



## CITY COUNCIL STAFF REPORT

DATE: October 5, 2011

PUBLIC HEARING

SUBJECT: BRANDENBURG FAMILY ASSOCIATES REQUESTING APPROVAL OF A PROPOSAL TO ELIMINATE LOT LINES OF TENTATIVE PARCEL MAP 36387 AND REVERT TO ACREAGE THE APPROXIMATELY 24.4 ACRES OF VACANT LAND TO ONE PARCEL. THE PROPERTY IS LCOATED AT THE NORTHEAST CORNER OF FARRELL DRIVE AND BARISTO ROAD.

CASE: TPM 36387

FROM: David H. Ready, City Manager

BY: Craig Ewing, AICP, Director of Planning Services

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### SUMMARY

The City Council will consider a request by Brandenburg Family Associates to remove parcel lines from a previously approved subdivision of approximately 24.4 acres of vacant land located at the northeast corner of Farrell Drive and Baristo Road. The property also abuts Tahquitz Canyon Way to the north. No construction or development is being proposed at this time and any future proposal would be reviewed under a separate application.

### RECOMMENDATION

1. Open the public hearing and receive public testimony; and
2. Approve Resolution No. \_\_\_\_\_, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING THE REVERSION TO ACREAGE OF TENTATIVE PARCEL MAP 36387 AN APPROXIMATELY 24.4 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FARRELL DRIVE AND BARISTO ROAD."

### PRIOR ACTIONS

On September 14, 2011, the Planning Commission voted 5-0-1 (Klatcho abstained) to recommend approval of TPM 36387 to the City Council.

ITEM NO. 18

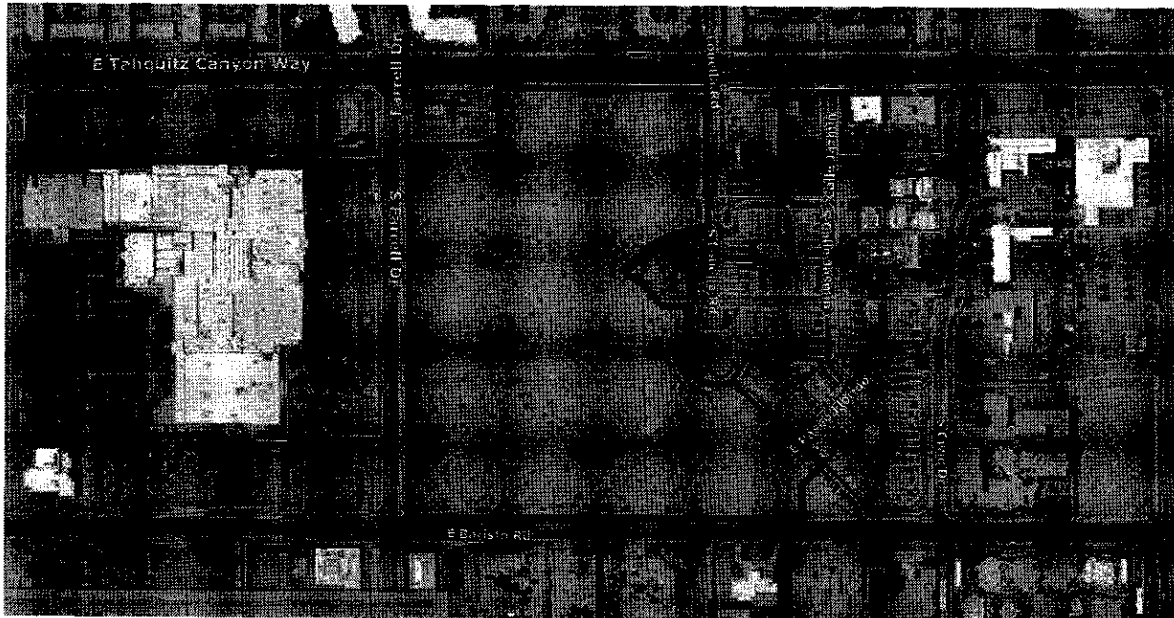
**BACKGROUND**

The project site is bounded on the north by Tahquitz Canyon Way, on the west by Farrell Drive, on the south by Baristo Road, and on the east by existing development that was part of an earlier phase of Tract Map 10346. The site was originally subdivided under Tract Map 10346 that contained 202 residential lots, six lots apparently intended for office use along Tahquitz Canyon Way and Farrell Drive, along with numbered common area lots and lettered street lots. The original project was partially constructed. 78 of the 202 residential units were constructed on the easterly portion of the original project site, and one office project was constructed at the southeast corner of Tahquitz Canyon Way and Louella Road.

In 2006, a new project was approved by the City Council to reconfigure the undeveloped lots into six condominium lots with a total of 156 residential units, two recreation areas, and internal access ways and common areas. The project was abandoned and is no longer a valid entitlement.

**Table 1:** Surrounding land uses, General Plan, Zoning

	<b>Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
North	Apartments	HDR (High Density Residential)	R-3 (MFR & Hotel)
East	Offices and Condominiums	O (Office) and MDR (Medium Density Residential)	P and PD-71A
South	Single-Family Res'l	O and ER (Estate Residential)	P and R-1-A-H
West	Shopping Center	CSC (Community Shop. Center)	C-S-C



Proposed Reversion to Acreage

## ANALYSIS

The process to revert subdivided property to acreage is outlined in Chapter 9.66 "Reversions" of the Palm Spring Municipal Code (PSMC) and Section 66499.11-66499.20 of the Subdivision Map Act. A reversion may be initiated by either the City Council or property owners. In this case, the property owner of all parcels has initiated the proceedings for reversion.

