



## Planning Commission Staff Report

Date: April 28, 2010

Case No.: 5.1238 SNC, 5.1244 SNC & 5.1245 SNC

Type: Street Name Change

Location: Chase Place, Field View and Foster Vista

Proposed Name: District Center Drive

Applicant: Palm Springs Unified School District

General Plan: Local Streets

Zone: N/A

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

Project Planner: David A. Newell, Associate Planner

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### **PROJECT DESCRIPTION:**

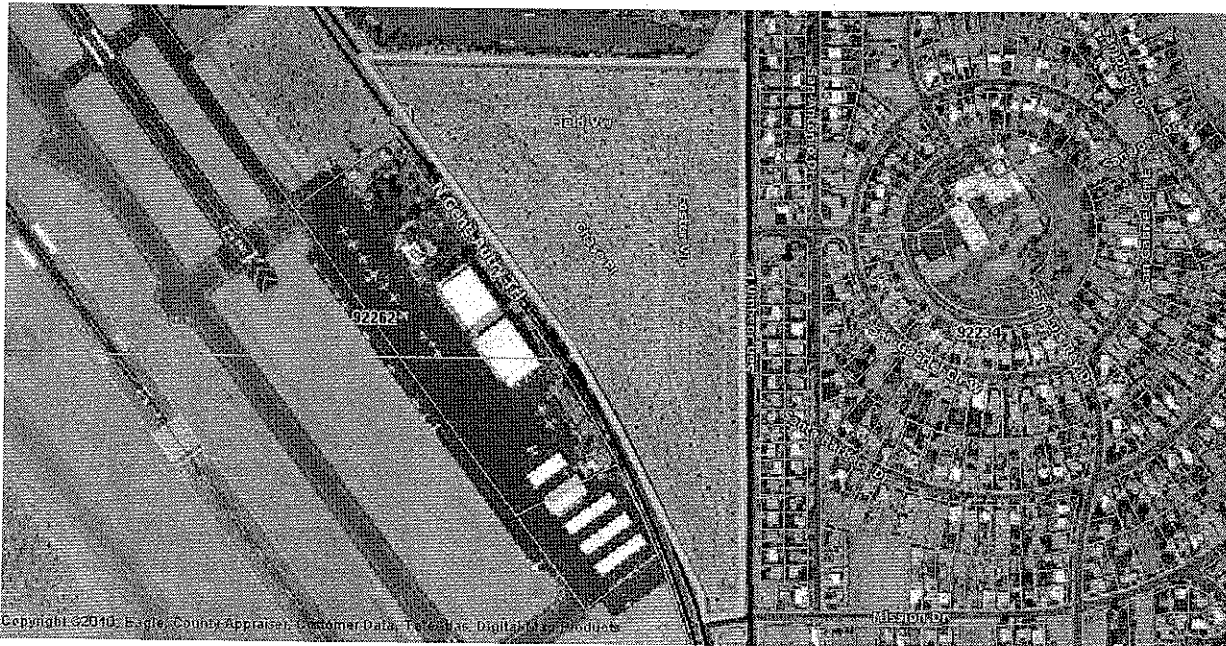
The proposed request by the Palm Springs Unified School District is to change three street names: Chase Place, Field View and Foster Vista to District Center Drive. All three streets are unimproved and located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project.

