



Planning Commission Staff Report

Date: January 23, 2013

Case No.: 3.3108-MAJ

Application Type: A One-Year Time Extension Request

Location: 900 San Luis Rey Drive

Applicant: Indian Oasis Self Storage LP

Zone: Service/ Manufacturing (M-1)

General Plan: Industrial

APN: 680-564-009

From: Craig Ewing, AICP, Director of Planning Services

Project Planner: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION:

The project is a request for a one-year time extension by Indian Oasis Self Storage LP, for the previously approved construction of a 645-unit self storage facility. The self storage facility will consist 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 No. 3.3108-MAJ from November 13, 2012 to November 12, 2013.

PRIOR ACTIONS:

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

On December 9, 2009, the Planning Commission granted a one-year time extension from November 14, 2009 to November 13, 2010.

On March 26, 2011, the Planning Commission granted a one-year time extension from November 14, 2010, to November 13, 2011.

On December 14, 2011, the Planning Commission granted a one-year time extension from November 14, 2011 to November 13, 2012. Section 94.04.01(H) of the Palm Springs Zoning Code, allows retroactive time extension request submitted within six months of the original expiration date.

ANALYSIS:

Pursuant to Section 94.02.00(F) of the Palm Springs Zoning Code, Major Architectural Approvals are 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. The mini-warehouse use is consistent with the zoning designation of the neighborhood and would not warrant denial of the time extension.

The applicant submitted a letter of time extension request on November 13, 2012 and stated that construction has not commenced due to current market and economic conditions. The City's Ordinance has no specific findings for extension of time for previously approved projects; however, in reviewing the request, Staff considered if the circumstances below have changed such that the approval might need reconsideration. Staff's analysis is provided below on each of the factors to be considered by the Planning Commission.

1. *Any changes to the project's overall plan and site configuration.*

There are no changes to the project's overall plan and site configuration to warrant reconsideration of the approved Major Architectural Application. The approved plan for the construction of ten buildings, office space, and a caretaker's residence on 4.8 acres has not been altered. The site currently is a vacant lot with native vegetation.

2. *Specific steps taken by the applicant over the past year to advance the project.*

According to the applicant, the proposed project sits on Indian leased land with a \$50,000 per year lease and completing the project is in their best interest. The original project owners, Ernie Noia and David Gandolfo had been working with various banks to arrange financing and have tried to sell the entitlement in the past. In the summer of 2011, an investor group planned to purchase the project, however the deal was canceled in January 2012. In February 2012, Ernie Noia passed away and the remaining partners have been looking for outside investors and banks to fund the project.

3. *Recent developments and uses within the surrounding area.*

There are no new developments in the immediate area. The proposed self storage facility site is located in a commercial / industrial area with several existing big box retailers, retail centers, and the Agua Caliente Tribal Headquarters office building.

4. *The applicable policies of the General Plan, zoning ordinance and other regulations.*

Staff has reviewed the project, surrounding area and underlying zoning regulations and determined that no significant changes have occurred that would suggest that the project is no longer in keeping with the neighborhood or the City's development policies and standards.

5. *Any off-site improvements, installation of infrastructure and other changes within 400 feet radius of project site.*

There is existing public infrastructure such as streets, curbs, and gutters located within the immediate developed area. The neighborhood can be characterized as a developing commercial / industrial park containing several big box retailers, retail centers, and office buildings with undisturbed vacant parcels with native vegetation.

Staff received amended conditions from the Engineering Department in response to changes in applicable engineering standards and regulations. A list of these additions or modifications to the Conditions of Approval is as follows: Engineering Conditions – San Luis Rey Drive #2A; Grading; #12, 12A, 13; Drainage; #17; Traffic #32.

ENVIRONMENTAL DETERMINATION:

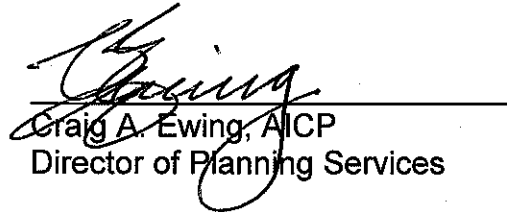
The project qualifies as a Categorical Exemption pursuant to Section 15332; In-Fill Development Projects of the California Environmental Quality Act (CEQA); therefore no additional environmental assessments are necessary for the time extension request.

