Steve Pougnet
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 23 PM 2:07
JANICE BILLY
CITY CLERK

Dear Mr. Pougnet,

As a voting and concerned taxpayer and resident of Palm Springs, please allow this letter to serve as my request for the members of the Palm Springs City Council to uphold the Planning Commission's decision of September 23, 2009 to **not allow** the Well In The Desert to occupy space at 555 N. Commercial Road, Palm Springs for its hot meal program to the homeless.

Planning Commission members, as with all appointed commissions in the City of Palm Springs, are dedicated **volunteers**, who give their valuable time and expertise to assist city staff and council members with review of applications and construction plans for development with the City, as well as reviewing and recommending action on all matters concerning the City's General Plan, Capital Improvement Program, **zoning regulations**, and environmental matters.

Being in the employ of a government agency, I know, and cannot stress how committees and commissions are invaluable to staff and board/council members. To overturn their recommendations is a basic affront to their donation of time, talent, and advice. More importantly, this sets a precedent for other businesses, organizations, etc. to appeal previous Planning Commission decisions and could open the door for potential litigation from those organizations that were also denied approval for similar cases.

At its 9/23 meeting, the Planning Commission was very concerned for public safety. One of the commission members actually visited the area in question two to three different times of the day, noting the heavy traffic and sheer numbers of UPS trucks and semi-trailers going in and out of the cul-de-sac all day and stated it was a real hazard for the Well's clients.

Public safety also concerns the residents and citizens who live in the surrounding area (Juanita Dr., N. Farrell Dr., Alejo Rd., N. Monterey, and Tamarisk, to name a few). Well In The Desert has a following of the chronic – those individuals that are mentally unstable and require medication. When these clients go "off" their medications, they can have extremely violent episodes. These are people who chose this lifestyle. At a September meeting with different neighborhood organizations, Arlene Rosenthal admitted that 95% of her clientele are veterans suffering from some type of mental disorder and are homeless as well as chemical and alcohol dependent.

Security and safety for the fragiley disabled clients of the Stroke Recovery Center should be also considered.

0316

The Planning Commission members were also concerned of "how your [Well In The Desert] presence affects the people around you". Arlene Rosenthal admitted during the Q&A that the organization looked at a minimum of 10 sites and was denied at each opportunity. She also stated that there "won't ever be a right place in Palm Springs." Possibly Rosenthal should consider collaborating with Bridges of Hope, a food distribution agency in Cathedral City and/or move Well In the Desert to another municipality.

**** Most alarming, however, is Rosenthal's written admission (November 2009 Well in the Desert News) that she is prepared to break the law should the City Council uphold the decision of the Planning Commission - quote from page 5 of the newsletter: "...So what will we do? We will move our offices to 555 Commercial Rd. on January 15th, the deadline we have been given to get out. We will carry on with our outreach to people in need but will have to find "creative" ways of making sure food is available to them, and that we shall do." The operative word here is creative. Rosenthal will deem to disregard the City Council's action and feed food to the homeless out of 555 Commercial regardless.****

OTHER CONCERNS:

1. Declination of property values - 555 N. Commercial Road, Palm Springs, is surrounded by residential property - Juanita Dr., Farrell Dr., Alejo Rd., N. Monterey, and Tamarisk, to name a few streets that all contain residential homes. In fact, the majority of these homes are deemed Mid-century modern, built by Jack Meiselman, carving out a unique niche of modern home homes in the late 50's.

The designs of these homes are still as strong today as they were 50 years ago. Witness the incredible resurgence of mid-century mania here in Palm Springs in the last 10 years. Still somewhat affordable by California standards, the smaller homes are still selling anywhere from \$350-\$750K depending on condition. Many of these homes fell into great disrepair during the 80's and 90's. With the latest resurgence of interest in all things mid-century, these petrified jewels became very desirable again. People started buying them in the late 90's and fixing them up, treating them with the respect they deserve. These homes represent a very important period for Palm Springs.

Relative to this fact is the recent award to the City of Palm Springs from First Lady Michele Obama for being a "Preserve America" community - keeping Palm Springs as a community that "protects and celebrates their heritage, uses historic assets for economic development and community revitalization..." Our Meiselman homes (*historic asset and community revitalization of our neighborhood*) will be jeopardized if the Well In The Desert is allowed to relocate within these neighborhoods of mid-century modern homes - certainly causing substantial injury to values of property in the zone.

2. Other alternatives - Financially supported by many cities, including Palm Springs, the Desert Resource Center will open in December 2009, offering all services to the homeless population. I, as a taxpayer of Palm Springs, endorse this center and urge the City Council to encourage the Well In The Desert to allow DRC to absorb their client base and avail them of the many services offered by DRC. These services will include emergency shelter with beds; three meals a day; transportation to and from their site; case management (to help them find homes and jobs); mental health counseling; and most importantly, in order to maintain a healthy and communicable disease-free environment, a Nurse's station with the services of a Public

Health Nurse, will be available to all homeless clients. Well In The Desert does not have the capability or capacity of providing this most important service for their clients.

The Public Health Nurse at DRC will, among many other important duties:

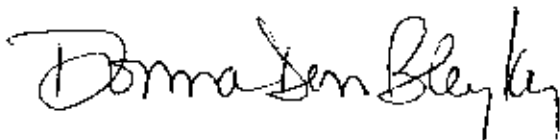
- Perform nursing assessment and screening for residents including immunization status, hypertension, diabetes, nutritional deficits, communicable disease such as swine flu, tuberculosis, developmental delays in children, risk factors for obesity, diabetes, mental health and substance abuse issues, cancer and heart disease, as well as postpartum depression and perinatal substance abuse.
- Provide ongoing health counseling and education on a large variety of topics such as specific diseases, transmission and prevention.
- Provide nursing care in a culturally sensitive manner
- Expand services provided from Nurse's Station to include services by other agencies/individuals on a volunteer basis, including HIV/AIDS testing, STD (sexually transmitted diseases), and other health care needs.

3. Food service and public health concerns: The Well In The Desert is serving food, both hot and cold – is the organization in compliance with the California Food Code? Riverside County Department of Environmental Health requires permits and does inspections for food safety. Do the food servers of Well In The Desert have “Food Worker Certification”? Has a food facility construction plan check been issued for 555 N. Commercial? Is Well In The Desert in compliance with Vector Control (rats, insects and other vermin associated with food service), waste management of food, and any potential medical waste?

Well In The Desert is a nonprofit agency and exempt from taxes. They will be contributing zero dollars to the City of Palm Springs. The homeless are not paying into the tax system. Why should we, the homeowners and law abiding tax payers, not have our very strong concerns be considered?

Please do not overturn the decision made by the Planning Commission. Thank you for your service to the city.

Sincerely,



Donna DenBleyker, homeowner on N. Farrell Dr.

Cindy Berardi

From: Rose1944@aol.com
Sent: Thursday, November 12, 2009 4:44 PM
To: juliebornstein@earthlink.net
Subject: Fwd: better definition

RECEIVED
 PALMS SPRINGS
 2009 NOV 23 PM 12: 24
 JAMES J. GRIFFIN, JR.
 CITY CLERK

fyi

From: Dennis.Graham@palmsprings-ca.gov
To: Rose1944@aol.com
Sent: 11/12/2009 1:36:22 P.M. Pacific Standard Time
Subj: RE: better definition

Hello Arlene,

As I mentioned the last time you made a similar request back in August, we don't capture or track crimes committed by or against the homeless or other classes of citizens, therefore no statistics are available. Unless a person makes it a point to tell us that they are a Well client we wouldn't have knowledge of it anyway. This would be similar to asking us to provide statistics on the arrests of people from certain industries, occupations, etc. as we don't capture that type of information.

Lt. Dennis Graham

From: Rose1944@aol.com [mailto:Rose1944@aol.com]
Sent: Wednesday, November 11, 2009 4:09 PM
To: Dennis Graham; Chief@pspd.com
Cc: juliebornstein@earthlink.net
Subject: better definition

Hi Dennis: here is a better definition of what we would like from the PSPD if possible. thanks. Arlene

The number of police reports in the last seven years that name a Well client as a suspect for a crime.

11/23/2009

0219

A Public Agency

August 7, 2009

Ms. Arlene Rosenthal, President
Well in the Desert
P. O. Box 5312
Palm Springs, CA 92263

Dear Ms. Rosenthal:

Thank you for your recent letter dated August 4, 2009 requesting SunLine Transit Agency (SunLine) to add a bus stop on Farrell Street at Alejo Road, between the existing bus stops currently installed along the route.

SunLine evaluated potential locations to determine the feasibility of adding another bus stop along the route and our findings indicate we will be able install a bus stop at the corner of Farrell Street and Alejo Road. Please be informed that this process take up to six weeks, once the determination is made to install bus stops at new locations. The process also involves seeking approval and obtaining permits from the local jurisdictions; in this case, we will have to work with the Public Works Department in the City of Palm Springs prior to installing the bus stop.

At this time, SunLine will be unable to deviate the bus given the additional operational cost; however, we will locate the bus stop so as to minimize the walking distance from your facility to the bus stop. We appreciate your comment and the opportunity to work with you to meet your clients' transportation and mobility needs.

If you have any questions or concerns, please do not hesitate to call me at your earliest convenience. You may do so at 760-343-3456, ext. 119.

Sincerely,



Eunice Lovi
Director of Planning & Development

cc: C. Mikel Oglesby, General Manager
Anita M. Petke, Transit Planning Assistant

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 23 PM 12:04
JANICE JARVIS
CITY CLERK

Kathie Hart

From: Jay Thompson
Sent: November 23, 2009 10:13 AM
To: Kathie Hart
Subject: Fw: WELL IN THE DESERT

From: Martha Edgmon
To: 'Rose1944@aol.com'
Cc: Jay Thompson
Sent: Mon Nov 23 08:44:28 2009
Subject: RE: WELL IN THE DESERT

Will do.

Martha Edgmon
Executive Assistant, Mayor & Council
City of Palm Springs
Tel: (760) 323.8200
Fax: (760) 323.8282
martha.edgmon@palm Springs-ca.gov

2009 NOV 23 AM 10:42
CITY CLERK

From: Rose1944@aol.com [mailto:Rose1944@aol.com]
Sent: Saturday, November 21, 2009 3:21 PM
To: Martha Edgmon
Subject: Fwd: WELL IN THE DESERT

Martha — I was asked to forward this to the right person so I am sending it for her. best, Arlene

From: DUCKINPOOL@msn.com
To: Rose1944@aol.com
Sent: 11/21/2009 2:41:37 P.M. Pacific Standard Time
Subj: WELL IN THE DESERT

TO CITY COUNCIL MEMBERS, AND ALL CONCERNED CITIZENS. I HAVE LIVED, FOR THE LAST FEW YEARS , A BLOCK FROM THE "WELL IN THE DESERT" ON BARISTO, I HAVE NEVER SEEN A CLIENT FROM THE WELL NEAR OUR HOME , OR NEAR OUR NEIGHBORHOOD. THE SUNMOR NEIGHBORHOOD GROUP ARE STATING FACTS THAT ARE ONLY HEAR SAY ,TO THEM. THEY ARE TRYING TO STOP US FROM FEEDING THE POOR, THE ELDERLY...WHO WE DELIVER TO IF THEY ARE UNABLE TO GET TO THE WELL FOR A HOT MEAL. I WAS AT THE MEETING WE HAD WITH SUNMOR , IF THAT IS WHAT YOU WOULD LIKE TO CALL IT; IT WAS MORE LIKE A FIASCO. THEY SPOKE ONLY ABOUT THE HOMELESS

AND WOULD NOT LISTEN TO US. THEY ARE VERY ANGRY PEOPLE. THE HOMELESS ARE ONLY A SMALL PERCENTAGE OF THE WELL AND ARE ACTUALLY MORE CIVIL THAN THOSE IN THE MEETING. IN THIS DAY AND SAD TIMES I REALLY FEEL ASHAMED OF GROWN MEN AND WOMEN WHO HAVE NO COMPASSION FOR THE LESS FORTUNATE, WHO COULD BE THEM, BY THE GRACE OF GOD. PLEASE HELP US KEEP SERVING HOT MEALS TO THE NEEDY.....AND NOT LISTEN TO A SMALL GROUP WHO ONLY THINK OF THEMSELVES. THANK YOU JOAN WOLFF

Jay Thompson

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 19 PM 4:58
JAMES THOMPSON
CITY CLERK

From: Ginny Foat
Sent: Thursday, November 19, 2009 2:35 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Well in the Desert Appeal

From: michael tabor [mailto:miketabor@yahoo.com]
Sent: Thursday, November 19, 2009 1:31 PM
To: Steve Pognet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; David Ready
Subject: Well in the Desert Appeal

We adamantly oppose the use of the property at 555 Commercial Dr. for The Well in the Desert organization. The proposed determination request to allow the leasing of the property to The Well in the Desert defies the intended "unobtrusive operation" guidelines of the "M-1-P" zone and gives the applicant "Carte Blanc" once approved. The Palm Springs Planning Commission voted 6-1 to deny the applicant September 23, 2009. We agree and support this respected commission's vote.

This organization and its operation are not suited for this residentially dense and commercially thriving area. It belongs in an industrial area zoned for its intended operation.

Therefore, we respectfully ask you to uphold the Planning Commission's vote to deny this letter of determination request!

