



## Planning Commission Staff Report

Date: December 9, 2009

Case No.: 3.3108 MAJ

Type: Time Extension

Location: 900 San Luis Rey Drive

APN: 680-564-009

Applicant: Indian Oasis Self Storage LP

General Plan: Industrial

Zone: Service/ Manufacturing (M-1)

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

Project Planner: Glenn Mlaker, Assistant Planner

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### **PROJECT DESCRIPTION:**

The project is a one-year time extension request by Indian Oasis Self Storage for the previously approved construction of a 645-unit self storage facility. The self storage facility consists of 10 buildings, office space, a caretaker's residence, parking and associated landscaping on approximately 4.8 acres located at 900 San Luis Rey Drive.

### **RECOMMENDATION:**

That the Planning Commission approve a one-year time extension for Case 3.3108 MAJ from November 14, 2009 to November 13, 2010.

### **BACKGROUND:**

- On November 14, 2007, the Planning Commission considered the project and by a vote of 7-0, granted architectural approval for the project.

**ANALYSIS:**

Pursuant to Section 94.04.01(H) of the Palm Springs Zoning Code, Architectural Approval is valid for two years and may be extended by the Planning Commission upon demonstration of good cause.

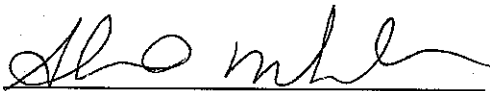
Review of the time extension must consider changes in the applicable rules and the changes in the character of the neighborhood since the original entitlement was approved. Additionally, the applicant must demonstrate good cause for the time extension. Since the approval of the original entitlement, no changes in the applicable rules or in the character of the neighborhood would warrant denial of the time extension. The applicant submitted a letter of time extension request on November 9, 2009. The applicant has stated that construction has not commenced due to current market and economic conditions.

**ENVIRONMENTAL DETERMINATION:**


The project qualifies as a Categorical Exemption pursuant to Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA), therefore no additional environmental assessments are necessary for the time extension request.

**CONCLUSION:**

Staff believes that the applicant has demonstrated good cause for an extension of time and recommends that the Planning Commission approve a time extension of one year from November 14, 2009 to November 13, 2010, for Case 3.3108 MAJ.



Glenn Mlaker  
Assistant Planner

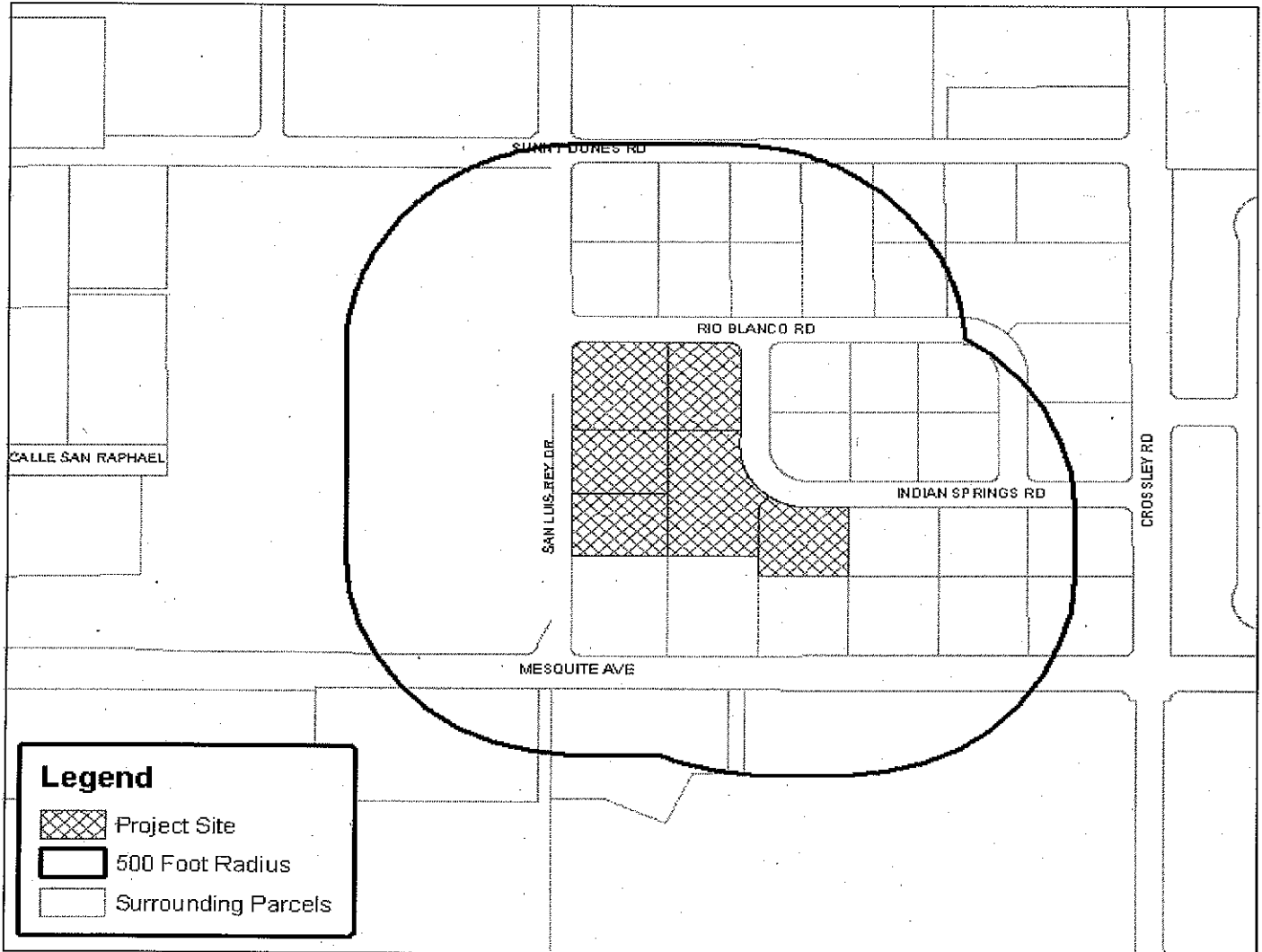
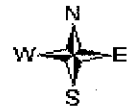
  