CONCLUSION:

Staff believes that the applicant has demonstrated good cause in seeking ways to move the project forward and recommends that the Planning Commission approve a time extension of one year from November 13, 2012 to November 12, 2013, for Case 3.3108-MAJ.



Glenn Mlaker, AICP
Associate Planner



Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- 1) 400' Radius Map
- 2) Draft Resolution
- 3) Revise Conditions of Approval
- 4) Letter of Time Extension Request
- 5) Planning Commission Staff report dated November 14, 2007
- 6) Planning Commission Minutes dated November 14, 2007
- 7) Email from applicant

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 13, 2012 TO NOVEMBER 12, 2013; 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 January 23, 2013, a public meeting on the time extension application was held by the Planning Commission granting a one-year time extension from November 14, 2012 to November 13, 2013; 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.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the requirements of Section 94.02.00(F), the Planning Commission finds:

1. The applicant has requested an extension of time in accordance with the requirements of the City Municipal and Zoning Codes.
2. A demonstration of good cause has been made and that the Conditions of Approval ensure that the developer will pursue the project in good faith.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves a one-year time extension for Case 3.3108-MAJ from November 13, 2012 to November 12, 2013.

ADOPTED this 23th day of January 2013.

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

AYES:

NOES:

ABSENT:

ABSTAIN:

Craig A. Ewing, AICP
Director of Planning Services

EXHIBIT A

REVISED CONDITIONS OF APPROVAL

Case No. 3.3108 - MAJ
SOUTHEAST CORNER OF SAN LOUIS REY DRIVE AND RIO BLANCO ROAD

January 23, 2013

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.

PROJECT SPECIFIC CONDITIONS

ADMINISTRATIVE:

The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.

- 1 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 Case 3.3108 - MAJ. 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 and 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 the indemnification herein, 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.
- 2 That the property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal,

state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

- 3 Pursuant to Fish and Game Code Section 711.4 a filing fee of \$64.00 is required. This project has a de minimus impact on fish and wildlife, and a Certificate of Fee Exemption shall be completed by the City and two copies filed with the County Clerk. This application shall not be final until such fee is paid and the Certificate of Fee Exemption is filed. Fee shall in the form of a money order or cashier's check payable to Riverside County.
- 4 This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

CULTURAL RESOURCES

- 5 Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- 6 Given that portions of the project area are within an alluvial formation, the possibility of buried resources is increased. A Native American Monitor shall be present during all ground-disturbing activities.
 - a). Experience has shown that there is always a possibility of buried cultural resources in a project area. Given that, a Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning and Zoning and after the consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to investigate and, if necessary, the Qualified Archaeologist shall prepare a treatment plan for

submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

- b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning and Zoning Department prior to final inspection.

FINAL DESIGN

- 7 With Zoning Ordinance Section 93.21.00, Outdoor Lighting Standards, shall be submitted for review and approval by the Director of Planning & Zoning prior to the issuance of building permits. Manufacturer's cut sheets of all exterior lighting on the building and in the Final landscaping, irrigation, exterior lighting, and fencing plans shall be submitted for approval by the Department of Planning and Zoning prior to issuance of a building permit. Landscape plans shall be approved by the Riverside County Agricultural Commissioner's Office prior to submittal.
- 8 An exterior lighting plan in accordance landscaping shall be submitted for approval prior to issuance of a building permit. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of the hillside is permitted.

GENERAL CONDITIONS/CODE REQUIREMENTS

9. Architectural approval shall be valid for a period of two (2) years. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
10. The appeal period for a Major Architectural application is 15 calendar days from the date of project approval. Permits will not be issued until the appeal period has concluded.
11. Separate architectural approval and permits shall be required for all signs. A detailed sign program shall be submitted for review and approval by the Planning Commission prior to issuance of building permits.
12. All materials on the flat portions of the roof shall be earth tone in color.
13. All awnings shall be maintained and periodically cleaned.
14. All roof mounted mechanical equipment shall be screened from all possible vantage points both existing and future per Section 93.03.00 of the Zoning Ordinance. The screening shall be considered as an element of the overall design and must blend with the architectural design of the building(s). The exterior elevations and roof plans of the buildings shall indicate any fixtures or equipment to