### **RECOMMENDATION:**

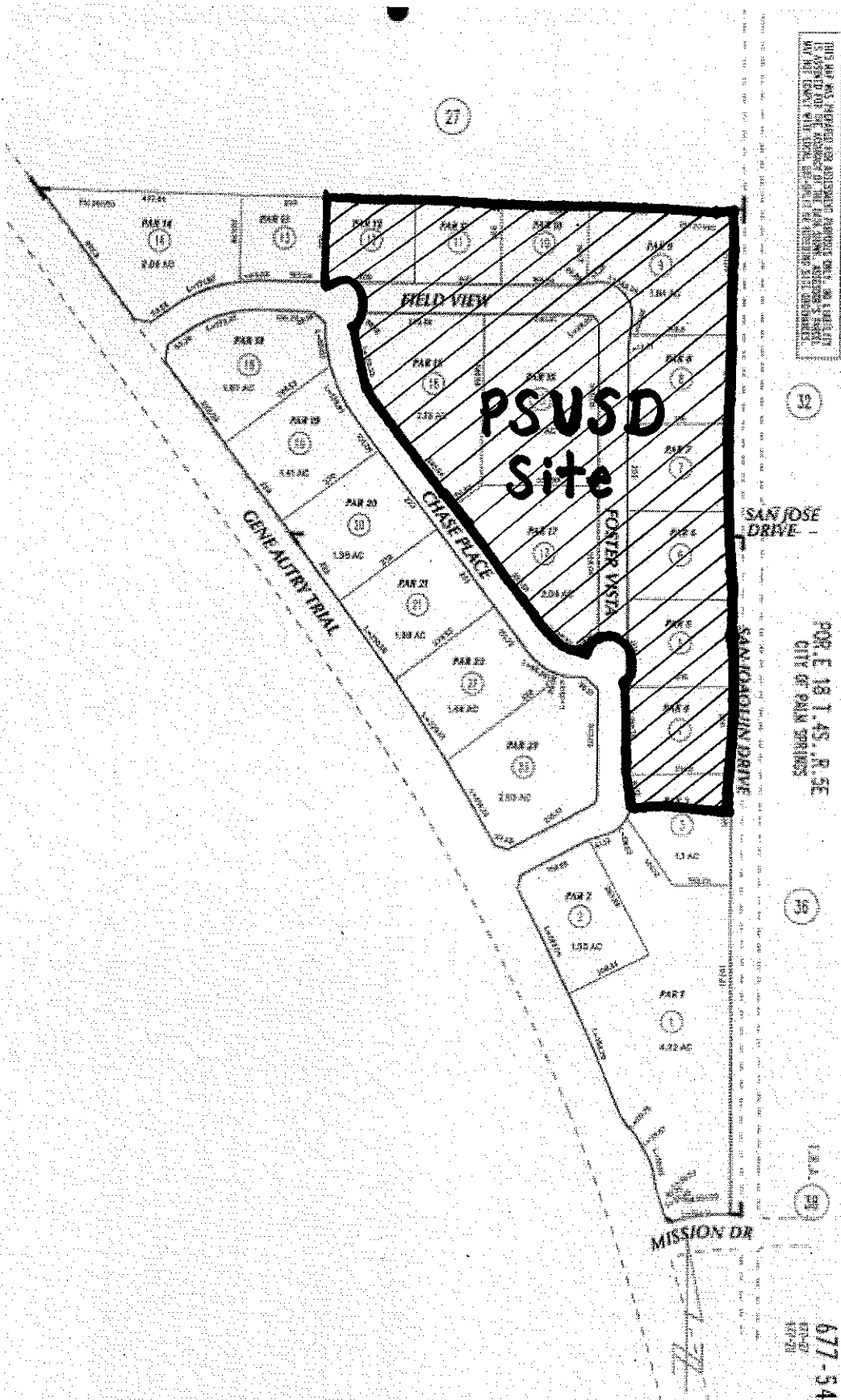
That the Planning Commission adopt a resolution of intention and set a public hearing date for June 23, 2010 to consider changing Chase Place, Field View and Foster Vista to District Center Drive.

## BACKGROUND:

Staff received three name change requests from the Palm Springs Unified School District (PSUSD) for three streets within a vacant industrial tract that is located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project. The three streets – Chase Place, Field View and Foster Vista – were created as part of an industrial subdivision that was recorded in 2002 and have not been improved as of yet.



This request is in conjunction with the PSUSD's proposed development in this 41.58-acre tract. PSUSD owns approximately 20 acres in the northeastern portion of the industrial subdivision and is proposing to develop approximately 12.3 acres of the site (see next page). The development will provide facilities for virtually all maintenance and operations functions for the District. Shops, offices, warehousing, food service production facilities, fleet storage and vehicle maintenance shops, and both outdoor and indoor storage and warehousing needs are included.