Sincerely,
Michael Tabor & Douglas Gilbert

Jay Thompson

RECEIVED
PALMS SPRINGS
2009 NOV 19 PM 4:58
JAY THOMPSON
CITY CLERK

From: Ginny Foat
Sent: Thursday, November 19, 2009 2:34 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Homeless Kitchen

From: Sherry Kinne [mailto:sherrykinne@yahoo.com]
Sent: Thursday, November 19, 2009 12:48 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel
Subject: Re: Homeless Kitchen

--- On Thu, 11/19/09, Sherry Kinne <sherrykinne@yahoo.com> wrote:

From: Sherry Kinne <sherrykinne@yahoo.com>
Subject: Homeless Kitchen
To: Steve.Pougnet@palmsprings-ca.gov, Chris.Mills@palmsprings-ca.gov,
GinnyFoat@palmsprings-ca.gov, Rick.Hutcheson@palmsprings-ca.gov,
Lee.Weigel@palmsprings-ca.gov
Date: Thursday, November 19, 2009, 12:43 PM

Dear Mayor and City Council Members,

I am a co owner of Desert Commercial Suites, 653 N. Commercial Rd. I am not a resident of Palm Springs, but as a property owner, I am concerned about the proposed plans for Well in the Desert to locate their homeless kitchen at 555 N. Commercial Road. Property values have decreased greatly during this down economy, and I fear that the homeless kitchen will have an adverse affect as well. Feeding the homeless is a necessary cause and I am not against that. The location is what needs to be addressed. It is my understanding that the City Planning Commission recommended against approval for this project, yet plans are progressing for said project. I also am aware that there may be other, more suited locations available. I would appreciate your attention in this matter and my co owner will be attending the City Council meeting on Dec. 2, to discuss this issue.

Sincerely,
Sherry Kinne

Jay Thompson

From: Ginny Foat
Sent: Thursday, November 19, 2009 11:45 AM
To: Ginny Foat; Jay Thompson
Subject: FW: proposed Homeless kitchen 555 N. Commercial Rd, Palm Springs
Attachments: DCS opposition letter.pdf

RECEIVED
 CITY OF PALM SPRINGS
 2009 NOV 19 PM 1:39
 JAMES THOMPSON
 CITY CLERK

From: nrabb@aol.com [mailto:nrabb@aol.com]
Sent: Wednesday, November 18, 2009 5:18 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel
Subject: proposed Homeless kitchen 555 N. Commercial Rd, Palm Springs

Dear Palm Springs Mayor and City Council Members,

I am the owner/manager of Desert Commercial Suites, 653 N. Commercial Road, Palm Springs, CA. Attached is a letter I wrote to the Planning Commissioner in September 2009. I am aware of plans for the Well in the Desert to speak with the Palm Springs City Council on December 2, 2009. I plan to attend that meeting.

I am gravely concerned about the possible relocation of the Well in the Desert to 555 N. Commercial Rd. I am the building adjacent to this proposed site and share a common driveway with that building. I am concerned about the impact a Homeless kitchen will have on my property and the security and viability of my office warehouse business and the affect it will have on my property value. My family has owned this building for over 25 years. I have lived, owned a home and worked in the Coachella Valley for over 30 years. My family has been coming to the valley for over 50 years.

The City Planners recommended against this approval. The Planning Commission voted 6 to 1 against this relocation. I attended the meeting and spoke at that time against the relocation of Well in the Desert to the Commercial Road site. As you know, it is difficult to summarize concerns in the 3 minutes that are allotted. I hope that you take the time to read my attached letter and to view the video from that meeting.

I hope to have the opportunity to address the City Council on December 2, 2009 and look forward to meeting you.

Sincerely,
Ellen Kelley

Jay Thompson

From: Ginny Foat
Sent: Thursday, November 19, 2009 11:55 AM
To: Ginny Foat; Jay Thompson
Subject: FW: WELL OF THE DESERT

ACCEPTED
 CITY OF PALM SPRINGS
 2009 NOV 19 PM 1:39
 JAMES THOMPSON
 CITY CLERK

From: GBF [mailto:gfmpismo227@charter.net]
Sent: Thursday, November 19, 2009 10:06 AM
To: Steve Pougnet
Cc: Ginny Foat; Chris Mills; Rick Hutcheson; Lee Weigel; David Ready
Subject: WELL OF THE DESERT

11 19 09

Dear Mr. Pougnet & City Council Members:

We own property at 663 N. Farrell Drive and are vehemently opposed to the relocation of Well of the Desert to an area adjacent to our area and backing on to Juanita Street. Since we were advised of this problem in August and September, we wrote a letter on file to the City of Palm Springs stating our position. This has not changed. We do not want our property values to fall even further because of a change of location of a business that catered to alcoholics, drug addicts and derelicts. There continues to be tremendous evidence that proves the degradation of an area when such changes and additions as the Well of the Desert are allowed to move into an area of Families and Family residences. The increased homeless wandering our streets on Juanita and Farrell and other streets will have a negative impact for all the local residents.

Please do not allow this appeal to go forward and please do not allow the addition of Well of the Desert to the Commercial Street area.

Sincerely yours,

Gary Freire and Mickey Tarwater re: 663 N. Farrell Drive, PS

P O Box 21 , Pismo Beach, Calif. 93448

Jay Thompson

From: Ginny Foat
Sent: Thursday, November 19, 2009 11:56 AM
To: Ginny Foat; Jay Thompson
Subject: FW: well of the desert

RECEIVED
CITY CLERK
2009 NOV 19 PM 1:39
JAMES H. POLLOCK
CITY CLERK

From: EdwardSF@aol.com [mailto:EdwardSF@aol.com]
Sent: Thursday, November 19, 2009 10:33 AM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; David Ready
Subject: well of the desert

Ladies and Gentlemen,

I live at 577 N. Chiquita Circle, off of Alejo between Sunrise and Farrell. I am writing because I am concerned about the attempt by the Well of the Desert to relocate to 555 Commercial Road. This is a residential neighborhood and not appropriate for the Well's proposed use. For that reason, among others, this relocation was not approved by the Planning Commission. I urge each of you to support the lawful and proper decision of the Planning Commission and deny the appeal filed by the Well.

Thank you very much, and please feel free to call (415.516.9553 - cell) or email me if you have any questions or would like to discuss this further.

Sincerely,

Edward Pollock

Jay Thompson

From: Ginny Foat
Sent: Thursday, November 19, 2009 12:22 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Well of the Desert

RECEIVED
 PALM SPRINGS
 2009 NOV 19 PM 1:37
 JAMES THOMPSON
 CITY CLERK

From: richard hussar [mailto:richardandal@msn.com]
Sent: Thursday, November 19, 2009 12:18 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; David Ready
Subject: Well of the Desert

Ladies and Gentlemen,

I live at 542 N. Chiquita Circle, off of Alejo between Sunrise and Farrell. I am writing because I am concerned about the attempt by the Well of the Desert to relocate to 555 Commercial Road. This is a residential neighborhood and not appropriate for the Well's proposed use. For that reason, among others, this relocation was not approved by the Planning Commission. I urge each of you to support the lawful and proper decision of the Planning Commission and deny the appeal filed by the Well.

This proposed move from Baristo and Sunrise to Commercial Road is simply relocating the problem which is drug use, trash and other very unpopular public issues. The neighborhood adjacent to the Well has been unhappy for a long time but that does not give the City the right to spoil our neighborhood. I left a big city because of shopping cart traffic and trash in my neighborhood and don't want to leave my new home.

Sincerely

Richard Hussar
 542 North Chiquita Cir.
 Palm Springs, CA 92262
 760.320.2400

Jay Thompson

From: David Ready
Sent: Tuesday, November 17, 2009 3:06 PM
To: Jay Thompson
Subject: FW: Well of the Desert
Attachments: image001.png

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 17 PM 3:07
JAMES THOMPSON
CITY CLERK



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs Tel: (760) 322-8350
3200 E. Tahquitz Canyon Way Fax: (760) 323-8207
Palm Springs, CA 92262 TDD: (760) 864-9527
www.palmsprings-ca.gov David.Ready@palmsprings-ca.gov

From: Carmen Dorr [mailto:carmenjdoor@gmail.com]
Sent: Tuesday, November 17, 2009 12:54 PM
To: David Ready
Subject: Re: Well of the Desert

To the Mayor, City Council, and City Manager:

First, we are grateful for all the work you do on behalf of the city.

We are writing to strongly oppose the proposed relocation of The Well of the Desert facility to 555 Commercial Road. This is our community, a residential community that would greatly suffer from having this homeless services facility in our midst. To do so would not only be inappropriate, it would be a violation of the City of Palm Springs Zoning Code.

We have first hand experience with this, as we own a condo in another city that is adjacent to a homeless facility. The drugs, alcohol, noise, street litter, panhandling, and general harassment of local residents by some of the homeless who suffer from mental illness is an enormous daily concern for safety. People are intimidated and frightened to walk down their own street.

While we support the work of this resource, it is not appropriate to burden residential taxpayers with the obvious problems this facility would cause. There are many commercial locations that would be more appropriate. Please, please make the taxpaying citizens of this community your first priority.

Thank you.

Carmen Dorr and Dennis Gilmore
2191 East Park Drive
Palm Springs, CA

Jay Thompson

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 17 PM 1:59
JAMES THOMPSON
CITY CLERK

From: Ginny Foat
Sent: Tuesday, November 17, 2009 1:56 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Well of the Desert

From: Carmen Dorr [mailto:carmenjdorr@gmail.com]
Sent: Tuesday, November 17, 2009 12:51 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; David.Ready@palmsprings-ca.gov
Subject: Well of the Desert

To the Mayor, City Council, and City Manager:

First, we are grateful for all the work you do on behalf of the city.

We are writing to strongly oppose the proposed relocation of The Well of the Desert facility to 555 Commercial Road. This is our community, a residential community that would greatly suffer from having this homeless services facility in our midst. To do so would not only be inappropriate, it would be a violation of the City of Palm Springs Zoning Code.

We have first hand experience with this, as we own a condo in another city that is adjacent to a homeless facility. The drugs, alcohol, noise, street litter, panhandling, and general harassment of local residents by some of the homeless who suffer from mental illness is an enormous daily concern for safety. People are intimidated and frightened to walk down their own street.

While we support the work of this resource, it is not appropriate to burden residential taxpayers with the obvious problems this facility would cause. There are many commercial locations that would be more appropriate. Please, please make the taxpaying citizens of this community your first priority.

Thank you.

Carmen Dorr and Dennis Gilmore
2191 East Park Drive
Palm Springs, CA

November 9, 2009

David Reedy, City Manager
City of Palm Springs
3200 East Taquity Canyon Way
Palm Springs, CA 92262

NOV X 2 2009

Re: Proposed Relocation of Homeless Centre to
555 Commercial Road.

We, as Homeowners in Sunrise Alejo Condominiums,
strongly oppose the proposed relocation to our
neighborhood. There has been an alarming amount
of crime in our area as of late, and this would
obviously add to that.

Although the services provided by the "Well" are
necessary and commendable, this would create
more fear and personal harm in our residential
environment, and drive down our property values.
Such an impact could precipitate our moving
further out the valley.

Yours sincerely
Randy & Janet Byrne
735 Deville Circle
Palm Springs, 92262

RECEIVED
CITY CLERK
2009 NOV 17 AM 8:34
JANET BYRNE
CITY CLERK

Jay Thompson

From: Ginny Foat
Sent: Monday, November 16, 2009 1:28 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Well in the Desert.
Importance: High

RECEIVED
2009 NOV 16 PM 4:30
JAY THOMPSON
CITY CLERK

Dear Frank:

I am John Morris, office assistant for Councilmember Foat. I wanted to confirm that we received your e-mail below regarding the "Well of the Desert" relocation. Councilmember Foat is very appreciative when a resident takes time out of their busy day to share their opinions on issues coming before the City. I also forwarded your e-mail to our City Clerk and he will include your e-mail in the official record. Rest assured, Councilmember Foat considers all resident input when making decisions regarding the City. Thanks again for writing and have a great day.

Sincerely:

John Morris

From: FMortish@aol.com [mailto:FMortish@aol.com]
Sent: Sunday, November 15, 2009 9:59 PM
To: Ginny Foat
Subject: (no subject)

Dear Ginny:

I live in the area that the Well of the Desert is trying to relocate to. I feel it would not be beneficial to the property values in this area. I have a great deal of money invested in my property, purchasing it at the height of the market in the end of 2005. My value has already been reduced by \$300,000. I don't need that to slip any lower.

I ask you to vote against this change.

Thank you for your consideration.

Sincerely yours,

Frank E. Cosgrove
2381 Tamarisk Road

Jay Thompson

RECEIVED
CITY CLERK

From: Ginny Foat
Sent: Monday, November 16, 2009 1:20 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Appose homeless center relocation

2009 NOV 16 PM 4:30

JAMES HUGHES
CITY CLERK

From: khachik berian [mailto:khachikberian@att.net]
Sent: Sunday, November 15, 2009 11:14 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; David Ready
Subject: Appose homeless center relocation

Dear Mayor, City council and City Manager,

My name is khachik Berian and I'm the owner of the property listed below.