Pursuant to Section 9.66.044 of the PSMC, a reversion to acreage application requires a review and recommendation from the Planning Commission to the City Council. Prior to approving such an application, the Council is required to find that,

- (a) *Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and*
- (b) *Either*
  - (1) *All owners of an interest in the real property within the subdivision have consented to reversion; or*
  - (2) *None of the improvements required to be made have been made within two years from the date the final or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is the later; or*
  - (3) *No lots shown on the final or parcel map have been sold within five years from the date such map was filed for record.*

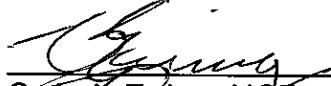
Since all the streets within the subdivision were private, there were / are no dedications or offers of dedication to be vacated or abandoned by the reversion to acreage. All owners of an interest in the real property within the subdivision have consented to the reversion. Therefore, the proposed reversion is consistent with the required findings.

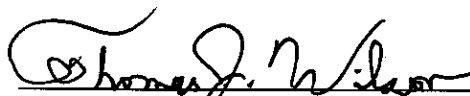
## ENVIRONMENTAL ASSESSMENT

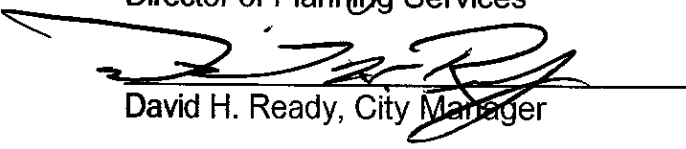
The project is categorically exempt from environmental review pursuant to Section 15305(c) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA).

### FISCAL IMPACT:

No fiscal impact.

  
\_\_\_\_\_  
Craig A. Ewing, AICP  
Director of Planning Services

  
\_\_\_\_\_  
Thomas Wilson, Assistant City Manager

  
\_\_\_\_\_  
David H. Ready, City Manager

**Attachments**

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. Planning Commission draft Meeting Minutes dated September 14, 2011 (excerpt)
4. Planning Commission Staff Report dated September 14, 2011
5. Reduced copy of Tentative Parcel Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING THE REVERSION TO ACREAGE OF TENTATIVE PARCEL MAP (TPM) 36387 AN APPROXIMATELY 24.4 ACRES OF LAND PREVIOUSLY SUBDIVIDED AT THE NORTHEAST CORNER OF FARRELL DRIVE AND BARISTO ROAD.

WHEREAS, Brandenburg Family Associates (“Applicant”) has filed an application with the City pursuant to Section 9.66 of the Palm Springs Municipal Code and Section 66499.11 through 66499.20 of the Subdivision Map Act, for a reversion to acreage, TPM 36387, to remove parcel lines for a previously approved 24.4-acre subdivision of vacant land located northeast corner of Farrell Drive and Baristo Road (2705 East Tahquitz Canyon Way), Zone PD-71A, Section 13; and

WHEREAS, notice of the public hearing of the Planning Commission of the City of Palm Springs to consider TPM 36387, was given in accordance with applicable law; and

WHEREAS, on September 14, 2011, the Planning Commission reviewed the proposed project and voted to recommend approval of the project to the City Council; and

WHEREAS, notice of public hearing of the City Council of the City of Palm Springs to consider TPM 36387 was given in accordance with applicable law; and

WHEREAS, on April 1, 2009, a meeting was held by the City Council in accordance with applicable law; and

WHEREAS, the proposed project is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”) and the project is categorically exempt under Section 15305(c) of the CEQA Guidelines; and

WHEREAS, the City Council 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 CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY FINDS AS FOLLOWS:

Section 1. The City Council finds that Tentative Parcel Map 36387 is Categorically Exempt from environmental review pursuant to Section 15305(c) (Class 5 – Minor Alterations in Land Use Limitations) of the California Environmental Quality Act.

Section 2. Pursuant to Section 9.66 of the Palm Springs Municipal Code and Section 66499.11 through 66499.20 of the Subdivision Map Act, subdivided real property may be reverted to acreage only if the legislative body finds that,

*(a) Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and*

*(b) Either*

*(1) All owners of an interest in the real property within the subdivision have consented to reversion; or*

*(2) None of the improvements required to be made have been made within two years from the date the final or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is the later; or*

*(3) No lots shown on the final or parcel map have been sold within five years from the date such map was filed for record.*

Section 3. The City Council finds that there are no dedications or offers of dedication to be vacated or abandoned by the reversion to acreage, and all owners of an interest in the real property within the subdivision have consented to the reversion. Therefore, the proposed reversion is consistent with the required findings.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the City Council approves Tentative Parcel Map 36387, a reversion to acreage for approximately 24.4-acres of vacant land located at the northeast corner of Farrell Drive and Baristo Road, subject to those conditions set forth in the attached Exhibit A.

ADOPTED this 5<sup>th</sup> day of October, 2011.