- be located on the roof of the building, the equipment heights, and type of screening. Parapets shall be at least 6" above the equipment for the purpose of screening.
15. No exterior downspouts shall be permitted on any facade on the proposed building(s) which are visible from adjacent streets or residential and commercial areas.
 16. The design, height, texture and color of building(s), fences and walls shall be submitted for review and approval prior to issuance of building permits.
 17. The street address numbering/lettering shall not exceed eight inches in height.
 18. Submit plans meeting City standard for approval on the proposed trash and recyclable materials enclosure prior to issuance of a building permit.
 19. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
 20. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
 21. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
 22. Prior to the issuance of building permits, locations of all telephone and electrical boxes must be indicated on the building plans and must be completely screened and located in the interior of the building. Electrical transformers must be located toward the interior of the project maintaining a sufficient distance from the frontage(s) of the project. Said transformer(s) must be adequately and decoratively screened.
 23. The applicant shall provide all tenants with Conditions of Approval of this project.
 24. Loading space facilities shall be provided in accordance with Section 9307.00 of the Zoning Ordinance. Said facilities shall be indicated on the site plan and approved prior to issuance of building permits.
 25. Standard parking spaces shall be 17 feet deep by 9 feet wide; compact sized spaces shall be 15 feet deep by 8 feet wide. Handicap parking spaces shall be 18 feet deep by 9 feet wide plus a 5 foot walkway at the right side of the parking space; two (2) handicap spaces can share a common walkway. One in every eight (8) handicap accessible spaces, but not less than one (1), shall be served by an 8 foot walkway on the right side and shall be designated as "van accessible".
 26. Handicapped accessibility shall be indicated on the site plan to include the location of handicapped parking spaces, the main entrance to the proposed

structure and the path of travel to the main entrance. Consideration shall be given to potential difficulties with the handicapped accessibility to the building due to the future grading plans for the property.

27. Compact and handicapped spaces shall be appropriately marked per Section 93.06.00.C.10.
28. Curbs shall be installed at a minimum of five (5) feet from face of walls, fences, buildings, or other structures. Areas that are not part of the maneuvering area shall have curbs placed at a minimum of two (2) feet from the face of walls, fences or buildings adjoining driveways.
29. Parking lot light fixtures shall align with stall striping and shall be located two to three feet from curb face.
30. Islands of not less than 9 feet in width with a minimum of 6 feet of planter shall be provided every 10 parking spaces. Additional islands may be necessary to comply with shading requirements.
31. Shading requirements for parking lot areas as set forth in Section 9306.00 of the Zoning Ordinance shall be met. Details to be provided with final landscape plan.
34. Tree wells shall be provided within the parking lot and shall have a planting area of six feet in diameter/width.

35. **ADA**

SITE PLAN:

- The applicant must comply with **CBC 1129B.4.1**, for the access aisle for the handicap parking space.
- To comply with **CBC 1129B.5** a warning sign regarding unauthorized use of disabled parking spaces is to be posted conspicuously at each entrance or immediately adjacent to and visible from each disabled parking space.

POLICE DEPARTMENT

1. Developer shall comply with Section II of Chapter 8.04 of the Palm Springs Municipal Code.

BUILDING DEPARTMENT

1. Prior to any construction on-site, all appropriate permits must be secured.

FIRE DEPARTMENT:

1. **Premises Identification:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and

legible from the street or road fronting the property. (901.4.4 CFC) Show location of address on plan elevation view. Show requirement and dimensions of numbers in plan notes. Numbers shall be a minimum 4 inches, and of contrasting color to the background.

2. **Plot Plan:** Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations, sprinkler riser and fire alarm locations. Large projects may require more than one page.
3. **Automatic Fire Sprinklers:** An approved, automatic Fire Sprinkler System is required.
4. **Fire Alarm System:** Fire Alarm System required. Installation shall comply with the requirements of NFPA 72.
5. **Water Systems and Hydrants:** Underground water mains and fire hydrants shall be installed, completed, tested and in service prior to the time when combustible materials are delivered to the construction site. (903 CFC) Prior to final approval of the installation, contractor shall submit a completed Contractor's Material and Test Certificate to the fire department. (9-2.1 NFPA 24)
6. **Operational Fire Hydrant(s):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except groundcover plantings. (1001.7.2 CFC)
7. **Fire Hydrant & FDC Location:** A public commercial fire hydrant is required within 30 feet of the Fire Department Connection (FDC). Fire Hose must be protected from vehicular traffic and shall not cross roadways, streets, railroad tracks or driveways or areas subject to flooding or hazardous material or liquid releases. A field analysis of existing hydrants has not been conducted to verify hydrant location or availability. This comment is included to make you aware that additional fire hydrants may be required.
8. **Trash Container Protection:** If trash container space is within 5 feet of a building wall provide information on the type and size of trash container to be stored there. If it is a dumpster with a capacity of 1.5 cubic yards or greater, then the container must be protected by an approved automatic fire sprinkler. (1103.2.2 CFC)
9. **Exterior soffits/canopies:** Roofs or canopies must be protected with fire sprinklers if they are more than 4 feet wide unless the entire assembly is non-