225 North Orchid Tree LN
Palm Springs, CA 92262

I would like to join my neighbors and friends who are appealing the homeless relocation to our neighborhood. This issue is vry concerning to me and the safety of my family.

Please take this matter into your consideration as you would for your loved ones.

Best Regards,

K. Berian

Jay Thompson

From: Ginny Foat
Sent: Monday, November 16, 2009 1:32 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Homeless Shelter Relocation
Importance: High

RECEIVED
 PALM SPRINGS
 2009 NOV 16 PM 4:30

JAMES W. HUNTER
 CITY CLERK

From: V. Jones [mailto:vjones@dc.rr.com]
Sent: Sunday, November 15, 2009 7:15 PM
To: Ginny Foat
Cc: Fred - Neighbor; Teddytune@verizon.net
Subject: Homeless Shelter Relocation

Dear Councilwoman Foat,

First AND foremost...Congratulations! on your re-election to the Palm Springs City Counsel ! You HAD my vote again, as you have had in the past elections.

As I walked out very early this morning (Sunday, November 15, 2009) to pick up the newspaper, I saw a notice hanging from my front door in regard to the relocation of the "Homeless Shelter Food Distribution Center" which is currently in the Sunrise Park area of town. Although I feel great empathy toward those less fortunate than myself, I must say, emphatically... MOVE IT !!!

As you know from my past correspondence to you, and telephone conversations as well, I have been "battling" the situation of the homeless living/camping out behind my fence for the 12 years I've lived here. My prior neighbor, Mrs. Marcia Stepp, fought for 30 years to have the two vacant lots behind her house (and mine) cleared of the foliage which provided "shelter" for vagrants to "set up camp" just behind our fence. She lived ALONE for a good 15 years after her husband passed away AND I live ALONE also...but at least I have dogs which bark to alert me to situations "behind the fence."

Mrs. Stepp died a few years ago and her house was sold to Fred Filkins, who wrote MANY letters to you in regard to the constant "camps" in the two empty lots on Tahquitz Avenue. He FINALLY got so disgusted that he sold his house and moved. A new neighbor, Ted Luiciani, purchased the house a few months ago, located at 2013 E. Andreas Road, and has already begun commenting on the number of people "camping out" just behind his house. I've been in my house at 2007 E. Andreas Road since August 1997, and have had NUMEROUS calls to police officers in attempts to have the "campers" removed. At one point, my dogs were barking so violently and lurching at the fence, I thought they might scale it and escape my yard. That "episode" turned out to be some LOSER vagrant who'd set up camp. At 5am, the police said they could NOT find ANY evidence of a "camper." I went out the next day and found a rolled up straw mat with a paper tucked under the corner of it: Indio Jail Release. The officer totally flabbergasted me when he said, "Well, I've been TRYING to FIND him. He's supposed to report his location." Then the officer informed me, "I don't want to alarm you, but he's a known sex offender and just got out of jail in Oregon for assaulting a woman." The paperwork I found, which the officers 'neglected' to find, showed that the sex offender had just been released from jail in Indio. (By the way, I still have a hard-copy of the paperwork.)

Back in May, 2005, I LOST 60 feet of fence and an immense amount of foliage due to a fire which was attributed to homeless people living behind my house in the two vacant lots adjacent to the radio station. Even worse... Mrs. Stepp, lost many of her storage units and her ENTIRE back fence.

At one point a few years ago, my dogs were barking vehemently...lunging at the fence. I approached, to hear the "crackle, crackle" of some homeless guy walking around in the vacant lots and breaking twigs from the incredible overgrowth. As I watched, peering OVER my fence, I saw him break the branches into small twigs and stack them into a nice, pyramid-shaped pile. He was going to "make himself a nice, cozy fire" to warm himself, most likely BEFORE he passed OUT and caught the place AND MY property on FIRE.

Ginny...REALLY, I wouldn't be opposed to the Shelter staying at Sunrise Park IF ONLY the City would do something and force the owners of the two vacant lots behind MY house to clear the debris, which effectually, would preclude the homeless from having "hidden" shelter from the police, street, etc. (Last I "heard" the owners of the two vacant lots were the Andersens.) I'm SICK of being awakened to the

11/16/2009

0024

smells of marijuana, my dogs barking at some drunks, fearing for the safety of myself and my property, AND seeing 5-gallon paint containers full of human excrement LITERALLY within a few feet of MY property.

As regard the "increased foot/bicycle traffic of the homeless" passing by... I'd MUCH RATHER prefer them JUST PASSING by VERSUS camping out a few feet away from my property and dealing with the potential "hazards" they pose and present from them starting fires to MY unknowingly ingesting germs from the buckets of human excrement so nearby.

So...no question as to where I stand... MOVE THAT SHELTER !!! The SOONER the BETTER as far as I'm concerned.

Thanks for "listening" AGAIN to my complaint(s).

Sincerely,

Victoria Jones
2007 E. Andreas Road
Palm Springs, CA 92262
(760) 408 -0152

Email cc: Fred Filkins
Ted Luciani

Jay Thompson

From: Ginny Foat
Sent: Monday, November 16, 2009 1:53 PM
To: Jay Thompson; Ginny Foat
Subject: FW: Well in the Desert
Attachments: SupportLetterfortheWell-SCANNED11-12-09.pdf

RECEIVED
CITY CLERK
2009 NOV 16 PM 4:30
JAMES PROFFER
CITY CLERK

From: Rose1944@aol.com [mailto:Rose1944@aol.com]
Sent: Saturday, November 14, 2009 8:26 AM
To: Steve Pougnet; Chris Mills; Ginny Foat; rickhutcheson@dc.rr.com; Lee Weigel; David Ready
Cc: widboard@bestapix.com; sfle912@yahoo.com; birdielove77@yahoo.com
Subject: Well in the Desert

Dear City Council, Mayor, and friends:

Please find attached a letter of support from Joel Craddock of Jewish Family Services. We look forward to appearing before you on Dec. 2nd in great hopes that you will consider our appeal on fact and merits and that the emotion expressed by those opposing us at the Planning Commission will be heard as just that, emotion, and not fact. Thank you so much for your thoughtful consideration and fair hearing. Please remember to all else receiving this that our appeal hearing is on Wed., Dec. 2, at 6:00 p.m. at City Council Chambers. thanks all for your support. Ariene, for the Well in the Desert



Jewish Family Service
one source for a lifetime of care

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JAMES THOMAS
CITY CLERK

Our Mission
Strengthen families and
enhance the ability and the
value of our human resources
and our Jewish values.
Since 1948

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Barry S. Zolman
Chief Executive Officer
Marilyn Spitzer, ACSW, LCSW

November 12, 2009

Palm Springs City Council
c/o Arlene Rosenthal, President
The Well in the Desert
1911 E. Baristo Rd.
Palm Springs, CA 92262

RE: Food Service at 555 Commercial Rd.

Dear City Council Members:

I am writing the letter in support of the Well in the Desert's appeal to provide hot meals from their new location at 555 Commercial Rd. in Palm Springs.

As the new operator of Roy's Desert Resource Center (RDRC), opening December 1st in Palm Springs, Jewish Family Service of San Diego (JFSSD) fully supports the Well's request for an appeal on this matter. We have worked with the Well for many years. They provide a service that cannot be met by the RDRC, providing over 200 meals/day to many individuals who will not qualify for services at the RDRC.

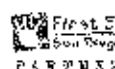
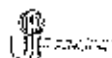
The Well provides a critical service to the homeless and working poor in the Palm Springs area and the loss of these services will be a devastating loss to the community. I hope you will strongly consider granting the Well their request.

If you have any questions or wish to speak with me personally, do not hesitate to contact me.

Sincerely,

Joel Craddock
Sr. Director
Jewish Family Service of San Diego

Educational Services | **Tim's Family Center** | 8204 Balboa Avenue | San Diego, CA 92123-1506 | tel 658 637 3020 | fax 658 657 3021 | www.jfssd.org



Funded, in part, by County of San Diego,
MHSA, Alcohol and Drug Services

0337

Jay Thompson

From: Ginny Foat
Sent: Monday, November 16, 2009 2:10 PM
To: Ginny Foat; Jay Thompson
Subject: FW: WELL IN THE DESERT--RELOCATION SITE

RECEIVED
 CITY CLERK
 2009 NOV 16 PM 4:30
 JAMES H. HARRIS
 CITY CLERK

From: Gary Wagner [mailto:wagnergary57@yahoo.com]
Sent: Thursday, November 12, 2009 7:35 PM
To: Chris Mills; David Ready; Ginny Foat; Lee Weigel; Rick Hutcheson; Steve Pougnet
Cc: Chris Mills; David Ready; Ginny Foat; Lee Weigel; Rick Hutcheson; Steve Pougnet
Subject: WELL IN THE DESERT--RELOCATION SITE

TO THE PALM SPRINGS MAYOR AND CITY COUNCIL--REFERENCE ON NOVEMBER 13TH,2009 ---WELL IN THE DESERT RE-LOCATION SITE ---I AM A HOME OWNER ON JUANITA DRIVE ,I LOVE THE AREA AND MY HOME.AFTER JUST RECENTLY FINDING OUT ABOUT THE RELOCATION SITE FOR WELL IN THE DESERTS MOVE ACROSS THE STREET FROM ME IN THE SMALL UNIT'S ,I CANNOT SEE A SHELTER GOING IN SO CLOSE TO MY NEIGHBORHOOD'S AND MY HOME.THIS IS JUST TO CLOSE,AND IS NOT A GOOD LOCATION.OUR NEIGHBORHOOD IS QUIET,CLEAN,AND VERY RELAXING ONE.I HAVE WORKED HARD ON MY HOME AND YARD SINCE MOVEING HERE IN 2004.THE LAST THING I WANT IS TO BE WORRIED ABOUT WHO IS IN MY NEIGHBORHOOD,AND WHO IS ON MY PROPERTY,AND HAVING TO PICK UP AFTER OTHER'S.I TAKE GREAT PRIDE IN MY NEIGHBORHOOD AND IN THE CITY OF PALM SPRING'S.BUT,IF THIS SHELTER GOES IN,IT WILL ADD A LOT OF COST TO THE CITY,AND THE HOME OWNER'S.JUANITA DRIVE IS BLACK AT NIGHT.THERE ARE NO STREET LIGHTS,EXCEPT FOR THE UPS BUILDING ON THE OTHER STREET.IT WILL GIVE EVERY PERSON ON THIS STREET A REASON TO WORRY AT NIGHT ABOUT GETTING INTO THEIR CAR,OR GOING FOR A WALK.WHO IS GOING TO CONTROL,OR THINK THEY CAN CONTROL THESE PEOPLE?THE POLICE DEPARTMENT?WELL IN THE DESERT? WHAT WILL IT TAKE FOR ONE MAJOR INCEDENT TO HAPPEN TO SOMEONE OR THEIR HOME FOR WHATEVER REASON.I DO NOT THINK THAT OUR MAYOR ,AND CITY COUNCIL WOULD WANT THIS IN THEIR NEIGHBORHOOD'S,LET ALONE IN A PREDOMINENT NEIGHBORHOOD. I KNOW IT WOULD NOT HAPPEN! OUR POLICE DEPARTMENT HAS ENOUGH TO DO WITHOUT NEIGHBOR'S CALLING 24/7 ABOUT THIS OR THAT PERTAINING TO PROBLEM'S FROM THIS BUSINESS. THEIR WILL BE MORE PEOPLE USING THIS FACILITY THAN MS.ROSENTHAL SAY'S THERE WILL BE. YOU CAN BET ON IT.THE PROPOSAL OF A BUS STOP AT ALEJO AND FARRELL CORNER IS OUT.THE CHANCE OF PEOPLE BEING HIT ON A BUSY STREET WILL MAKE IT LESS SAFE FOR DRIVER'S.WELL IN THE DESERT DOES A GOOD JOB WITH HELPING PEOPLE.BUT, IN THESE TOUGH TIME'S,AND ENOUGH TO THINK AND WORRY ABOUT,THIS RELOCATION SITE IS BAD NEW'S. IT IS LIKE SOME THING'S IN THE BEGINING OR AT FIRST,IT LAST A WHILE,THEN LITTLE BY LITTLE,AND OVER TIME THING'S GET WORSE AND OUT OF CONTROL. NOBODY WANT'S THAT IN THEIR NEIGHBORHOOD.I TOTALLY REFUSE AND WILL NOT EXCEPT THIS TYPE OF ORGANIZATION IN MY NEIGHBORHOOD. I DO NOT THINK THAT THE MAYOR AND COUNCIL WOULD EITHER. THE BEST THING FOR MS.ROSENTHAL WOULD BE

11/16/2009

0309

TO SHOP AROUND FOR A MORE SUITABLE AREA THAT IS NOT CLOSE TO ANY
NEIGHBORHOOD'S. I DO NOT THINK THAT ANY OTHER NEIGHBORHOOD'S WOULD
WANT THIS IN THEIR AREA
EITHER.

THANK YOU FOR
READING AND ACCEPTING MY EMAIL REGARDING THIS.YOUR TIME AND EFFORT
IN CONSIDERATION FOR MYSELF AND MY NEIGHBOR'S WILL BE GREATLY
APPRECIATED!