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David H. Ready, City Manager

ATTEST:

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James Thompson, City Clerk

CERTIFICATION

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

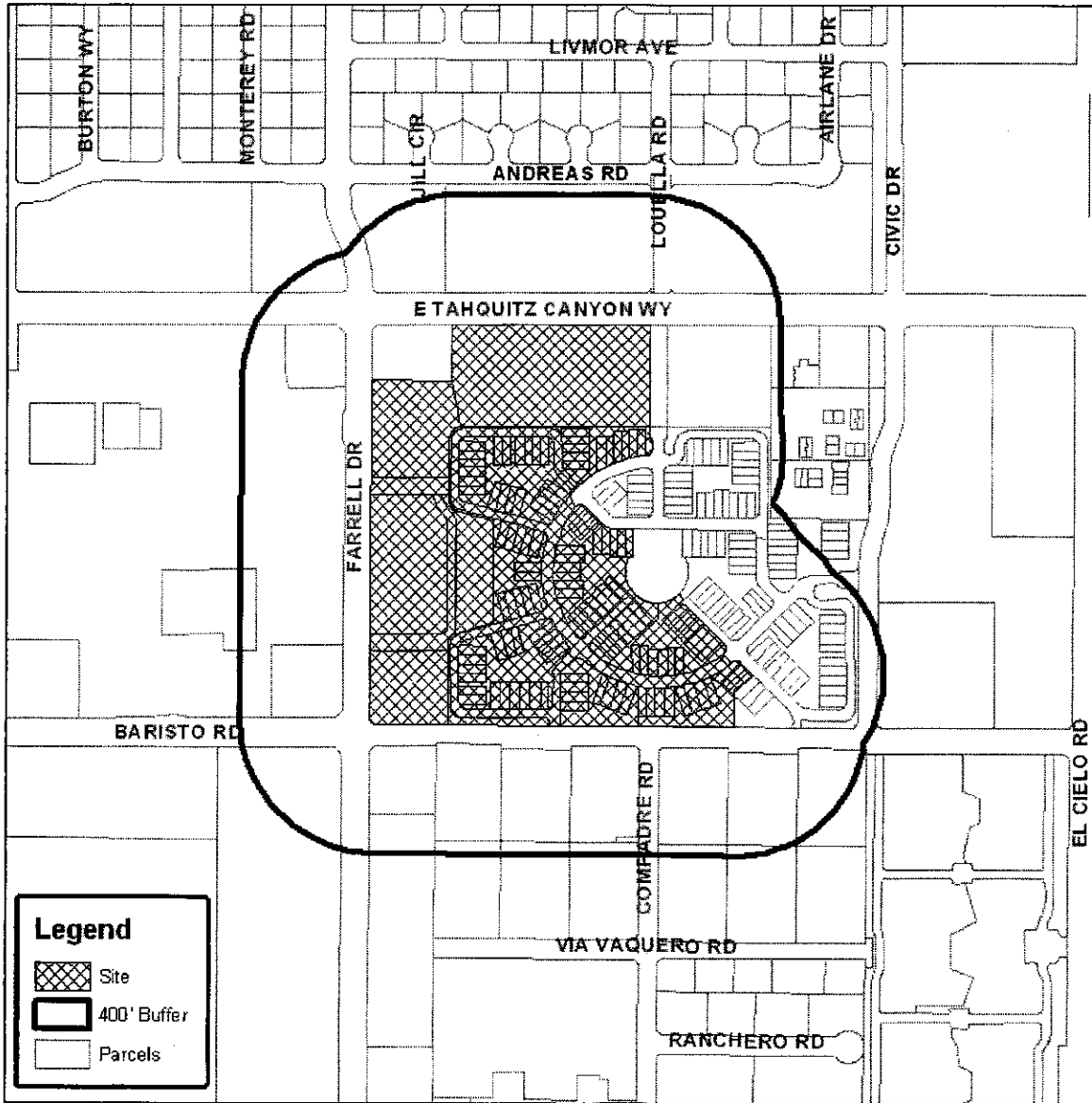
I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_\_ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on \_\_\_\_\_, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:




\_\_\_\_\_  
James Thompson, City Clerk  
City of Palm Springs, California



# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  400' Buffer
-  Parcels

## CITY OF PALM SPRINGS

**CASE NO:** TPM 36387

**APPLICANT:** Brandenburg Family Associates

**DESCRIPTION:** To consider an application by Brandenburg Family Associates to eliminate lot lines and revert approximately 24.4 acres of vacant property to one single parcel. The property is located at the northeast corner of Farrell Drive and Baristo Road, and abuts Tahquitz Canyon Way to the north, Zoned PD-71A / PD-71B, Section 13.



**EXHIBIT A**

TPM 36387

Brandenburg Family Associates  
Northeast corner of Farrell Drive and Baristo Road  
(2705 East Tahquitz Canyon Way)

September 14, 2011

**CONDITIONS OF APPROVAL**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

**PLANNING**

**ADMINISTRATIVE**

- ADM 1. Project Description. This approval is for the project described per Case TPM 36387, except as modified by the conditions below;
- ADM 2. Reversion to Acreage. This approval is for Tentative Parcel Map (TPM) 36387, reversion to acreage, located at 2705 East Tahquitz Canyon Way. This approval is subject to all applicable regulations of the Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.
- ADM 3. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 4. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning TPM 36387. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter or

pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive further indemnification hereunder, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 5. Time Limit on Approval. Approval of TPM 36387 shall be valid for a period of two (2) years from the effective date of the approval, unless an extension is granted by the Subdivision Map Act and / or the Planning Commission and City Council. Extensions of time may be granted upon demonstration of good cause.
- ADM 6. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00.