combustible. (5-13.8 NFPA 13 1999) Any exterior fire sprinklers require approval of the Planning Department.

10. **Fire Department Connections:** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.
11. **Location of Fire Department Connections:** The connection inlets must face the street, and be located on the street side of the building. The face of the inlets shall be 18 inches horizontal from the back edge of sidewalk (or back of curb, if no sidewalk), and shall be 36 to 44 inches in height to center of inlets above finished grade. No landscape planting, walls, or other obstructions are permitted within 3 feet of Fire Department connections. The FDC and supporting piping shall be painted OSHA safety red.
12. The address of the building served shall be clearly indicated on the Fire Department Connection (FDC). A sign with this information shall be placed on or near the FDC. The sign shall be constructed of metal. The sign face, lettering, and attachment shall be made of weather and vandal resistant materials. Sign background will be bright red. Letters will be bright white. Sign format will be substantially as follows:
F. D. C.
SERVES
425
S. SUNRISE WAY
ALL BLDGS. IN COMPLEX
13. **Valve and water-flow monitoring:** All valves controlling the fire sprinkler system water supply, and all water-flow switches, shall be electrically monitored where the number of sprinklers is one hundred or more. (Twenty or more in Group I, Divisions 1.1 and 1.2 occupancies.) (904.3.1 CBC) All control valves must be locked in the open position.
14. **Post Indicator Valves:** Post indicator valves will not be installed. Control of each building fire sprinkler system will be by a monitored valve on the system riser.
15. **Required Signs:** All fire sprinkler valves shall have a permanently affixed sign indicating the valve function and area served. The address of the building served shall be clearly indicated on the Fire Department Connection (FDC).
16. **Fire Extinguisher Requirements:** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. (1002.1 CFC)

Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel near an exit door.

17. **High Piled Storage:** If materials to be stored are anticipated to exceed 12 feet in height, additional requirements will be required. Contact the fire department plans examiner for more detailed requirements.
18. **Fire Hydrant Flow:** The required fire hydrant flow for this project is 1,500 GPM with the installation of fire sprinklers..
19. **Fire Department Access:** Fire Department Access Roads shall be provided and maintained in accordance with Sections 901 and 902 CFC. (902.1 CFC)
 1. **Minimum Access Road Dimensions:** Private streets shall have a minimum width of at least 20 feet, pursuant to California Fire Code 902.1 **however**, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. **The Palm Springs Fire Department requirements** for two-way private streets, is a **minimum width of 24 feet**, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.
20. **Required marking:** Required marking of fire apparatus roads and fire-protection equipment shall be in accordance with section 901.4 CFC.
21. **Vertical Fire Apparatus Clearances:** Palm Springs fire apparatus require an unobstructed vertical clearance of not less than 13 feet 6 inches. (902.2.2.1 CFC)

This will include all landscaping features such as the tree canopies that are called out for providing shade in the parking between the buildings that may interfere with emergency vehicle access.
22. **Road Design:** Fire apparatus access roads/parking lots shall be designed and constructed as all weather capable and able to support a fire truck weighing 73,000 pounds GVW. (902.2.2.2 CFC) The minimum inside turning radius is 30 feet, with an outside radius of 45 feet.
23. **Emergency Key Box: Knox key box(es) are required.** Box(es) shall be mounted at 6 feet above grade. Show location of box(es) on plan elevation views. Show requirement in plan notes. Contact the Fire Department at 760-323-8186 for a Knox application form. (902.4 CFC)
24. **Emergency Key Box:** A Knox key box is required for access to the fire sprinkler riser. Box shall be mounted at 6 feet above grade, adjacent to the main entrance. Contact the Fire Department at 760-323-8186 for a Knox application form. (902.4 CFC)

25. Key Box Contents: The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

Construction site Security and Protection:

Fencing

26. Fencing Required: Construction site fencing with 20 foot wide access gates is required for all combustible construction over 5,000 square feet. Fencing shall remain intact until buildings are stuccoed or covered and secured with lockable doors and windows. (8.04.260 PSMC)

Gates

27. Access Gate Obstructions: Entrances to roads, trails or other access ways, which have been closed with gates and barriers, shall be maintained clear at all times. (902.2.4.1 CFC).