GARY WAGNER 669 NORTH JUANITA DRIVE

Jay Thompson

RECEIVED
PALM SPRINGS

2009 NOV 16 PM 4:30

SALVAGE UNIT
CITY CLERK

From: Ginny Foat
Sent: Monday, November 16, 2009 3:12 PM
To: Ginny Foat; Jay Thompson
Subject: FW: 2013 East Andreas

From: Ted Luciani [mailto:teddytune@yahoo.com]
Sent: Monday, November 16, 2009 2:59 PM
To: Ginny Foat
Cc: VJones@dc.rr.com
Subject: 2013 East Andreas

Dear Ginny,

Congrats on your re-election -- I voted for you and I also sent an e-mail prior about starting up a Marketing Commission comprised of professional such as myself to monitor the ad budget and review the creative for the downtown corridor etc.

On a more pressing note I am writing in support of my neighbor Vickie Jones who also resides on Andreas Road -- our properties are in back of the vacant "Anderson" lot that now houses numerable homeless people.

In short we are in favor of moving the Food Bank to Commercial Road. We believe this is a contained area and in fact will drive the lines of people along the more commercial routes i.e along Sunrise Way.

We are witness to the homeless currently camping out in our neighborhood this side of Amado near Tahquitz -- tucked in the alleys of the commercial buildings on Luring, Saturnino including the vacant lot next to KDES radio. The other side of my house.

I even have a homeless schizophrenic that argues daily at my mailbox every day.

Again this letter is in support of moving the Food Bank to a controlled commercial zone away from the Tahquitz corridor which is inundated with vagrants in the alleys of Luring, Saturnino, on Andreas and in the vacant "Anderson" lot behind my backyard wall!

"Furthermore it is a fire hazard for brush to be growing on the Anderson lot and it needs to be cleared before the homeless start building campfires to warm themselves."

THANKS GINNY FOR YOUR SUPPORT.

I ASK THAT YOU PRESENT THIS E-MAIL AT YOUR DECEMBER MEETING -- PLEASE READ IT PUBLICLY if I have not made myself present to you at that time.

Ted Luciani
2013 East Andreas Road
Palm Springs, CA 92262
760-327-2124

Jay Thompson

RECEIVED
PALM SPRINGS

2009 NOV 16 AM 11:37

DAVID H. READY, Esq., Ph.D.
CITY CLERK

From: David Ready
Sent: Monday, November 16, 2009 11:35 AM
To: Jay Thompson
Subject: FW: Appose homeless center relocation
Attachments: image001.png



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs Tel: (760) 322-8350
3200 E. Tahquitz Canyon Way Fax: (760) 323-8207
Palm Springs, CA 92262 TDD: (760) 864-9527
www.palmsprings-ca.gov David.READY@palmsprings-ca.gov

From: khachik berian [mailto:khachikberian@att.net]
Sent: Sunday, November 15, 2009 11:14 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; David Ready
Subject: Appose homeless center relocation

Dear Mayor, City council and City Manager,

My name is khachik Berian and I'm the owner of the property listed below.

225 North Orchid Tree LN
Palm Springs, CA 92262

I would like to join my neighbors and friends who are appealing the homeless relocation to our neighborhood. This issue is very concerning to me and the safety of my family.

Please take this matter into your consideration as you would for your loved ones.

Best Regards,

K. Berian

Jay Thompson

RECEIVED
CITY CLERK

From: David Ready
Sent: Monday, November 16, 2009 9:41 AM
To: Jay Thompson
Subject: FW: (no subject)
Attachments: image001.png

2009 NOV 16 AM 9:54

JAY THOMPSON
CITY CLERK



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
www.palmsprings-ca.gov

Tel: (760) 322-8350
Fax: (760) 323-8207
TDD: (760) 864-9527
David.Ready@palmsprings-ca.gov

From: FMortish@aol.com [mailto:FMortish@aol.com]
Sent: Sunday, November 15, 2009 10:15 PM
To: David Ready
Subject: (no subject)

Dear David:

I live in the area that the Well of the Desert is trying to relocate to. I feel it would not be beneficial to the property values in this area. I have a great deal of money invested in my property, purchasing it at the height of the market in the end of 2006. My value has already been reduced by \$300,000, I don't need that to slip any lower.

I ask you to vote against this change.

Thank you for your consideration.

Sincerely yours,

Frank E. Cosgrove
2381 Tamarisk Road

Jay Thompson

From: Ginny Foat
Sent: Thursday, November 12, 2009 2:31 PM
To: Ginny Foat; Jay Thompson
Subject: FW: homeless relocation

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 12 PM 2:42
JAMES H. HOLLAND
CITY CLERK

From: Rita Jarrett [mailto:jjarrett@dc.rr.com]
Sent: Wednesday, November 11, 2009 7:25 PM
To: Ginny Foat
Subject: homeless relocation

We are opposed to the relocation of homeless center to 555 Commercial road in Palm Springs 92262.
John and Rita Jarrett
501 N Juanita Dr Palm Springs CA 92262

Jay Thompson

From: David Ready
Sent: Thursday, November 12, 2009 2:40 PM
To: Jay Thompson
Subject: FW: Well in the Desert
Attachments: image001.png

RECEIVED
CITY OF PALM SPRINGS
2009 NOV 12 PM 2:42
JAMES HADFIELD
CITY CLERK



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs Tel: (760) 322-8350
3200 E. Tahquitz Canyon Way Fax: (760) 323-8207
Palm Springs, CA 92262 TDD: (760) 864-9527
www.palmsprings-ca.gov David.Ready@palmsprings-ca.gov

From: Debra Hart [mailto:DebbyAltera@roadrunner.com]
Sent: Thursday, November 12, 2009 1:30 PM
To: David Ready
Subject: FW: Well in the Desert

Member of Pacific West and Desert Area MLS

From: Debra Hart [mailto:DebbyAltera@roadrunner.com]
Sent: Thursday, November 12, 2009 12:55 PM
To: 'Steve.Pougnnet@palmsprings-ca.gov'; 'chris.mills@palmsprings-ca.gov'; 'ginny.foat@palmsprings-ca.gov'; 'Rick.hutcheson@palmsprings-ca.gov'; 'lee.weigel@palmsprings-ca.gov'; 'davidready@palmsprings-ca.gov'
Cc: 'longh97@aol.com'
Subject: Well in the Desert

My name is Debra Hart and my husband and two children reside at 829 Cerritos Drive, Palm Springs. First, let me thank you for listening to the residents and tax paying citizens of Palm Springs by denying the Well in the Desert their proposed re-location. I'm taking the time to write to you all today to encourage you as our elected officials to continue to do what's right for the much neglected, average law abiding citizens of our city. My family and I have witnessed first hand the deteriorating conditions which have surrounded the Jaycee building due to the presence of the Well clients. Before the police sub station bus moved in, I literally felt threatened to the point of choosing not to even use our own publicly funded library. We felt a presence of danger, and looming violence surrounding the entire park area. We finally crossed off our own beautiful library and park due to the circumstances one had to endure to use it. These type of activities do not belong anywhere near quiet residential neighborhoods where it's already nearly impossible to protect your children from the onslaught of filthy, derogatory, and sometimes racially inflammatory language, lawlessness, and open use of illegal drugs and alcohol and their effects on The Well clients who loiter around the building day and night.

Although we cannot be present in the council chambers for your next meeting regarding this issue, we still implore you to do what's right, and continue to deny the proposed location near Alejo and Farrell to this organization.

0204

Kind regards, Debra and Steve Hart

Debra Hart

Altera Real Estate

17767 Santiago, Villa Park 92861

Phone 714-393-7985 Fax 714-974-5969

DebbyAltera@roadrunner.com

Member of Pacific West and Desert Area MLS

0215

NOV 09 2009

RECEIVED
CITY OF PALM SPRINGS

2009 NOV 10 PM 5:43

JOHN J. HULLS
CITY CLERK

JACK AND MARITA DAVIES
2002 E. VIA ACAPULCO
PALM SPRINGS, CA 92262
PHONE AND FAX: (760) 904-8635

October 26, 2009



Mr. David Ready
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Dear Mr. Ready:

We are contacting you to inform you that we oppose the Well in the Desert program's proposed relocation to 555 Commercial Road and encourage you to vote against this proposal.

The proposed location is near a large residential neighborhood and we do not feel it is appropriate in that setting to have homeless people milling about the neighborhood. Such a move will likely increase the amount of crime in the area and serve to lower the property values as well.

We residents of Palm Springs have seen our property values plummet in the past year and we do not need such further impact. Please consider not just the welfare of the homeless but also of the welfare of those hard working citizens who contribute to the community and make such homeless meals programs available through their hard work, charitable contributions and tax payments.

Would you want such an operation in your back yard? Please vote NO on this proposal.

Thank you for your consideration,

Jack and Marita Davies
Jack and Marita Davies

Jay ThompsonRECEIVED
CITY CLERK

From: Ginny Foat
Sent: Monday, November 09, 2009 11:49 AM
To: Ginny Foat; Jay Thompson
Subject: FW: Letter of Opposition to Homeless Center
Importance: High

2009 NOV -9 AM 11:50

JAMES H. HODGINS
CITY CLERK

From: Gladys Becker [mailto:glabec@msn.com]
Sent: Sunday, November 08, 2009 12:14 PM
To: Steve Pougnet; Ginny Foat; Rick Hutcheson; Lee Weigel; David Ready
Subject: Letter of Opposition to Homeless Center

I am 75 years old and live around the corner from the proposed sight. Last year a sober living home opened across the street from me and people come and go all times of the day and night. When they have meetings, the front of my home becomes a public parking lot. Now you are entertaining the idea of opening a center for the homeless in my neighborhood. I may as well give away my home. I will never be able to sell it. Nor can I even feel safe here anymore. My home has been robbed and twice in the last two months my alarm went off during the day while I was at work.

This is no longer the lovely, peaceful neighborhood I moved into in 1998 - a place where I could retire and enjoy my home. It is already fearful living here. Please do not do more to make it worse. I think Well in the Desert is a fine program but I do not want it in my backyard. Would you?

Find the right PC with Windows 7 and Windows Live. [Learn more.](#)

Jay Thompson

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CITY CLERK

From: Ginny Foat
Sent: Monday, November 09, 2009 11:32 AM
To: Ginny Foat; Jay Thompson
Subject: FW: homeless relocation

2009 NOV -9 AM 11:50

JAMES THOMPSON
CITY CLERK

Dear Rita;

I am John Morris, office assistant for Councilperson Ginny Foat. I just wanted to confirm that we are in receipt of your e-mail regarding the relocation of "The Well in the Desert". Councilperson Foat is very appreciative of constituents who take time out of their busy days to share their opinion with us regarding an upcoming issue. Councilperson Foat will consider all of these letters when it comes time to vote on the issue. I also forwarded your e-mail to our City Clerk- Jay Thompson. Jay will forward your e-mail to all the other council members and mayor.

Have a great day.

John Morris

From: Rita Jarrett [mailto:jjarrett@dc.rr.com]
Sent: Thursday, November 05, 2009 7:14 PM
To: Ginny Foat
Subject: homeless relocation

We are opposed to the relocation of homeless center to 555 Commercial road in Palm Springs 92262.
John and Rita Jarrett
501 N Juanita Dr Palm Springs CA 92262
We are opposed to the relocation of homeless center to 555 Commercial road in Palm Springs 92262.
John and Rita Jarrett
501 N Juanita Dr Palm Springs CA 92262

Jay ThompsonRECEIVED
CITY CLERK

From: Ginny Foat
Sent: Monday, November 02, 2009 10:07 AM
To: Ginny Foat; Jay Thompson
Subject: FW: Well in the Desert

2009 OCT 30 PM 1:51

JAMES THOMPSON
CITY CLERK

From: Thomas Gleeson [mailto:thomas.gleeson.ngjz@statefarm.com]
Sent: Thursday, October 29, 2009 2:01 PM
To: Ginny Foat
Subject: Well in the Desert

Ginny,

As a local business owner and a resident of Palm Springs I am concerned with how the City of Palm Springs is handling the issue of feeding our low low-income and homeless neighbors. With the state of the economy and the level of unemployment it is critical that the City work with social service agencies in our community, like Well in the Desert, to respond to the need that exists in our community.

I am extremely disappointed that neither our elected officials, commission volunteers, nor our City staff have effectively worked with Well in the Desert in finding a resolution to this situation. I might add, relegating an agency to the far reaches of the City with no transportation system is not a solution...it is cop out! I also know that it is a "two way street" and that Well in the Desert must also be willing to work with the City. Both parties need to come together!

It is time to get this resolved and stop letting NIMBY-ism dictate effective policy and solutions. We live in a very diverse community. While there are programs "down valley", the reality is that those programs do not serve those in Palm Springs. The fact is we have people who are homeless and people who are low-income in our own community—especially in these economically challenging times. It is not realistic, nor is it good business, to expect those in need to travel down valley, or for that matter, to North Palm Springs to find assistance.

I encourage you to personally get involved and engage the City staff to work with Well in the Desert to find a realistic solution to this problem. We need to the right thing.

I appreciate your consideration.