## **ENGINEERING DEPARTMENT**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

### **MAP**

- ENG 1. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcels and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to recordation of the Parcel Map.
- ENG 2. Upon approval of a parcel map, the parcel map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data

format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or

Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

- ENG 3. In accordance with Palm Springs Municipal Code 9.66.080, upon recordation of Parcel Map No. 36387, all remaining securities associated with the Subdivision Improvement Agreement (A1666) for underlying Final Tract Map 10346 may be released.

**END OF CONDITIONS**

**3C. Case TPM 36387 Reversion to Acreage - A request by Brandenburg Family Associates to eliminate lot lines and revert approximately 24.4 acres of vacant property to one single parcel at the northeast corner of Farrell Drive and Baristo Road (also located at approximately 2705 East Tahquitz Canyon Way), Zone PD-71A, Section 13. (Project Planner: David A. Newell, Associate Planner)**

Commissioner Klatchko recused himself due to a property-related conflict of interest and would not be participating in the discussion and vote. He left the Council Chamber at 3:21 p.m.

David Newell, Associate Planner, provided background information as outlined in the staff report dated September 14, 2011.

Chair Donenfeld opened the public hearing:

-Marvin Roos, MSA Consulting, spoke in favor of the reversion to acreage for the vacant property.

There being no further appearances the public hearing was closed.

**ACTION:** To recommend approval to the City Council, subject to the Conditions of Approval. **Motion J.R. Roberts, seconded by Vice Chair Hudson and carried 5-0 on a roll call vote.**

**AYES:** Leslie Manger, Tracy Conrad, J.R. Roberts, Chair Donenfeld, Vice Chair Hudson

**NOES:**

**ABSTAIN:** Philip Klatchko

Commissioner Conrad recused herself for the remainder of the meeting and left the Council Chamber at 3:26 p.m.



## Planning Commission Staff Report

Date: September 14, 2011

Case No.: TTM 36387 Reversion to Acreage

Application Type: Tentative Parcel Map to Revert to Acreage

Location: 2705 East Tahquitz Canyon Way

Applicant: Brandenburg Family Associates

Zone: PD-71A

General Plan: MDR (Medium Density Residential)

APN: 502-530-001 thru -003; 502-530-007 thru -039 and -073;  
502-540-001 thru -040; 502-540-061, -062 and -077;  
502-541-027 thru -082; 502-541-084 and -086

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

Project Planner: David A. Newell, Associate Planner

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### **PROJECT DESCRIPTION**

The applicant is proposing to remove parcel lines for a previously approved subdivision of approximately 24.4 acres of vacant land located at 2705 East Tahquitz Canyon Way. The property is located at the northeast corner of Farrell Drive and Baristo Road, and abuts Tahquitz Canyon Way to the north.

### **RECOMMENDATION**

That the Planning Commission recommend approval of the proposed Tentative Parcel Map for reversion to acreage to the City Council.