28. Access During Construction: Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs. (Sec. 902 CFC)

ENGINEERING DEPARTMENT:

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

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

STREETS

1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

SAN LUIS REY DRIVE

2. Construct a 30 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 205. The centerline of the driveway approach shall be located approximately 230 feet south of the centerline of Rio Blanco Road, as shown on the approved site plan.

2A Construct a Type A curb ramp meeting current California State Accessibility standards at each corner of the driveway approach in accordance with City of Palm Springs Standard Drawing No. 212. The applicant shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.

3. Construct a Type A curb ramp meeting current California State Accessibility standards at the southeast corner of the intersection of San Luis Rey Drive and Rio Blanco Road in accordance with City of Palm Springs Standard Drawing No. 212.

4. All broken or off grade street improvements shall be repaired or replaced.

RIO BLANCO ROAD

5. All broken or off grade street improvements shall be repaired or replaced.

INDIAN SPRINGS ROAD

6. Construct a 36 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201. The centerline of the driveway approach shall be located approximately 380 feet south of the centerline of Rio Blanco Road, as shown on the approved site plan. ~~The proposed driveway approach shall be designed with 35-foot curb returns and width of the driveway shall be designed to the satisfaction of the City Engineer.~~

7. All broken or off grade street improvements shall be repaired or replaced.

SANITARY SEWER

8. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities.

GRADING

9. Submit a Precise Grading and Paving Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to

comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that has completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at www.AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading and Paving plan.

- b. The first submittal of the Grading and Paving Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report.
10. Prior to approval of a Grading Plan, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer, or the Tribal Archaeologist, at 760-699-6800 to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
 - 10A In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
 - 10B Perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

- 10C Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- 10D Prior to issuance of grading permit, the applicant shall provide verification to the City that the ~~\$2,731.00~~ per-acre fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
11. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
12. Notice of Intent to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system (~~Phone No. (760) 346-7491~~). A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- 12A Projects causing soil disturbance of one acre or more, must comply with the General Permit for Stormwater Discharges Associated with Construction Activity, and shall prepare and implement a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
13. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h) 5.50.025 (C), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
14. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- 14A The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved

grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.

- 14 B The applicant shall provide pad elevation certificates for all building pads in conformance with the approved grading plan, to the Engineering Division prior to construction of any building foundation.
15. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

16. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.
17. This project shall ~~will~~ be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall ~~will~~ be required by regulations

imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).

18. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$ 9212.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

ON-SITE

19. The minimum pavement section for all on-site pavement of drive aisles and parking spaces shall be 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

GENERAL

20. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
21. On phases or elements of construction following initial site grading (e.g., sewer, storm drain, or other utility work requiring trenching) associated with this project, the applicant shall be responsible for coordinating the scheduled construction with the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. Unless the project site has previously been

waived from any requirements for Tribal monitoring, it is the applicant's responsibility to notify the Tribal Historic Preservation Officer, Richard Begay (760-699-6907), or the Tribal Archaeologist, Patty Tuck (760-699-6907) for any subsequent phases or elements of construction that might require Tribal monitoring. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during construction, and to arrange payment of any required fees associated with Tribal monitoring. Tribal monitoring requirements may extend to off-site construction performed by utility companies on behalf of the applicant (e.g. utility line extensions in off-site streets), which shall be the responsibility of the applicant to coordinate and arrange payment of any required fees for the utility companies.