Sincerely,

Tom Gleeson

Tom Gleeson, Agent
State Farm Insurance and Financial Services
440 S. El Cielo Road, Suite 16
Palm Springs, CA 92262

11/2/2009

0349

Jay Thompson

RECEIVED
CITY

From: David Ready
Sent: Sunday, November 01, 2009 3:41 PM
To: Jay Thompson
Subject: FW: City Council to hear the Well in the Desert's appeal is Wednesday, Dec 2, 2009
Attachments: image001.png

2009 OCT 31 AM 9:32

JAY THOMPSON
CITY

Jay,
fyi



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs Tel: (760) 322-8350
3200 E. Tahquitz Canyon Way Fax: (760) 323-8207
Palm Springs, CA 92262 TDD: (760) 864-9527
www.palmsprings-ca.gov David.Ready@palmsprings-ca.gov

From: Bryan [mailto:bryan.schacht@gmail.com]
Sent: Sunday, November 01, 2009 2:15 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Lee Weigel; Rick Hutcheson; David Ready
Cc: SunmorPS@gmail.com
Subject: Re: City Council to hear the Well in the Desert's appeal is Wednesday, Dec. 2, 2009

Dear Council Members:

We are writing to you as a concerned and potentially impacted property owner about the Well in the Desert's appeal of the Planning Commission rejection of their relocation to 555 Commercial Road.

Our house is located just one block from the proposed location and we purchased it to enjoy the Palm Springs resort lifestyle and plan for our retirement. I'm completely in favor of what the Well does for those in need, but the location will not be good since it is adjacent to homes, off the main transportation line, and in our feeling will encourage loitering as it does in the current location near the library.

Being an avid runner, I exercise every weekend running on Baristo across from the park, and I always see people loitering and have been approached feeling threatened on several occasions in the area. We have already unfortunately had problems with homeless folks sleeping in our hedges and in cars on the street, and I hope not to encourage more of that in a residential area that has gone through major upgrades in the past 4.5 years since we purchased our home. We sincerely hope the city will take action to help the Well find an appropriate home, but the currently requested location is not good for the clients or our neighborhood and we can't support it.

Sincerely,

Bryan Schacht
John Bihner
Julian Road, Sunmor Neighborhood

Jay Thompson

From: Ginny Foat
Sent: Thursday, October 29, 2009 12:29 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Locaton of the Well

REC'D
PALMS SPRINGS
2009 OCT 29 PM 12:48
PALMS SPRINGS
CITY CLERK

From: Greg Ledwick [mailto:gregledwick@yahoo.com]
Sent: Sunday, October 25, 2009 5:35 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rich.Hutchson@palmsprings-ca.gov; Lee Weigel; David Ready
Cc: Greg Ledwick; Larry Dean
Subject: Locaton of the Well

Dear Mr.Mayor and City Counsel Member,
When will this stop ? The Well was already denied this locaton due to it's inappropriateness for a neighbor location. I've been to the present locatoin on Sunrise and it's a eye-sore!! Shopping carts, people lying on the lawn and pan handeling. I don't want this happening in my neighborhood. The proposed location on Commerical is the wrong site for this group. The Well is certainly a worthwhile organization but it needs to be housed in a commerical locatoin and not a residential one. Elections are coming up for some of you and re-elections after that. It's a sure thing that your vote will be noted and monitored. A vote for the Well on Commerical Street is a sure way to be voted out of office. Please, do not allow this measure to be passed.
Sincercly yours,
Greg Ledwick

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Jay Thompson

TEORNEY
P.A.C.H.

From: Ginny Foat
Sent: Thursday, October 29, 2009 12:29 PM
To: Ginny Foat; Jay Thompson
Subject: FW: The Well in the Desert

2009 OCT 29 PM 12:48

JANIS H. FOSTER
CITY CLERK

From: Steve J. Ruzicka [mailto:steve.ruzicka@juno.com]
Sent: Sunday, October 25, 2009 8:09 PM
To: Ginny Foat
Subject: The Well in the Desert

Dear Mrs. Foat,

I just received news that The Well in the Desert is appealing the negative decision from the Planning Commission to relocate their homeless resource to 555 N. Commercial Road.

As many other residents, I am very concerned about the impact this relocation would have on our neighborhood and our quality of life. I understand the humanitarian and solidarity support these homeless people need from Palm Springs community.

However, when my wife and I moved to Palm Springs end of 2006, it was based on the beauty of the environment and the peace we were searching for our retirement. We would never have bought our property if the homeless center had been established at the proposed location.

I thus fully support the former denial decision and am joining the neighborhood group opposing the appeal of The Well in the Desert.

I am trustful that the Planning Commission and the City Council are both committed to find the optimum solution, helping the relocation process to a better suited site in Palm Springs.

Yours Sincerely

*Dr. Steve J. Ruzicka
508 N Burton Way
Palm Springs, CA 92262
Home 1 760 477 7279, Cell 1 858 228 7593*

Jay Thompson

From: Ginny Foat
Sent: Tuesday, October 27, 2009 4:43 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Well in the Desert
Attachments: Well in the Desert

2009 OCT 27 PM 4:58
 PALM SPRINGS
 CITY CLERK

From: djmoriuchi [mailto:djmoriuchi@aol.com]
Sent: Tuesday, October 27, 2009 2:14 PM
To: Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel; David Ready
Subject: Fwd: Well in the Desert

We are forwarding an e-mail we just sent to the Mayor, Mr. Steve Pougnet expressing our views on the Well in the Desert appeal. We ask that you please take into account our opinion as you deliberate on the appeal and support the earlier findings of the Planning Commission. We love our new neighborhood and hope to preserve the environment and amenities that led us to choose the location.

Thank you for serving Palm Springs. We realize how difficult public service is these days. And thank you for considering our opinions.

Davis and Judy Moriuchi
 715 N. Madrid Circle
 Palm Springs, CA 92262

Jay Thompson

From: djmoriuchi@aol.com
Sent: Tuesday, October 27, 2009 1:26 PM
To: Steve Pougnet
Subject: Well in the Desert

RECEIVED
CITY CLERK
2009 OCT 27 PM 4:58
JANICE TROTT
CITY CLERK

Dear Mr. Pougnet: We are writing to share our concerns about the proposal to relocate the Well in the Desert program to 555 N. Commercial Road. We shared our concerns earlier with the Planning Commission and was pleased with its determination that the proposal should be disallowed. Now, however, we understand that the decision is being appealed and that you and the City Council will be deciding the outcome of the appeal. I strongly urge you to uphold the Planning Commission's earlier finding.

We purchased our property at 715 N. Madrid Circle in June 2007 as an ideal location for retirement. The amenities of the well established residential community were critical in our decision to locate there—a safe and serene neighborhood where we could take our daily long walks and enjoy the fruits of our long careers. A nearby facility for the homeless was definitely not part of what we had bargained for. While we understand the challenges and necessity of providing adequate care for the homeless, we believe a more rigorous search within the City limits would yield a more suitable location where residential property values and existing residents' sense of security and well-being would be less negatively impacted.

Again, we urge you to support the Planning Commission's earlier finding.

Thank you for considering our input.

Davis and Judy Moriuchi

Jay Thompson

RECEIVED
CITY OF PALMS SPRINGS
2009 OCT 26 AM 11:52
JAMES H. MULLER
CITY CLERK

From: Ginny Foat
Sent: Monday, October 26, 2009 11:45 AM
To: Ginny Foat; Jay Thompson
Subject: FW: Locaton of the Well

From: Greg Ledwick [mailto:gregledwick@yahoo.com]
Sent: Sunday, October 25, 2009 5:35 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rich.Hutchson@palmsprings-ca.gov; Lee Weigel; David Ready
Cc: Greg Ledwick; Larry Dean
Subject: Locaton of the Well

Dear Mr.Mayor and City Counsel Member,
When will this stop ? The Well was already denied this locaton due to it's inappropriateness for a nighbor location. I've been to the present locatoin on Sunrise and it's a eye-sore!! Shopping carts, people lying on the lawn and pan handeling. I don't want this happening in my neighborhood. The proposed location on Commerical is the wrong site for this group. The Well is certainly a worthwhile organization but it needs to be housed in a commerical locatoin and not a residential one. Elections are coming up for some of you and re-elections after that. It's a sure thing that your vote will be noted and monitored. A vote for the Well on Commerical Street is a sure way to be voted out of office. Please, do not allow this measure to be passed.
Sincerely yours,
Greg Ledwick

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Jay Thompson

RECEIVED
CITY OF PALM SPRINGS
2009 OCT 26 AM 11:52
JAMES W. HOLLAND
CITY CLERK

From: Ginny Foat
Sent: Monday, October 26, 2009 11:48 AM
To: Ginny Foat; Jay Thompson
Subject: FW: The Well in the Desert

From: David Zaitz [mailto:dzaitz@mac.com]
Sent: Monday, October 26, 2009 8:00 AM
To: Ginny Foat
Cc: wellinformedps@gmail.com
Subject: The Well in the Desert

Dear Councilwoman Foat:

I am a Palm Springs homeowner at 549 North Juanita Drive, less than one block away from the proposed new location of The Well in the Desert homeless center. I believe allowing the center to relocate to this location would deal a severe blow to the character and safety of the neighborhood as well as negatively impact the home values in close proximity to this center. This is on top of the historic dips in assessed home values that have affected every homeowner in Riverside County.

I strongly urge you to object to this planned move. The edge of a quiet residential neighborhood is not an appropriate location for such a facility that will draw up to 200 homeless people a day into the area. This proposed move also would violate the rules outlined by Zoning Code M-1-P.

The best location for the valuable service that The Well in the Desert is one that does not require homeless people to access the facility only by cutting through what has historically been a quiet residential neighborhood. No one is asking Well in the Desert to stop providing the valuable service they offer people in need-- we only ask that a more appropriate location be selected.

PLEASE stand by the previous Planning Commission denial for this relocation.

Thank you,

David Zaitz
549 N. Juanita
Palm Springs, CA 92262

Jay Thompson

RECEIVED
CITY CLERK

From: Ginny Foat
Sent: Monday, October 26, 2009 11:47 AM
To: Ginny Foat; Jay Thompson
Subject: FW: Relocation of the Well in the Desert program

2009 OCT 26 AM 11:52

JACK DAVIES
CITY CLERK

From: JACK DAVIES [mailto:jackdavies12@sbcglobal.net]
Sent: Monday, October 26, 2009 9:09 AM
To: Ginny Foat
Subject: Relocation of the Well in the Desert program

Dear Councilwoman Foat:

We are contacting you to inform you that we oppose the Well in the Desert program's proposed relocation to 555 Commercial Road and encourage you to vote against this proposal.

The proposed location is near a large residential neighborhood and we do not feel it is appropriate in that setting to have homeless people milling about the neighborhood. Such a move will likely increase the amount of crime in the area and serve to lower the property values as well.

We residents of Palm Springs have seen our property values plummet in the past year and we do not need such further impact. Please consider not just the welfare of the homeless but also of the welfare of those hard working citizens who contribute to the community and make such homeless meals programs available through their hard work, charitable contributions and tax payments.

Would you want such an operation in your back yard? Please vote NO on this proposal.

Thank you for your consideration,

Jack and Marita Davies
2002 E. Via Acapulco
Palm Springs

October 23, 2009

From: Ernie Etheridge
2821 E. Livmor Ave.
Palm Springs, CA 92262

RECEIVED
CITY CLERK
2009 OCT 26 AM 11:52
JULIA L. WINTERS
CITY CLERK

To: Steve Pougnet, Mayor
Chris Mills, Pre Tem
Ginny Float, Councilwoman
Rick Hutcheson, Councilman
Lee Weigel, Councilman

SUBJECT: WELL In The Desert Appeal

Dear Mayor and Council Members,

I must share my concerns and protest the placement of The Well in the Desert in or near any residential area, including the Commercial location next to the Sunmor Neighborhood.

In a documented study on record, it states that prolonging a homeless environment in any city is not fair to the homeless and the residents of the City. There are processes soon to be in place to the homeless that will give them an avenue to improve their situation. I am referring to the facility just North of the I10 & at Indian Ave.

I have been part of the PSNIC, COP and the Police Advisory Board and have heard first hand of the many problem and situations in and around the Well for the past several years. I feel that these problems will just move to any neighborhood that houses the Well unless it is a strictly a Commercial environment. And in reality, that site would be inundated with the same issues that already exist where the Well is presently.

I am urging the City Council to uphold the decision of the Planning Commission's ruling and Deny the Wells appeal.

Sincerely,
Ernie Etheridge

Jay Thompson

From: Ginny Foat
Sent: Monday, October 26, 2009 11:29 AM
To: Ginny Foat; Jay Thompson
Subject: FW: The Well

OFFICE OF THE CITY CLERK
2009 OCT 26 AM 11:52
JAY THOMPSON
CITY CLERK

-----Original Message-----

From: charliepsca@gmail.com [mailto:charliepsca@gmail.com]
Sent: Friday, October 23, 2009 12:25 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Lee Weigel; Rick Hutcheson; David Ready
Subject: The Well

Dear Council Members,

This letter is to express opposition to the proposed re-location for the Well. As a seven year resident in the Sunmor Neighbor I have seen great improvements to a once deteriorating part of Palm Springs to a vibrant community active place to live. We have worked with (I personally) the Apartment Buildings located adjacent to our neighborhood to help curtail rubbish, in-acted a Neighborhood Organization, become involved in Programs through the Police Department and been active in working with the Airport over sound issues.