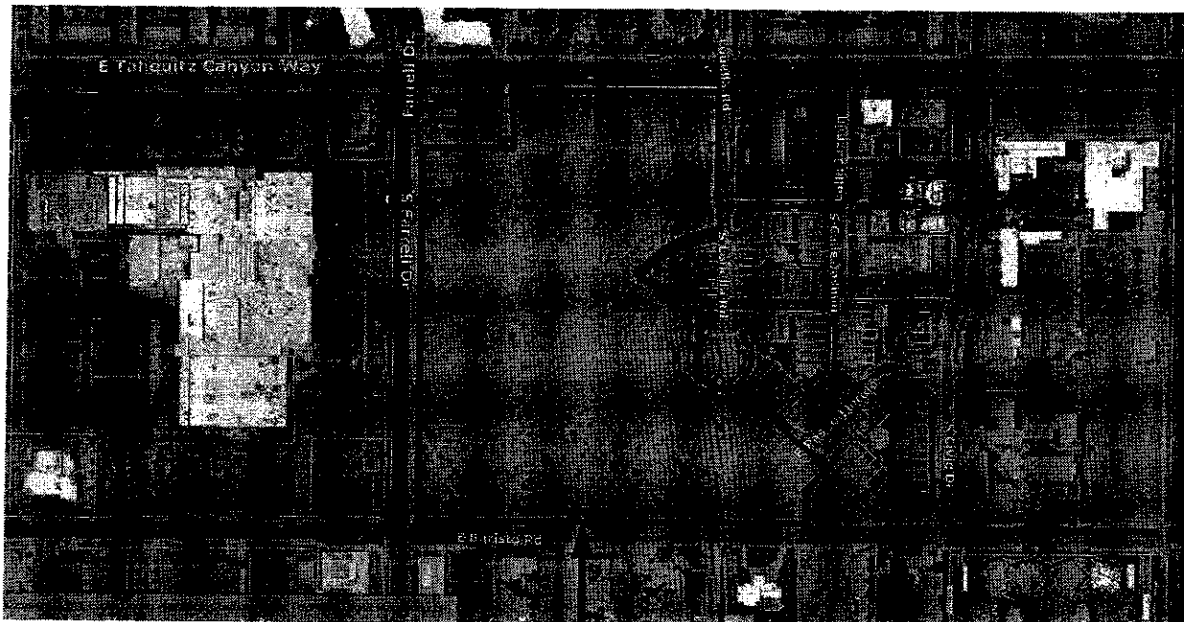
**BACKGROUND AND SETTING**

The project site is bounded on the north by Tahquitz Canyon Way, on the west by Farrell Drive, on the south by Baristo Road, and on the east by existing development that was part of an earlier phase of Tract Map 10346. The site was originally subdivided under Tract Map 10346 that contained 202 residential lots, six lots apparently intended for office use along Tahquitz Canyon Way and Farrell Drive, along with numbered common area lots and lettered street lots. The original project was partially constructed. 78 of the 202 residential units were constructed on the easterly portion of the original project site, and one office project was constructed at the southeast corner of Tahquitz Canyon Way and Louella Road.

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**Table 1:** Surrounding land uses, General Plan, Zoning

	Land Use	General Plan	Zoning
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East	Offices and Condominiums	O (Office) and MDR (Medium Density Residential)	P and PD-71A
South	Single-Family Res'l	O and ER (Estate Residential)	P and R-1-A-H
West	Shopping Center	CSC (Community Shop. Center)	C-S-C



Proposed Reversion to Acreage

## **ANALYSIS**

The process to revert subdivided property to acreage is outlined in Chapter 9.66 "Reversions" of the Palm Spring Municipal Code (PSMC) and Section 66499.11-66499.20 of the Subdivision Map Act. A reversion may be initiated by either the City Council or property owners. In this case, the property owner of all parcels has initiated the proceedings for reversion.

Pursuant to Section 9.66.044 of the PSMC, a reversion to acreage application requires a review and recommendation from the Planning Commission to the City Council. Prior to approving such an application, the Council is required to find that,

- (a) Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and*
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  - (1) All owners of an interest in the real property within the subdivision have consented to reversion; or*
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Since all the streets within the subdivision were private, there were / are no dedications or offers of dedication to be vacated or abandoned by the reversion to acreage. All owners of an interest in the real property within the subdivision have consented to the reversion. Therefore, the proposed reversion is consistent with the required findings.

## **ENVIRONMENTAL ASSESSMENT**

The project is categorically exempt from environmental review pursuant to Section 15305(c) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA).

## **CONCLUSION:**

Based on the above analysis, Staff finds the project to be consistent with the requirements of Chapter 9.66 of the Palm Springs Municipal Code and Section 66499.11 through 66499.20 of the Subdivision Map Act. Staff recommends that the Planning Commission recommend approval of Tentative Parcel Map 36387 to the City Council.

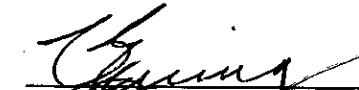
## NOTIFICATION

A public hearing notice was advertised and was mailed to all property owners within 400 feet of the subject property. As of the writing of this report, staff has not received any comment.



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David A. Newell  
Associate Planner



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Craig A. Ewing, AICP  
Director of Planning Services

## ATTACHMENTS

1. ~~Vicinity Map~~
2. ~~Tentative Parcel Map 36387~~
3. ~~Draft Resolution with Conditions of Approval~~



SHEET 1 OF 1 SHEET  
 IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 36387**  
 BEING A REVISION TO AGRICULTURE OF A PORTION OF THE AMENDED MAP OF  
 TRACT NO. 10348, ON FILE IN BOOK 87, PAGES 72 TO 81, INCLUSIVE, OF MAPS,  
 C.A.B., BEING IN THE SOUTHWEST QUARTER OF SECTION 13, T.4S., R.4E., S.B.M.  
 MAY - 2011  
 MSA CONSULTING, INC.

**SURVEYOR'S NOTES**

- BASE OF BEARINGS THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY  
 LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH RANGE  
 EAST, S.B.M., ALSO BEING THE CENTERLINE OF TANGUITZ CANYON WAY, AS SHOWN ON  
 MAPS, C.A.B., AND BEING THE CENTERLINE OF TANGUITZ CANYON WAY, AS SHOWN ON  
 THROUGH 81 INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS,  
 TAKEN AS N 89°58'17" W.  
 ○ INDICATES FOUND MONUMENT AS NOTED.  
 ● INDICATES SET 1" I.P. 79 L.S. 4989', FLUSH, UNLESS NOTED  
 OTHERWISE  
 (-) INDICATES RECORD DATA PER AMENDED TRACT NO. 10348, MB 97/72-81.  
 RAM INDICATES RECORD AND MEASURED.  
 § INDICATES CENTERLINE