Craig A. Ewing, AICP  
Director of Planning Services

Attachments:

- 1) 400' Radius Map
- 2) Draft Resolution
- 3) Letter of Time Extension Request



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 3.3108 MAJ Time Extension

**DESCRIPTION:** To consider a Time Extension request by the Indian Oasis Self-Storage, LP to develop a 108,005 square feet climate-controlled storage facilities in a one-story building on 4.8 acres at Rio Blanco Road and Indian Springs Road, Zone M1. Section 20, APN: 680-564-007.

**APPLICANT:** Indian Oasis Self-Storage, LP

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A ONE-YEAR TIME EXTENSION FOR INDIAN OASIS SELF STORAGE LP, FROM NOVEMBER 14, 2009 TO NOVEMBER 13, 2010; A PREVIOUSLY APPROVED 645-UNIT SELF STORAGE FACILITY ON AN APPROXIMATELY 4.8-ACRES LOCATED AT 900 SAN LUIS REY DRIVE, ZONE C-B-D, SECTION 15 APN 680-564-009

WHEREAS, Indian Oasis Self Storage LP ("Applicant") has filed an application with the City pursuant to Section 94.04.00(H) and 94.04.00(I)(1) of the Palm Springs Zoning Code and Chapter 9.63.110 of the Palm Springs Municipal Code for a one-year time extension to commence construction for Case 3.3108 MAJ located at 900 San Luis Rey Drive; and

WHEREAS, on November 14, 2007, a public meeting on the application was held by the Planning Commission in accordance with applicable law and granted approval for the construction of a 645-unit self storage complex; and

WHEREAS, on December 9, 2009 a public meeting on the time extension application was held by the Planning Commission granting a one-year time extension from November 14, 2009 to November 13, 2010; and

WHEREAS, the Planning Department has reviewed this project under the provisions of the California Environmental Quality Act (CEQA), and has determined that this time extension request for an in-fill project is categorical exempt to the terms of the California Environmental Quality Act (CEQA).

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.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves a one-year time extension for 3.3108 from November 14, 2009 to November 13, 2010.

ADOPTED this 9th day of November, 2009.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services

Indian Oasis Self Storage, LP  
3950 Airport Center Dr.  
Palm Springs, Ca 92264  
Phone 760.318.9166 – Fax 760.318.1100

Call 760-272-4936

November 9, 2009

**RECEIVED**

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**PLANNING SERVICES  
DEPARTMENT**

City of Palm Springs  
Planning Department  
3200 East Tahquitz Canyon Way  
Palm Springs, California 92264

Re: Case #3.3108

Dear Sirs:

We are requesting a time extension on our APN #'s 680-564-009, 680-564-011, 680-564-007, located on San Luis Rey Drive in Palm Springs. The Zone is M1, Section 20, Township 4, Range 5. The applicant name is David Gandolfo and the company is Indian Oasis Self Storage, LP.

We were planning on building a 108,000 square foot climate controlled storage facility on this property. With the economic downturn our financing has been severely impacted to the negative, thus, we are in need of the extension.

Enclosed you will find the 1 year extension fee of \$881.00 in advance if you accept our request.

Thank you in advance for allowing and granting this extension.

Cordially,



David J. Gandolfo, Partner  
Indian Oasis Self Storage