The Sunmor neighborhood already has high density apartment buildings (could even be the highest density in the city) along with other issues to contend with to preserve one of the few neighborhoods in Palm Springs that boast the largest collection of Mid-Century Homes. We feel strongly that the presence of the Well would be a beginning to the end of a newly restored neighborhood. Your continued support in blocking this re-location is greatly appreciated.

Thank you,

Charlie Ciali & George Janofsky

Jay Thompson

From: Ginny Foat
Sent: Monday, October 26, 2009 11:23 AM
To: Ginny Foat; Jay Thompson
Subject: FW: MAJOR CONCERN

2009 OCT 26 AM 11: 26
CITY CLERK

From: estern839 [mailto:estern839@aol.com]
Sent: Saturday, October 24, 2009 6:24 PM
To: Steve Pougnet; Chris Mills; Ginny Foat; Rick Hutcheson; Lee Weigel
Subject: MAJOR CONCERN

Dear Mayor and Council Members,

I know you have the city's best interest at heart but please have a heart for those in need.

WELL IN THE DESERT provides for those who are in need. The location they are moving to near the airport is ideal if you did not want an "eyesore" on Indian Canyon Dr. There is a concrete wall separating them from their neighbors at the new location and most of those residents are part time! The need for our hungry full time residents is real. Please reconsider allowing food to be served at this location which is more convenient for most of the people the facility must serve.

Thank you
Eileen and Marv Stern
Palm Springs

Jay Thompson

RECEIVED
CITY CLERK
2009 OCT 26 AM 11:26
JAMES HUNTER
CITY CLERK

From: Ginny Foat
Sent: Monday, October 26, 2009 11:24 AM
To: Ginny Foat; Jay Thompson
Subject: FW: Well in the Desert

From: FiveFootCuty1@aol.com [mailto:FiveFootCuty1@aol.com]
Sent: Saturday, October 24, 2009 1:20 PM
Cc: birdielove@yahoo.com
Subject: Well in the Desert

Dear City Official,

I am outraged that you are considering moving out the Well in the Desert! Especially now, when losing one's home isn't about being a paycheck away anymore. Our unemployment figures are the highest in forty years. What kind of a message are you sending your townspeople? No one else is going to take a stand against Wayne McKinney's mission to clothe and feed the poor and under served in Palm Springs, something he has been faithfully doing for more then thirty years, but you can search your own hearts and keep the Well open. The people need Well in the Desert now more then ever before. Stop the insanity, please support the Well by taking a message to the people that the Well will not be closing their doors. And, I encourage you to step up to the plate and serve lunch at the Well during your lunch hour. It takes a village to feed the hungry and the poor, something America stands for far more then other countries! Please look to the First Commandment and "Love your neighbor as yourself." And our Constitution that says "All men are created equal and have an inalienable right to justice, freedom and to the pursuit of happiness." One day without food will make a difference for the poor families the Well is feeding; Several days without food will lead to dehydration, illness and overcrowding of our hospitals. Please make a difference in the lives of the many, many volunteers, staff and supporters of the Well. Please keep the Well open! Too many lives depend on the Well. Remember the Lord's Prayer, "Give us this day our daily bread," and think of it as you vote on this issue.

Thank you,

Norma Greer Fishkind

Jay Thompson

RECEIVED
2009 OCT 25 AM 10:43
JAMES H. HOLLAND
CITY CLERK

From: David Ready
Sent: Monday, October 26, 2009 10:39 AM
To: Jay Thompson
Subject: FW: The Well in the Desert
Attachments: image001.png

Jay,
fyi



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs Tel: (760) 322-8350
3200 E. Tahquitz Canyon Way Fax: (760) 323-8207
Palm Springs, CA 92262 TDD: (760) 864-9527
www.palmsprings-ca.gov David.Ready@palmsprings-ca.gov

From: David Zaitz [mailto:dzaitz@mac.com]
Sent: Monday, October 26, 2009 8:05 AM
To: David Ready
Cc: wellinformedps@gmail.com
Subject: The Well in the Desert

Dear Mr. Ready:

I am a Palm Springs homeowner at 549 North Juanita Drive, less than one block away from the proposed new location of The Well in the Desert homeless center. I believe allowing the center to relocate to this location would deal a severe blow to the character and safety of the neighborhood as well as negatively impact the home values in close proximity to this center. This is on top of the historic dips in assessed home values that have affected every homeowner in Riverside County.

I strongly urge you to object to this planned move. The edge of a quiet residential neighborhood is not an appropriate location for such a facility that will draw up to 200 homeless people a day into the area. This proposed move also would violate the rules outlined by Zoning Code M-1-P.

The best location for the valuable service that The Well in the Desert is one that does not require homeless people to access the facility only by cutting through what has historically been a quiet residential neighborhood. No one is asking Well in the Desert to stop providing the valuable service they offer people in need-- we only ask that a more appropriate location be selected.

PLEASE stand by the previous Planning Commission denial for this relocation.

Thank you,

David Zaitz
549 N. Juanita
Palm Springs, CA 92262

Jay Thompson

RECEIVED

CITY OF PALM SPRINGS

2009 OCT 26 AM 10:30

JACK DAVIES
CITY CLERK

From: David Ready
Sent: Monday, October 26, 2009 10:26 AM
To: Jay Thompson
Subject: FW: Relocation of Well in the Desert program
Attachments: image001.png

fyi



DAVID H. READY, Esq., Ph.D.
CITY MANAGER

City of Palm Springs Tel: (760) 322-8350
3200 E. Tahquitz Canyon Way Fax: (760) 323-8207
Palm Springs, CA 92262 TDD: (760) 864-9527
www.palmsprings-ca.gov David.Ready@palmsprings-ca.gov

From: JACK DAVIES [mailto:jackdavies12@sbcglobal.net]
Sent: Monday, October 26, 2009 9:20 AM
To: David Ready
Subject: Relocation of Well in the Desert program

Dear Mr. Ready:

We are contacting you to inform you that we oppose the Well in the Desert program's proposed relocation to 555 Commercial Road and encourage you to vote against this proposal.

The proposed location is near a large residential neighborhood and we do not feel it is appropriate in that setting to have homeless people milling about the neighborhood. Such a move will likely increase the amount of crime in the area and serve to lower the property values as well.

We residents of Palm Springs have seen our property values plummet in the past year and we do not need such further impact. Please consider not just the welfare of the homeless but also of the welfare of those hard working citizens who contribute to the community and make such homeless meals programs available through their hard work, charitable contributions and tax payments.

Would you want such an operation in your back yard? Please vote NO on this proposal.

Thank you for your consideration,

Jack and Marita Davies
2002 E. Via Acapulco
Palm Springs

0001

Oct. 23, 2009

RECEIVED
CITY OF PALM SPRINGS

2009 OCT 22 PM 4:25

PLANNING DEPARTMENT
CITY CLERK

FROM: Dennis L. Martodam
Homeowner
2866 E. Livmor Avenue
Palm Springs, CA 92262

TO: Steve Pougnet, Mayor
Chris Mills, Pre Tem
Ginny Float, Councilwoman
Rick Hutcheson, Councilman
Lee Weigel, Councilman

SUBJECT: WELL In The Desert Appeal

Dear City Officials,

It is with grave concern that I write this letter in strong **protest to the potential relocation of The Well In The Desert** to an inappropriate location adjacent to our neighborhood (on Commercial north of Alejo).

I was in attendance at the SUNMOR neighborhood meeting that we had with the WELL's manager about a month ago. As a Homeowner in the area, I came to the meeting with an open mind and ear so that I could be properly informed before forming an opinion. It was clear from that meeting that little research or consideration had been done on potential impact on the neighborhood. In fact, I was taken aback at the very aggressive attitude and delivery of the WELL's manager. The first words out of her mouth were that "As far as she knew, this wasn't Russia, and the state had no business or control in regard to which location they choose to operate out of." Need I say more! She also inferred that we (the neighborhood) were somehow discriminatory. She had not even asked a single question of any of us before she started on this unprofessional rant ... and this was to be a potential goodwill neighbor of ours? All that being said, I do support the mission of the WELL. As a professional in the social sciences I stand firmly behind the good work that it provides. However, as the City's Planning Commission ruled ... this is simply not a viable location for the WELL.

I trust that the City Council will uphold the Planning Committee's ruling and thereby DENY the appeal.

I would urge the city to recommend relocation to a purely Commercial zone that is not adjacent to any residential neighborhood.

Thank you.

A concerned resident & homeowner,

Dennis L Martodam

0205

Jay Thompson

RECEIVED
CITY CLERK

From: Ginny Foat
Sent: Thursday, October 22, 2009 2:13 PM
To: Jay Thompson
Subject: FW: Urge city officials to support the Well

2009 OCT 22 PM 4:25

JANIS THOMPSON
CITY CLERK

From: Wright Image [mailto:alice.wrightimage@gmail.com]
Sent: Thursday, October 22, 2009 12:28 PM
To: David Ready; Chris Mills; Ginny Foat; Steve Pougnet; Lee Welget; Rick Hutcheson
Cc: info@wellinthedesert.org; birdielove@yahoo.com
Subject: Re: Urge city officials to support the Well

Dear City Council members,

I urge you to commit your support to the Well in the Desert and their right to serve food to the needy in their new location.

Please listen to what I have to say, you have not heard this before....

I am a working, respectable and highly educated person with no substance abuse issues but I myself have been forced in recent years to stand in line at the food bank, pick up coins on the street, go without food....I have coasted into work on nothing but gas fumes and been forced to push my own car the rest of the way into a parking space....and I know for a fact that there is not enough help in Palm Springs for desperate and hungry people, let alone the homeless whose numbers grow all the time....rather like the FOR LEASE notices on Palm Canyon....

This is a bad time for everyone and a very bad time to be making bad decisions. Now I have to tell you this story...

I was having a really bad day last week, I was very depressed.....I was walking down Palm Canyon and saw a homeless lady sitting on her own on a bench, suddenly I felt moved to give her something even though I had nothing on me to give...I searched my purse and came up with a \$10 gift card for a local restaurant. I walked over and gave it to her, she stared at it and I explained what it was, and pointed out the restaurant to her. She looked in my eyes and thanked me and asked God to bless me....I smiled at her, and walked away, as I looked back I saw her still staring at the card and crossing herself, and thanking God. At that moment my depression lifted and my heart lept and I thanked God myself that I had something to give her. Since then I have seen her again and reached right into my pocket and emptied every coin I had into her hands. Gladly, and with thanks. I cannot think of her without tears coming to my eyes, because I looked into her eyes and saw a suffering human being who had been given a little glimpse of charity and was grateful. This feeling I have would lift anyone out of themselves and help them to become more than they are. The only thing that worried me about giving that lady the gift card was if the restaurant would treat her right, I am still worried about it because I don't know....and she looked so fragile and helpless.

Our president has urged us to help each other, he is encouraging us to become the best we can be out of the hardships we face, this nation has an opportunity now in this hard time to become greater than ever but to do so we must make hard decisions....good decisions. If you allow what is wrong to prevail just because of an angry mob you allow mob rule, in which the weaker always suffer.....and die. That is wrong. Stand up for what is right.

respectfully -

Alice Armstrong

10/22/2009

0906

Jay Thompson

From: Ginny Foat
Sent: Thursday, October 22, 2009 2:13 PM
To: Jay Thompson
Subject: FW: Support for Well In the Desert

RECEIVED
CITY CLERK
2009 OCT 22 PM 4:25
JAMES H. WILSON
CITY CLERK

From: Ann Greer [mailto:anngreer@earthlink.net]
Sent: Thursday, October 22, 2009 12:26 PM
To: Ginny Foat
Subject: Support for Well In the Desert

Dear Councilwoman Foat,

I attend many charitable events and can honestly say that the change in the lives of the people served by **Well In the Desert** is extraordinary. This organization provides a real service to the Palm Springs area by giving homeless people not only hot food, but other vital services with which they can turn their lives around. These other vital services include a viable mailing address so they can apply and receive benefits for which they qualify and new clothes so they go on job interviews.

Have you visited the Well on the Desert? If not, I urge you to do so. In case you're not aware, the divide between those "who have" and those "who have not" is growing every day. Giving a hand up to those in need is one of the best ways to ensure a strong city for future generations. Please don't be shortsighted, please vote to let Well In the Desert have the location near the Airport.

Sincerely,

Ann Greer
73347 Tamarisk St.
Palm Desert, CA 92260
(760) 346-8803

Jay Thompson

RECEIVED
CITY CLERK

From: Ginny Foat
Sent: Thursday, October 22, 2009 2:13 PM
To: Jay Thompson
Subject: FW: Well in the Desert

2009 OCT 22 PM 4: 25

PAID BY THE CITY
CITY CLERK

From: TGofKW@aol.com [mailto:TGofKW@aol.com]
Sent: Thursday, October 22, 2009 9:09 AM
To: Ginny Foat
Subject: RE: Well in the Desert

Hello... I hope you can help these people.