**EASEMENT NOTES:**

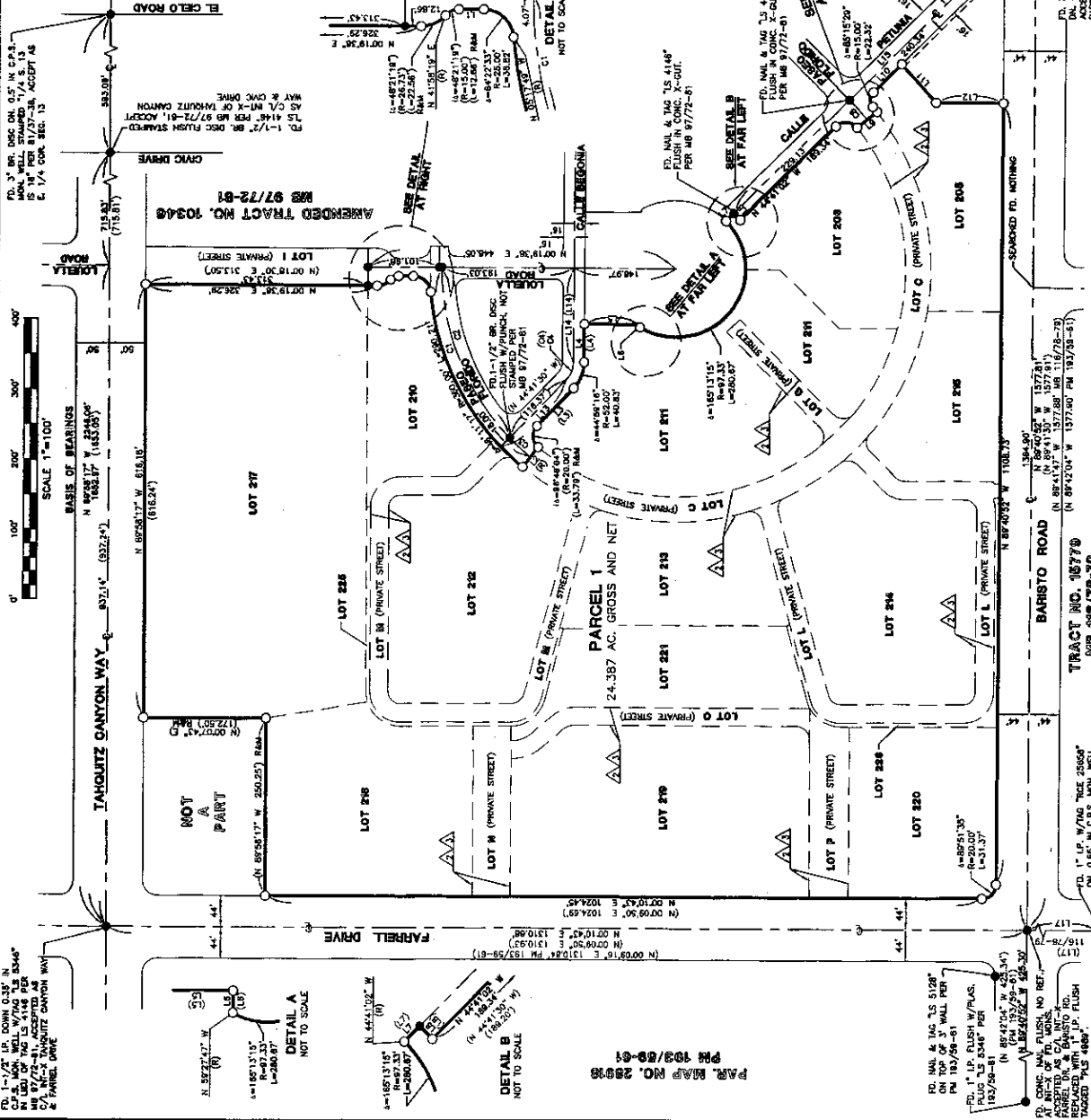
1. TOTAL GROSS AREA = 24.387 ACRES (WITHIN DISTINCTIVE BORDER)  
 ALL LOT LINES WITHIN DISTINCTIVE BORDER OF THIS MAP TO BE DELETED BY  
 REVERSION TO AGRICULTURE BY THE RECORDING OF PARCEL MAP NO. 36387
1. AN EASEMENT FOR WATER CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF  
 PALM VALLEY WATER COMPANY, PER INSTRUMENT RECORDED 3/5/87 IN BOOK  
 88, PAGE 371, O.R. (CANNOT BE LOCATED FROM THE RECORD)  
 EASEMENTS FOR SEWER, WATER AND PUBLIC UTILITIES OVER LETTERED LOTS G, L,  
 M, N, O, P AND A PORTION OF LOT C, THE PRIVATE STREETS AS SHOWN AND  
 BE ABANDONED BY THE RECORDING OF THIS PARCEL MAP TO THE ORIGINAL TRACT.  
 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF  
 SOUTHERN CALIFORNIA GAS COMPANY, PER INSTRUMENT NO. 216081, RECORDED  
 10/11/79, O.R. THESE EASEMENTS OVER LETTERED LOTS G, L, M, N, O, P AND  
 A PORTION OF THE ORIGINAL TRACT.  
 EASEMENTS FOR WALLS, ENCROACHMENTS, UTILITIES, INGRESS AND EGRESS AND  
 INCIDENTAL PURPOSES PER INSTRUMENT NO. 233274, RECORDED 11/1/78, O.R.  
 (UNPLOTABLE, EASEMENTS TO BE ABANDONED BY REVERSION TO AGRICULTURE).