**ANALYSIS:**

The process of changing a street's name is governed by Chapter 14.08 of the Palm Springs Municipal Code (PSMC). In accordance with Section 14.08 of the PSMC, a proposed change of street name may be initiated by filing with the Planning Commission an application in the form prescribed by the Director of Planning and Zoning. The form must be signed by the owners of at least sixty (60) percent of the lineal frontage abutting the street to be affected. The applicant has provided approval signatures from the two of two, or 100%, of the property owners (PSUSD and Wessman Holdings) along all three of the said streets.

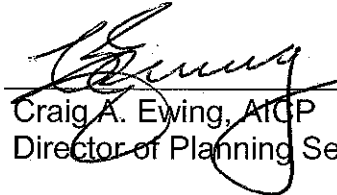
Pursuant to Section 14.08.050 of the PSMC, *upon determination of sufficiency of the petition, the Planning Commission shall adopt a resolution of intention to change name and set a date for public hearing not less than thirty days from the date of adoption of the resolution.* The public hearing must be noticed fifteen days prior to the hearing date. If the Commission adopts the attached draft resolution, a public hearing for the street name changes will be scheduled for the Planning Commission meeting of June 23, 2010.

**ENVIRONMENTAL DETERMINATION:**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be Exempt per Section 15061(b)(3)(General Rule). The project has no possibility of causing a significant effect on the environment.



David A. Newell  
Associate Planner



Craig A. Ewing, AICP  
Director of Planning Services

Attachments:

1. PSMC Chapter 14.08 – "Street Name Changes"
2. Resolution of Intention
3. Letter of Request

## Chapter 14.08

## STREET NAME CHANGES

## Sections:

- 14.08.010** Petition for initiation of street name change.
- 14.08.020** Initiation of petition.
- 14.08.030** Application fee.
- 14.08.040** Director's examination.
- 14.08.050** Adoption of resolution of intention.
- 14.08.060** Publication.
- 14.08.070** Posting.
- 14.08.080** Commission hearing.
- 14.08.090** Commission recommendation.
- 14.08.100** Council action.
- 14.08.110** Commission recommendation without petition and hearing.

- 14.08.010** Petition for initiation of street name change.

Any person may initiate a street name change for any reason consistent with law, by complying with the provisions of this chapter. (Ord. 914 § 10 (part), 1971; prior code § 7601)

- 14.08.020** Initiation of petition.

A proposed change of street name may be initiated by filing with the planning commission an application in the form prescribed by the director of community development and signed by the owners of at least sixty percent of the lineal frontage abutting the street to be affected. (Prior code § 7611)

- 14.08.030** Application fee.

The application shall be accompanied by a fee in an amount established by resolution of the city council, in order to defray the costs of publishing, posting, and processing, as hereinafter prescribed. (Ord. 914 § 10 (part), 1971; prior code § 7621)

- 14.08.040** Director's examination.

The director of community development shall examine the application and determine the sufficiency of same as to the percentage requirement of Section 14.08.020. (Prior code § 7631)

- 14.08.050** Adoption of resolution of intention.

Upon determination of the sufficiency of the petition, the commission shall adopt a resolution of intention to change name and set a date for public hearing not less than thirty days from the date of adoption of the resolution. (Prior code § 7641)

- 14.08.060** Publication.

The director of community development shall provide for at least one publication of resolution of intention in a newspaper of general circulation within the city at least fifteen days prior to the hearing date. (Prior code § 7651)

- 14.08.070** Posting.

The director of community development shall provide for posting copies of the resolution of intention in at least three public places along the street proposed to be affected. The posting shall be completed at least ten days prior to the hearing date. (Prior code § 7661)

- 14.08.080** Commission hearing.

At the time set for hearing, or at any time to which the hearing may be continued, the commission shall hear and consider proposals to adjust, alter or change the names of the streets mentioned in the resolution, and objections to the proposals. (Prior code § 7671)

- 14.08.090** Commission recommendation.

At or after the conclusion of the hearing, the commission may make any recommendation to the city council which the commission deems appropriate. In its deliberations the commission shall consider any applicable specific plans in effect pursuant to California Government Code Sections 65450 et seq. (Ord. 914 § 10 (part), 1971; prior code § 7681)

- 14.08.100** Council action.