Cordially,
Tim

Timothy Gaffney
President
Tim@VacationDepot.com
P-305-294-1525
FAX:305-768-2372
www.VacationDepot.com
Unique Vacations: Palm Springs & Key West

Jay Thompson

From: Ginny Foat
Sent: Thursday, October 22, 2009 2:14 PM
To: Jay Thompson
Subject: FW: SUNMOR is not appropriate for Well In the Desert

RECEIVED
CITY OF PALM SPRINGS
2009 OCT 22 PM 4:25
JAMES THOMPSON
CITY CLERK

-----Original Message-----

From: Chris Sutton [mailto:cmsutton@gmail.com]
Sent: Wednesday, October 21, 2009 3:50 PM
To: David Ready; Chris Mills; Ginny Foat; Steve Pougnet; Lee Weigel; Rick Hutcheson
Subject: SUNMOR is not appropriate for Well In the Desert

Please know,

I admire the intentions of Well In the Desert. But I whole heartedly think that their service is inappropriate for our Sunmor area. I would hope that you uphold the planning commission and keep our neighborhood one accommodated by those intentions to all neighborhoods by the City of Palm Springs.

Sincerely,

Kevin McKee
Christopher Sutton
2720 E Plaimor Ave
Palm Springs, CA 92262

StorQuest

2711 Tamarisk Rd., Palm Springs, CA 92262 (760) 323-4655
www.StorQuest.com

RECEIVED
CITY CLERK

JAMES H. HARRIS
CITY CLERK

10/09/09

Dear City Council

My name is Chris Warshaw and I am the property manager for the StorQuest Self-Storage Facility on Tamarisk Rd.

I am writing to encourage you to deny Well in the Desert's appeal to serve meals on Commercial Rd.

Our business is largely dependant on being able to provide our clients a safe, secure, and clean environment in which to store their belongings.

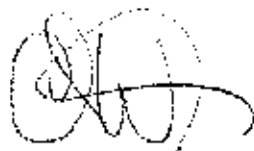
We also have many business clients who store high-value items.

Our company feels that a large influx of two hundred plus homeless people on a daily basis would irreparably harm our business.

We are socially responsible company, contributing to a large variety of charities and causes.

We hope that Well of the Desert will soon find a location that will suit both the needs of the homeless and nearby property owners.

Sincerely,



Chris Warshaw
Property Manager
760 323-4655

0073

Jay Thompson

From: Ginny Foat
Sent: Monday, October 19, 2009 1:12 PM
To: Ginny Foat; Jay Thompson
Subject: FW: Well in the Desert

ALBERTA
CITY OF PALM SPRING
2009 OCT 19 PM 3:11
CITY CLERK

From: Robert Kemp [mailto:rekemp@dc.rr.com]
Sent: Saturday, October 17, 2009 11:49 PM
To: Robert Kemp
Subject: Well in the Desert

Council Members, I support the Well in the Desert to their right to serve a daily hot meal in the commercial zone on 555 Commercial Road much the same as the nearby Stroke Center does. I hope you also will support The Well in the Desert! on this agenda!!!!!! Respectively, Robert E. Kemp, 104 Valley Drive, Palm Springs, Ca. 92264.

Robert Kemp
RUNNING TRAVEL
Palm Springs, CA
Phone (760) 333-6810 Fax (760) 323-2847

<http://www.runningtravel.com> – for booking Flights, Car Rentals, Hotels, Cruises, Flowers, Concert Tickets, Sporting Events, Groups, All Inclusives and a whole lot more!!! **Ask me about AISLE 19**

CA: CST# 2057620 NV: 2006-01212
OH: ST ID# 8889162 WA: UBI# 602 141 482

Jay Thompson

From: Ginny Foat
Sent: Wednesday, October 14, 2009 1:13 PM
To: Jay Thompson; Ginny Foat
Subject: FW: The Well

RECEIVED
CITY OF PALM SPRING
2009 OCT 14 PM 1:25
JAMES THOMPSON
CITY CLERK

From: PSMaureen@aol.com [mailto:PSMaureen@aol.com]
Sent: Wednesday, October 14, 2009 12:25 PM
To: Ginny Foat
Subject: The Well

Good Morning,
I support The Well in the Desert in their extraordinary effort to serve a healthy, hot meal to the needy, hungry citizens of Palm Springs. The M-1-P commercial zone @555 Commercial Road is a good location to provide this service. The Stroke Recovery Center is permitted to serve their clients. I support the Well in having the same right. Palm Springs cares about our pets and so we built an animal shelter. Let us have the same caring towards people in need of nutrition and services that The Well provides. We cannot ignore the plight of those that are hungry and in need of care. We must help The Well help others. We are a city with compassion and pride. If we allow families, the elderly, the physically challenged to go hungry we will be a city of shame.

**Maureen Ferriter
2353 Blando Road
Palm Springs
760-327-4024**

Jay Thompson

From: Ginny Foat
Sent: Tuesday, October 13, 2009 2:41 PM
To: Ginny Foat; Jay Thompson
Subject: FW: The Well in the Desert

RECEIVED
 CITY OF PALM SPRINGS
 2009 OCT 13 PM 2:45
 JAMES HUBBARD
 CITY CLERK

From: trappedinthedesert@verizon.net [mailto:trappedinthedesert@verizon.net]
Sent: Monday, October 12, 2009 7:14 PM
To: David Ready; Chris Mills; Ginny Foat; Steve Pougnet; Lee Welgel; Rick Hutcheson
Subject: The Well in the Desert

Dear Sirs & Madam:

Please support the Well in the Desert's plan to relocate to the planned facility on Commercial Road at the beginning of next year. I help with some of the secretarial duties at the Well as a volunteer. I have also served hot meals and worked in the grocery distribution center. Through my work at the Well, I have come to know and am quite fond of many of the clients. Some of our clients are suffering from mental illness and many other medical conditions as well as hardship. People who come to the Well for a hot meal and some of our other services are human beings and deserve to be treated with respect as well as anyone else who lives in this community.

As a result of the poor economy, we are seeing more and more people who have recently become unemployed or underemployed and cannot afford to pay for housing and food. Many of these people are single mothers with children, elderly, and the working poor. The Well in the Desert provides these people with a hot meal and a sack lunch to get them through the day. What happens to these people if the Well can no longer provide food and assistance? It is immoral to let these people starve.

Lastly, The Well in the Desert wants to be known in the community as an organization that makes a positive difference in the lives of those who are less fortunate.

Very truly yours,

Christine Ziegler

Jay Thompson

From: Jay Thompson
Sent: Tuesday, October 13, 2009 9:58 AM
To: Jay Thompson
Subject: FW: The Well in the Desert is at a crossroads

RECEIVED
CITY OF PALM SPRING
2009 OCT 13 AM 10:00
JAYLIS THOMPSON
CITY CLERK

From: Rose1944@aol.com [mailto:Rose1944@aol.com]
Sent: Tuesday, October 13, 2009 7:16 AM
To: Martha Edgmon
Subject: Fwd: The Well in the Desert is at a crossroads

Hi Martha---though partly personal this e-mail comes from a Palm Springs resident who supports our move to Commercial Rd. Would you make sure it gets in the file of support letters? thanks. Arlene

From: johns3309@aol.com
To: info@wellinthedesert.org
Sent: 10/12/2009 11:48:53 P.M. Pacific Daylight Time
Subj: Re: The Well in the Desert is at a crossroads


dear arlene,

i just wanted to let you know that i fully support Well in the Desert's move to Commercial Road.

It is a crime of epic proportions when anyone in this supposed mighty United States of America goes without eating.

By the way, I would like to volunteer to serve food at the Well's Thanksgiving and Christmas dinners at the Palm Springs Convention Center. Let me know if there's anything particular I need to do to make that happen.

By the way, i know you meet zillions of people, but our paths crossed a few times at the Palm Springs Opera Guild, and I also donated a bunch of stuff to the Well in the Desert.

love, hugs and all best wishes, john schumacher 

-----Original Message-----

From: Well in the Desert <well@mailherd.com>
To: johns3309@aol.com
Sent: Wed, Oct 7, 2009 6:36 pm
Subject: The Well in the Desert is at a crossroads

[Click here if images do not display](#)



Well in the Desert

Quality. Affordable. Interconnected. Sustainable.

Who were are What we do Who we serve Our Goals

Dear John,

The Well in the Desert is at a crossroads

The **Desert Sun*** story tells it all. The Well in the Desert is at a crossroads and the well-being of hundreds of people depends upon the outcome. We will be appearing before the Palm Springs City Council sometime in November and need your help. All we are asking is the right to serve our daily hot meal at our 555 Commercial Road site to those in need of a healthy hot meal. Residents in the Sunmor neighborhood oppose us. We have asked them to work with us to create a successful program but they have adamantly refused. They are uninformed and do not want to be "blinded" by the truth. We can and will make sure that the eleven houses on Juanita, the street behind Commercial will not be negatively impacted as well as caring for the well-being of their total community. The other homes in their neighborhood, all 110 of them, are quite a distance away. So many of you helped us when we went to the Planning Commission, we are asking that you do so again. Please write to the City Council members telling them you support our right in the M-1-P commercial zone on 555 Commercial Road to serve a daily hot meal, much the same as the nearby Stroke Recovery Center does.

Please send your letters to:

- David.ready@palmssprings-ca.gov Chris.Mills@palmssprings-ca.gov Ginny.Foat@palmssprings-ca.gov
- Steve.Pouget@palmssprings-ca.gov Lee.Weigel@palmssprings-ca.gov Rick.Hutchinson@palmssprings-ca.gov

Please copy us at the Well to: birdielove@yahoo.com

Thank you from all of us at the Well.

Sincerely,

Ariene Rosenthal
President

* if the link does not work, please copy the following into your browser:
<http://www.mydesert.com/apps/pbcs.dll/article?AID=/200910050300/NEWS01/910050302>

www.wellinthedesert.org
poverty prevention...poverty intervention...advocacy for the poor

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Well in the Desert, 1011 East Baristo, Palm Springs, CA 92262, United States, 760-327-4577
Email: info@wellinthedesert.org

Powered by MailHerc



Who 'herds' your mail?

0005

CLERKS

CITY OF PALM SPRINGS

REC'D BY: CS
PAYOR: WELL IN THE DEPT
TODAY'S DATE: 10/01/09
REGISTER DATE: 10/01/09 TIME: 11:51

010000299A3

DESCRIPTION	AMOUNT
OTHER CHARGES SVCS	\$546.00
CUST 103 APPEAL	
TOTAL DUE:	\$546.00

CHECK PAID:	\$546.00
CHECK NO: AB79	
TENDERED:	\$546.00
CHANGE:	\$.00

Jay Thompson

From: Jay Thompson
Sent: Thursday, October 01, 2009 11:52 AM
To: Craig Ewing
Cc: David Ready; Tom Wilson; Kathie Hart
Subject: Appeal Received Well in Desert
Attachments: 4351_001.pdf

Appeal has been received from the Well in the Desert. They have waived the 45-day requirements, and have requested a hearing between November 18, 2009 and December 16, 2009. Jay

*James Thompson, City Clerk
City of Palm Springs, California
TEL (760) 323-8204*

RECEIVED
CITY OF PALM SPRINGS
2009 OCT -1 AM 11: 27
CITY CLERK



Well in the Desert

poverty prevention • intervention • advocacy

P.O. Box 5312
Palm Springs, CA 92263

October 1, 2009

James Thompson, City Clerk
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Appeal of Planning Commission's Decision on September 23, 2009 Agenda Item 2B (Well in the Desert; Case 10.470 DET)

Dear City Clerk:

Through this letter, Well in the Desert appeals the Planning Commission's denial of the application that was the subject of the above-identified matter to the City Council. The mailing address for Well in the Desert is P.O. Box 5312, Palm Springs, CA 92263. Well in the Desert seeks a reversal of the Planning Commission's denial of the application and approval of the application. The grounds for appeal are that the Planning Commission erred, factually and legally, in concluding that the proposed Community Services Center use is not similar to other permitted uses within the M-1-P Zone at 555 Commercial Road; that the Planning Commission failed to comply with the requirements of Palm Springs Municipal Code Sections 94.01.01 and 94.01.02; and that the Planning Commission abused its discretion. A check for the appeal fee accompanies this letter.

Well in the Desert is willing to waive the scheduling requirements specified in Palm Springs Municipal Code Section 2.05.050(a) because the organization's key individuals who will participate in the hearing are unavailable on October 21 and November 4. Well in the Desert therefore requests a hearing on or after November 18, 2009, and no later than December 16, 2009.

CMS

Thank you for your assistance in this matter.

A handwritten signature in cursive script that reads "Arlene Rosenthal". The letters are fluid and connected, with a prominent initial "A".