**LINE DATA**

NO.	BEARING	LENGTH
1	N 00°18'30" E	26.77
2	N 00°18'30" E	26.77
3	N 00°18'30" E	26.77
4	N 00°18'30" E	26.77
5	N 00°18'30" E	26.77
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64	N 00°18'30" E	26.77
65	N 00°18'30" E	26.77
66	N 00°18'30" E	26.77
67	N 00°18'30" E	26.77
68	N 00°18'30" E	26.77
69	N 00°18'30" E	26.77
70	N 00°18'30" E	26.77
71	N 00°18'30" E	26.77
72	N 00°18'30" E	26.77
73	N 00°18'30" E	26.77
74	N 00°18'30" E	26.77
75	N 00°18'30" E	26.77
76	N 00°18'30" E	26.77
77	N 00°18'30" E	26.77
78	N 00°18'30" E	26.77
79	N 00°18'30" E	26.77
80	N 00°18'30" E	26.77
81	N 00°18'30" E	26.77
82	N 00°18'30" E	26.77
83	N 00°18'30" E	26.77
84	N 00°18'30" E	26.77
85	N 00°18'30" E	26.77
86	N 00°18'30" E	26.77
87	N 00°18'30" E	26.77
88	N 00°18'30" E	26.77
89	N 00°18'30" E	26.77
90	N 00°18'30" E	26.77
91	N 00°18'30" E	26.77
92	N 00°18'30" E	26.77
93	N 00°18'30" E	26.77
94	N 00°18'30" E	26.77
95	N 00°18'30" E	26.77
96	N 00°18'30" E	26.77
97	N 00°18'30" E	26.77
98	N 00°18'30" E	26.77
99	N 00°18'30" E	26.77
100	N 00°18'30" E	26.77

**CURVE DATA**

NO.	DELTA	RADIUS	LENGTH
1	87°18'30"	152.00'	268.37'
2	87°18'30"	152.00'	268.37'
3	87°18'30"	152.00'	268.37'
4	87°18'30"	152.00'	268.37'
5	87°18'30"	152.00'	268.37'
6	87°18'30"	152.00'	268.37'
7	87°18'30"	152.00'	268.37'
8	87°18'30"	152.00'	268.37'
9	87°18'30"	152.00'	268.37'
10	87°18'30"	152.00'	268.37'
11	87°18'30"	152.00'	268.37'
12	87°18'30"	152.00'	268.37'
13	87°18'30"	152.00'	268.37'
14	87°18'30"	152.00'	268.37'
15	87°18'30"	152.00'	268.37'
16	87°18'30"	152.00'	268.37'
17	87°18'30"	152.00'	268.37'
18	87°18'30"	152.00'	268.37'
19	87°18'30"	152.00'	268.37'
20	87°18'30"	152.00'	268.37'
21	87°18'30"	152.00'	268.37'
22	87°18'30"	152.00'	268.37'
23	87°18'30"	152.00'	268.37'
24	87°18'30"	152.00'	268.37'
25	87°18'30"	152.00'	268.37'
26	87°18'30"	152.00'	268.37'
27	87°18'30"	152.00'	268.37'
28	87°18'30"	152.00'	268.37'
29	87°18'30"	152.00'	268.37'
30	87°18'30"	152.00'	268.37'
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48	87°18'30"	152.00'	268.37'
49	87°18'30"	152.00'	268.37'
50	87°18'30"	152.00'	268.37'
51	87°18'30"	152.00'	268.37'
52	87°18'30"	152.00'	268.37'
53	87°18'30"	152.00'	268.37'
54	87°18'30"	152.00'	268.37'
55	87°18'30"	152.00'	268.37'
56	87°18'30"	152.00'	268.37'
57	87°18'30"	152.00'	268.37'
58	87°18'30"	152.00'	268.37'
59	87°18'30"	152.00'	268.37'
60	87°18'30"	152.00'	268.37'
61	87°18'30"	152.00'	268.37'
62	87°18'30"	152.00'	268.37'
63	87°18'30"	152.00'	268.37'
64	87°18'30"	152.00'	268.37'
65	87°18'30"	152.00'	268.37'
66	87°18'30"	152.00'	268.37'
67	87°18'30"	152.00'	268.37'
68	87°18'30"	152.00'	268.37'
69	87°18'30"	152.00'	268.37'
70	87°18'30"	152.00'	268.37'
71	87°18'30"	152.00'	268.37'
72	87°18'30"	152.00'	268.37'
73	87°18'30"	152.00'	268.37'
74	87°18'30"	152.00'	268.37'
75	87°18'30"	152.00'	268.37'
76	87°18'30"	152.00'	268.37'
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94	87°18'30"	152.00'	268.37'
95	87°18'30"	152.00'	268.37'
96	87°18'30"	152.00'	268.37'
97	87°18'30"	152.00'	268.37'
98	87°18'30"	152.00'	268.37'
99	87°18'30"	152.00'	268.37'
100	87°18'30"	152.00'	268.37'



J.N. 1677

**CITY OF PALM SPRINGS  
PUBLIC HEARING NOTIFICATION**



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City Council

Meeting Date: October 5, 2011

Subject: TENTATIVE PARCEL MAP 36387 – BRANDENBURG FAMILY

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**AFFIDAVIT OF MAILING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on September 21, 2011, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (266 notices)

I declare under penalty of perjury that the foregoing is true and correct.



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Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF PUBLICATION**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun as a 1/8 page display ad on September 24, 2011.

I declare under penalty of perjury that the foregoing is true and correct.



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Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF POSTING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on September 21, 2011.

I declare under penalty of perjury that the foregoing is true and correct.