The city council may, pursuant to California Government Code Section 34091.1, take such action as it deems appropriate upon the recommendation of the commission, and failure to take action within sixty days after submission of the commission's recommendation shall be

14.08.110

deemed denial of the application. (Ord. 914 § 10 (part), 1971; prior code § 7691)

**14.08.110      Commission recommendation  
without petition and hearing.**

Notwithstanding any other parts of this code, the commission may, for any reason it deems in the public interest and necessity, recommend to the city council that a street name be changed. Said recommendation may be made without complying with the requirements of Sections 14.08.020 through 14.08.080. Said recommendation shall be in the form of a resolution of the commission directed to the city council. Thereafter the city council shall take such action as it deems appropriate. (Prior code § 7701)

**RESOLUTION OF INTENTION**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, ADOPTING A RESOLUTION OF INTENTION TO CONSIDER CHANGING THE NAME OF CHASE PLACE, FIELD VIEW AND FOSTER VISTA TO DISTRICT CENTER DRIVE OR OTHER STREET NAME THAT THE COMMISSION DEEMS APPROPRIATE AT A PUBLIC HEARING ON JUNE 23, 2010.

WHEREAS, the Planning Commission of the City of Palm Springs has received a petition (Planning Case Nos. 5.1238 SNC, 5.1244 SNC & 5.1245 SNC) by Palm Springs Unified School District to hold a public hearing to consider a street name change for Chase Place, Field View and Foster Vista; and

WHEREAS, Chapter 14.08 of the Palm Springs Municipal Code establishes the procedures for renaming streets, which require that the Planning Commission adopt a resolution of intention to change the name upon determination of the sufficiency of the petition and set a date for public hearing not less than thirty days from the date of adoption of the resolution; and

WHEREAS, the Planning Commission of the City of Palm Springs considered said request at its meeting of April 28, 2010; and

WHEREAS, the Planning Commission has recommended the adoption of the Resolution of Intention.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve a Resolution of Intention to consider changing the name of Chase Place, Field View and Foster Vista to District Center Drive or other street name that the Commission deems appropriate at a public hearing on June 23, 2010.

ADOPTED this 28th day of April, 2010.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services

# Palm Springs

UNIFIED SCHOOL DISTRICT



FACILITIES PLANNING & DEVELOPMENT  
980 E. TAHQUITZ CANYON WAY, SUITE 202  
PALM SPRINGS, CA 92262  
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JULIE ARTHUR, EXECUTIVE DIRECTOR  
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March 22, 2010

Mr. Craig Ewing  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92263

Re: Street Name Change

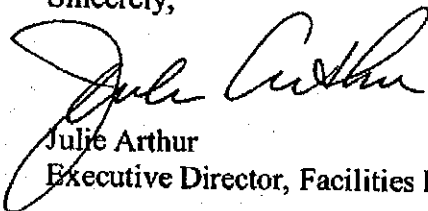
Dear Mr. Ewing,

The Palm Springs Unified School District is working on a project, Case No. 3.3398 – MAJ located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena Project at “150 Chase Place”. The district is proposing a street name change from “Chase Place, Field View, and Foster Vista” to “District Center Drive”.

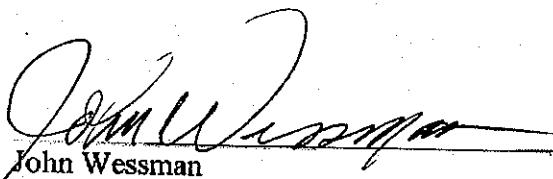
Per city regulations, at least 60% of the property owners of the lineal frontage abutting the street affected must agree to the change. The only other property owner, Mr. John Wessman, concurs with the change and has signed this letter in his support.

Should you have any questions or comments please let me know.

Sincerely,



Julie Arthur  
Executive Director, Facilities Planning and Development



John Wessman  
President, Wessman Development

5.1245 SNC  
**RECEIVED**

APR 14 2010

PLANNING SERVICES  
DEPARTMENT