Arlene Rosenthal
President of the Board

REQUEST FOR TREASURER'S RECEIPT

TO: FINANCE DEPARTMENT, CASHIER

DATE: 10/01/2009

FROM: CITY CLERK'S OFFICE

PLEASE ACCEPT \$ 546⁰⁰

FROM: Well in the Desert

FOR: Appeal to the City Council

MAPS & PUBLICATIONS - 001-34106

OTHER CHARGES - CURRENT SERVICE - 001-34118

CREDIT ACCOUNT NO. CIRCLED ABOVE BY ORDER OF 

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND, MICROPRINTING AND A VOID FEATURE PANTOGRAPH

WELL IN THE DESERT

P.O. BOX 5342
PALM SPRINGS, CA 92263
(760) 327-8877

4874

60-5858/1222

10 - 1 20 09

PAY TO THE
ORDER OF

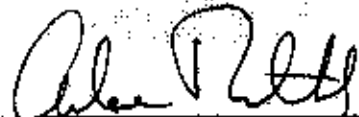
City of Palm Springs
Five hundred forty six

\$ 546.00

DOLLARS

PALM DESERT NATIONAL BANK
PALM SPRINGS, CA

FOR



⑈004874⑈ ⑆122238585⑆ 008⑈000727⑈

2009 OCT -1 AM 11:33
CITY CLERK
0209



Well in the Desert

poverty prevention • intervention • advocacy

P.O. Box 5312
Palm Springs, CA 92263

Before the Palm Springs City Council

December 2, 2009

Procedural context: The Well in the Desert ("The Well") currently provides social services at the Frey Building on Baristo Road in Palm Springs. The City of Palm Springs, the landlord of this property, has declined to renew the lease with The Well, requiring The Well to locate new rental space to continue to meet its mission of serving many of the needs of the low-income and homeless populations in the City. They have contracted with the owner of 555 Commercial Road, in an industrial area of the City zoned M-1-P, to move their operations to this location on the termination of their current lease in early 2010. The Well applied for a Letter of Determination that the intended use is compatible with the zoning on advice of City staff. This matter came before the Planning Commission on Sept. 23, 2009, case No. 10.470. The Commission was advised by staff that it must make four findings to determine that the proposed community services use was similar to the other uses with the M-1-P Zone. If the finding is made that the Well's use is similar to permitted uses, it has a by-right status for the use of the location in this zone. The Commission found *in favor* of The Well on three of the four findings:

2. Field investigations have disclosed that the subject use and its operation are compatible with the uses, permitted in the zone, wherein it is proposed to be located.
3. The subject use is similar to one (1) or more uses permitted in the zone within which it is proposed to be located.
4. The subject use will not cause substantial injury to the values of property in the zone within which it is proposed to be located.

Appeal of The Well in the Desert to Planning Commission decision

The Commission found against The Well on Finding #1, concluding that loitering and traffic are of concern as "they *may* adversely affect the resort-residential environment in the City given the subject's close proximity to a residential neighborhood and open access to Juanita Drive." (emphasis added). Source: Resolution No. 7231.

The Well accepts the conclusion of the Commission on Findings 2, 3 and 4 and appeals the conclusion on Finding #1.

The Well's services and clients: The Well is a prominent local nonprofit organization that provides food and one hot meal a day to low-income and homeless families and individuals in Palm Springs. On average, 200 meals are served each day. The Well also provides referrals, as appropriate to other social service agencies to meet the needs of its clients. The Well's hours of operation are 6:30 am to 2 pm. No overnight shelter or late day services are provided. The hot meal service in the new location is intended to begin approximately 10:30 am and end at 1:30 pm.

In November, 2009, the Well surveyed its current clientele. The survey shows that 164 of its current clients are residents and taxpayers in the City of Palm Springs. It is estimated that over 75% of The Well's clients are not homeless but rather the low-income working poor who need the help of The Well's programs in these tough economic times. The remaining clients either reside in neighboring cities or are homeless at this time.

To access The Well's location, the overwhelming majority of its clients arrive by public transportation (Sunline Transit Agency), the second largest group arrives by bicycle and about 10% have private automobiles. The Sunline Transit Agency has evaluated potential locations for a new stop on an existing route and intends to add a stop at Alejo and Farrell, providing additional service to all in the neighborhood. (See letter of Sunline Transit Agency, August 7, 2009 by Eunice Lovi, Director of Planning & Development).

During the summer months, The Well provides a cooling center to low-income and elderly residents as requested by Riverside County and maintains longer open hours to provide this service.

The Well has been a good neighbor for many years and will continue to be a good neighbor in the new location: The proposed use in the new location is not new to the City of Palm Springs. Rather than speculate about its activities, the Well's history in the City of Palm Springs provides facts of its interaction with its neighbors, creating a factual record that makes speculation, supposition and individual anecdotes not relevant to the Council's decision.

Correspondence with Palm Springs Police Department indicates that there have been no police reports filed against persons identified as clients of The Well. As recently as November 12, 2009, Lt. Dennis Graham confirmed that the Police Department cannot report that any clients of The Well have been arrested, charged or convicted for loitering or any more serious crimes. Allegations that clients of The Well will loiter or cause crimes in the new location are based solely on stereotype-based speculation.

Appeal of The Well in the Desert to Planning Commission decision

Current commercial neighbor Palm Springs Power Baseball President Andrew Starke commends The Well for the quality of its work in maintaining the premises around their shared location in Baristo Park. Current residential neighbor Reverend Andrew Green (who lives about 300 feet from the current location) states that The Well has been a good neighbor—factual testimony.

Current landlord of The Well in downtown Palm Springs, John Wessman of Wessman Holdings LLC states that The Well is a good tenant and is “embraced” by its neighbors at that location. Proposed immediate neighbors Rick Strand of Dynamic Security (in the adjacent suite on Commercial Road) and The Stroke Recovery Center across Commercial on Alejo Road support the application of The Well and the location of their operation to the Commercial Road site. In addition, the landlord of the multi-tenant building where The Well purposes to locate supports this operation at that location (see letter of Mary Ellen Hill, July 9, 2009).

The appeal of The Well of the Planning Commission’s denial of the determination request for 555 Commercial Road should be granted.

1. **There was no evidence presented at the Planning Commission hearing to support the conclusion that loitering and traffic would occur were The Well to operate in this location.** The record of the Planning Commission hearing on September 23rd is devoid of any factual evidence of loitering and traffic either in the current location of The Well or realistically projected (based on facts or scientific analysis) for the proposed location. The Palm Springs Police Department has no record of any crimes, whether loitering or any other more serious crime, occurring at the present location and persons living near The Well’s current location testified to the lack of loitering and traffic issues. The city’s Planning Director stated at the Planning Commission hearing that no traffic studies were undertaken.

Historically The Well knows that their clients often arrive by public transportation and national studies confirm that low income people use private vehicles at a much lower rate than the general population (National Personal Transportation Study). There is adequate parking for the vehicles anticipated to accompany The Well staff, volunteers and clients in the proposed location. Sunline has proposed a new stop at the corner of Alejo and Farrell so that all residents of the community will benefit from increased access to public transportation that, among other things, supports the City’s sustainability programs. There was **no evidence** of traffic problems presented to the Planning Commission on which to base this finding.

Resolution No. 7231 indicates a concern that residents in the abutting residential area (not those on neighboring properties in the industrial zone where 555 Commercial Rd. is located) would be impacted by loitering and traffic. A look at the site plan indicates that there is no logic to support this concern, just as there are no facts. Clients who take public transportation will walk on the public sidewalk or roadway where there is no sidewalk to Commercial Rd. to enter the premises. A non-factual assumption that

Appeal of The Well in the Desert to Planning Commission decision

clients would turn and walk up a residential street, enter through an opening in the back wall, traverse the storage out-buildings and a parking lot and then walk the full length of The Well to arrive at the sidewalk on Commercial Rd. to enter The Well through its door doesn't make sense and there is no evidence that such would take place. The Well is talking to the owner of this property to determine if the current openings in the 6-ft wall can be closed, making even this illogical and speculative path impossible. In addition, testimony by Arlene Rosenthal at the Planning Commission hearing indicated that The Well provides transportation to some of their clients which would deliver several clients in one vehicle directly to the front of The Well's premises. The Well also offered to put staff monitors on the roadway between the bus-stop and The Well to actively direct clients to premises.

Current practice at The Well on Baristo is evidence that staff does not allow clients to loiter at the property. Testimony at the Planning Commission hearing indicated that The Well has rules which it enforces and will refuse to provide services to those persons who do not abide by these rules. Rather than speculation, letters from current residential and commercial neighbors of The Well covering a multi-year period will provide evidence that loitering and traffic is not a realistic concern. The letters and additional testimony from neighbors will be presented at the Council hearing. There is **no evidence** that the clients of The Well will loiter in the area.

- 2. An industrial zone is the appropriate location for this type of social service.** California Housing element law (Cal. Government code 65582 and related sections) requires cities to identify in their housing elements a zone or zones where emergency shelters are allowed as a permitted use without a conditional or other discretionary use permit, such as the subject Letter of Determination. While State law, as recently modified by the passage of SB 2 (Cedillo) in 2007, applies to emergency and homeless shelters, we would suggest that the services provided by The Well are less "onerous" or "intrusive" than a shelter that operates 24 hours a day and provides overnight services. It would appear therefore that the intent of the Legislature, as expressed in SB 2, was to direct cities to designate the appropriate zone for emergency services to the homeless and low-income in order for their housing elements to be deemed in compliance with State Law.

In the subject case involving The Well it would appear that the industrial zone where the subject property is located is the appropriate zone for the city to designate for emergency services in order to comply with State Law and which then must allow by-right use for these emergency services.

A comparison of the current location and the proposed location supports the conclusion that an industrial zone is the appropriate area for this use. Currently The Well is located in a public park. While The Well can enforce its rules on its own premises, it of course cannot regulate who uses the public park or how they behave. Testimony by residents of residential neighborhoods adjoining or near the subject industrial zone citing inappropriate behavior of persons outside The Well in the park cannot be used as accusations of misconduct by The Well's clients. In the proposed location on

Appeal of The Well in the Desert to Planning Commission decision

Commercial Road, a private location, The Well and the landlord have more control over who is near the premises and how they behave.

- 3. The denial of The Well's application was based on inappropriate conclusions.** The stated reason for the denial of The Well's application (Resolution No. 7231) was the assertion unsupported by evidence that loitering and traffic would adversely affect residents in a neighboring zone. This conclusion requires further analysis when compared to already permitted uses in the zone. In fact, Finding #3 adopted by the Planning Commission, concludes that the activities of the applicant, The Well, is similar to a permitted use. The Planning Director informed the Commission that a restaurant which serves hot meals, is a by-right use in the zone.

A property across Commercial Road and fronting on Alejo is currently used by a prominent nonprofit organization to provide meals and hot lunches on a daily basis to its clients. The only significant difference between the two uses is the identity of the clientele, with the common characteristic among The Well's clientele being low-income/poor and the common characteristic of the clientele of the existing approved use being survivors of strokes. It is inappropriate to exclude people from services within the City based on income. The similar user, The Stroke Recovery Center, supports the application of The Well to operate in the zone. (Letter of Beverly Greer, cited above).

The Well welcomes the opportunity to more fully present testimony, facts and argument at the Public Hearing on December 2, 2009. The Well recognizes the concerns of homeowners outside the industrial zone where the subject site is located and welcomes the opportunity to present facts to overcome the fear that is motivating residential opposition. *NIMBYism* is a common phenomenon whenever services and housing for low-income populations are the subject of local land use decisions. (*Paycheck to Paycheck: Wages and the Cost of Housing in Counties*, published May 2004 by The Center for Housing Policy). The presentation of facts has proven critical to overcome fears time and time again in communities throughout the country. For example, a common misperception evident in this case is the mistaken belief that the proposed use will cause property values in the abutting residential zone to go down. Finding #4 of the Planning Commission disagrees and is supported by the evidence. Local realtor Andy Linsky testified that this was not true and his conclusion is supported by academic and association studies. (See www.culma.wayne.edu/pubs/galster/NAR_report.pdf; www.habitat.org/how/propertyvalues.aspx; www.inhousing.org/house1/htm; www.nw.org/network/NewsRoom/PressReleases/pdf/ExecutiveSummary.pdf; and www.mcplan.org/c_p/brochures/Aff_hous-std.pdf). In the subject case, The Well is an organization well known in this community and has provided its services in its current location, abutting residential zones, for many years to hundreds of city residents. Testimony to be presented at the hearing will show the facts; not fears, not speculation, not stereotypes, of what it is really like to have the important services of The Well located nearby.



Well in the Desert

POWER | PROTECTION | PROMOTION | PROGRESS

P.O. Box 5312
Palm Springs, CA 92263

November 21, 2009

Prior to the Planning Commission hearing a great number of support letters came from a diverse group of residents both within the City of Palm Springs and elsewhere. All of those letters are on file with Craig Ewing and were given to the Planning Commissioners. I am listing here only a partial list of whosome of those letters came from to show the diversity of support for the Well in the Desert hot meal service in the MIP zone at 555 N. Commercial Road. There were well over 65.

1. Congresswoman Mary Bono
2. The late Supervisor Roy Wilson
3. FIND Food Bank
4. The Coachella Valley Rescue Mission
5. Joel Craddock, San Diego Jewish Family Services
6. Linda Barrack, Jewish Family Services
7. Jim Franklin and the Palm Springs Homeless Task Force
8. Andrew Starkey, Palm Springs Power Owner
9. Joy Meredith, Downtown Merchants
10. John Pivinski, Palm Springs Chamber
11. Father Andrew Green, St. Paul's of the Desert
12. Bev Greer, Stroke Recovery Center
13. Martha's Kitchen
14. Palm Springs Carriages
15. Mark Anton, Aids Assistance Program
16. Harvey Stern, Golden Rainbow Senior Center
17. Rick Stern, Owner of Dynamic Security
18. Maureen Ferriter, Police Advisory Board
19. Andy Linsky
20. John Glenn
21. Bob Mckechnie
22. Dr. Bud and Pattie Craine
23. Art Copleston
24. Lindi Biggi
25. Jack Ellison
26. Mary Ellen Hill
27. Batiya Kugler Lane

28. Veronica Rubinsky
29. John Schumacher
30. Nadine Jimenez
31. Thomas & Robert Van Etten