---

Kathie Hart, CMC  
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

TENTATIVE PARCEL MAP 36387  
BRANDENBURG FAMILY ASSOCIATES  
2705 EAST TAHQUITZ CANYON WAY

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of October 5, 2011. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of this hearing is to consider an application by Brandenburg Family Associates to eliminate lot lines and revert approximately 24.4 acres of vacant property to one single parcel. The property is located at the northeast corner of Farrell Drive and Baristo Road, and abuts Tahquitz Canyon Way to the north, Zoned PD-71A / PD-71B, Section 13.

**ENVIRONMENTAL DETERMINATION:** This project is categorically exempt from environmental review pursuant to Section 15305(c) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA).

**REVIEW OF PROJECT INFORMATION:** The proposed application, site plan, and related documents are available for public review at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.


**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009[b][2]).

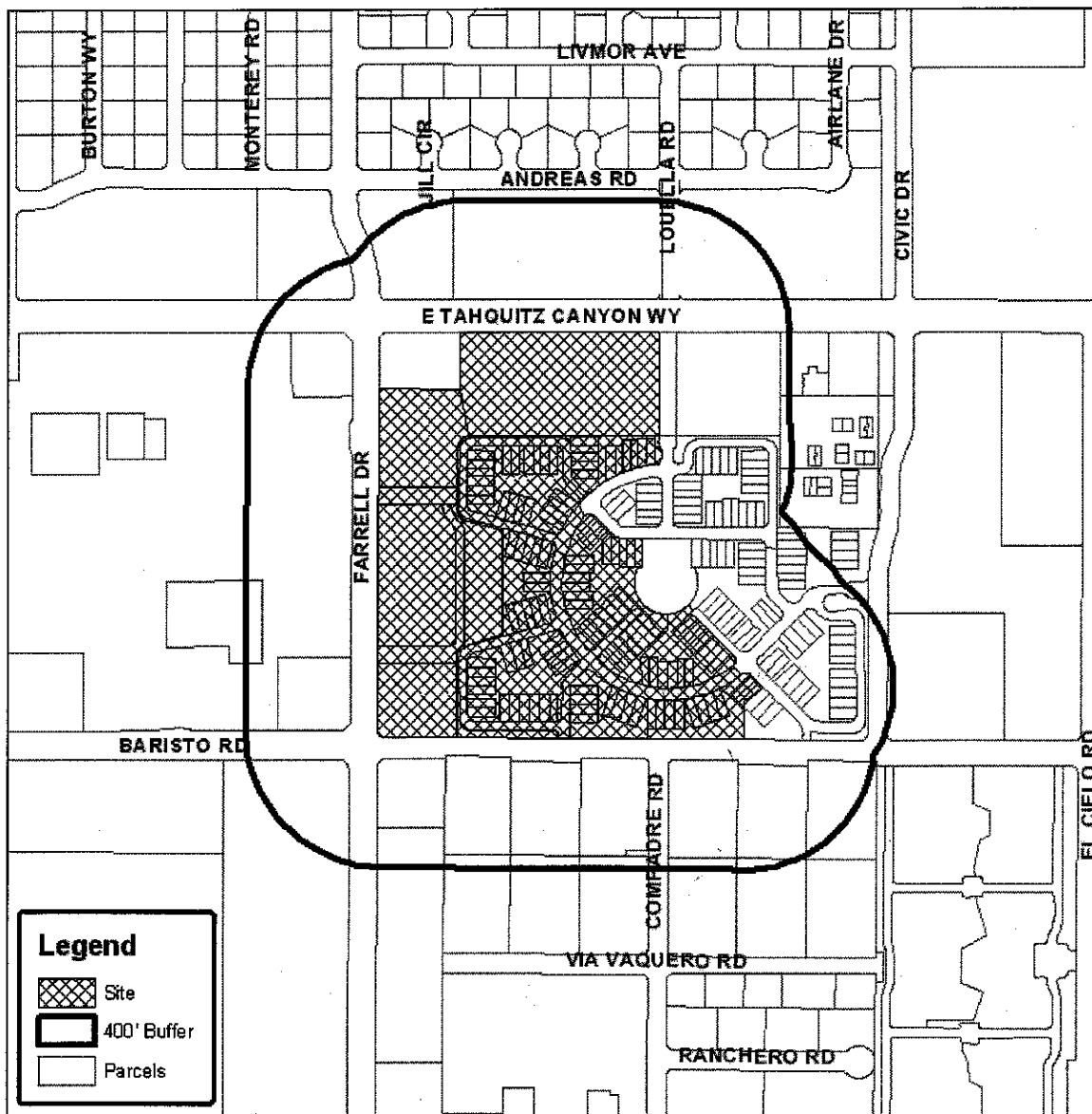
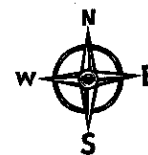
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to David A. Newell, Department of Planning Services, at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.




  
James Thompson, City Clerk



# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  400' Buffer
-  Parcels

## CITY OF PALM SPRINGS

**CASE NO:** TPM 36387

**APPLICANT:** Brandenburg Family Associates

**DESCRIPTION:** To consider an application to eliminate lot lines and revert approximately 24.4 acres of vacant property to one single parcel. The property is located at the northeast corner of Farrell Drive and Baristo Road, and abuts Tahquitz Canyon Way to the north, Zoned PD-71A / PD-71B, Section 13.