22. All proposed utility lines shall be installed underground.
23. All proposed utility lines shall be installed underground. The applicant shall coordinate with Southern California Edison to install underground conduit for future underground service from the street, for use at such time as the existing overhead utilities in the neighborhood are converted to an underground system.
24. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
25. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
26. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
27. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
28. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

29. ~~The existing parcels identified as Lots 20, 21, 28, 35 and 36 of Tract Map 23764, Map Book 203, Page 51 and 52, shall be merged. An application for a parcel merger shall be submitted to the Engineering Division for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The application shall be submitted to and approved by the City Engineer prior to issuance of a building permit.~~

TRAFFIC

30. Applicant shall submit a focus traffic study to determine a fair share payment, as approved by the City Engineer, for the ~~future installation of a~~ existing traffic signal at the intersection of Dinah Shore Drive and San Luis Rey Drive, and for the future installation of a traffic signal at the intersection of San Luis Rey Drive and Sunny Dunes Road. The focus traffic study shall be submitted to the City Engineer for review and approval prior to approval of a grading plan, and fair share payments shall be made prior to issuance of a certificate of occupancy.
31. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
32. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, ~~dated September 26, 2006~~, or subsequent editions in force at the time of construction.
33. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

END OF CONDITIONS

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

3.3108
RECEIVED

NOV 13 2012

**PLANNING SERVICES
DEPARTMENT**

November 5, 2012

City of Palm Springs
Planning Department
3200 East Tahquitz Canyon Way
Palm Springs, CA 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 are 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. We understand that this extension will be based on the date of November 13, 2012 and will expire on November 13, 2013.

Thank you in advance for granting this extension.

Cordially,



David J. Gandolfo, Partner
Indian Oasis Self Storage, LP



PLANNING COMMISSION STAFF REPORT

Date: November 14, 2007

Case No.: 3.3108-MAJ

Type: Major Architectural Application

Location: Southeast Corner of San Luis Rey Drive and Rio Blanco Road

APN: 680-564-007-0; 680-564-008-1; 680-564-009-2; 680-654-010-2;
680-654-011-3

Applicant: David J. Gandolfo

General Plan: IND (Industrial)

Zone: W-M-1

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

Project Planner: Fred Lowndes, Associate Planner

PROJECT DESCRIPTION:

The proposed project is for the construction of a 645-unit self storage facility consisting of 10 buildings that will include an office space, a caretaker's residence, parking and associated landscaping on approximately 4.8 acres.

RECOMMENDATION:

That the Planning Commission approve Case No. 3.3108 – MAJ for the construction of the proposed 645-unit self storage facility consisting of 10 buildings including an office space, a caretaker's residence, parking and associated landscaping.

PRIOR ACTIONS:

On August 6, 2007 the Architectural Advisory Committee (AAC) reviewed the proposed project and voted 6-0-1 (Wexler absent) to re-study the project design. The Committee had the following comments:

- The use of Mexican Palo Verde should be reconsidered, good placement of plant material.
- The building could be simpler and still be successful, without all the embellishments
- The entrance could be embellished.

On August 20, 2007, the Architectural Advisory Committee (AAC) reviewed the revised architectural plans and voted 6 – 0 – 1 (Wexler absent) to re-study the project design. The Committee had the following comments:

- Simplify wall structure and roof above office building.
- Simplify coursing all around building.
- The windows are out of scale with the building.
- The two-story portion needs more work, has a lack of grace.

On September 24, 2007, the Architectural Advisory Committee (AAC) reviewed the revised plans, which addressed all of the comments of the AAC and voted 6 – 0 – 1 (Wexler absent) to recommend approval to the Planning Commission.

BACKGROUND:

The proposed project site is located at the southeast corner of San Luis Rey Drive and Rio Blanco Road. The subject property is vacant and is generally flat with a change in grade from 55.9 feet at the southern property line to 57.9 feet at Rio Blanco Road or a 0.2 % slope. The properties/lands to the north, south, east and west are vacant as well.

This proposal involves the construction of ten (10) buildings housing 645 self storage units, office space and caretaker's residence.

Table 1: The surrounding Land Uses are shown below:

	General Plan	Zone	Land Use
North	IND (Industrial)	W-M-1 (Service/Manufacturing)	Rio Blanco Road and undeveloped
South	IND (Industrial)	W-M-1 (Service/Manufacturing)	Undeveloped
East	IND (Industrial)	W-M-1 (Service/Manufacturing) with watercourse overlay	Indian Springs Road and undeveloped
West	IND (Industrial)	M-1 (Service/Manufacturing) with watercourse overlay	San Luis Reys Drive and undeveloped

ANALYSIS:

The General Plan designation of the property is IND (Industrial) and the Zoning is M-1 (Service/Manufacturing). The proposed self storage facility use is consistent with the General Plan and Zoning designations.

The proposed structures will be located on five existing lots. The proposed access to the site will be from San Luis Rey Drive, along the west side of the site via a 30 foot wide driveway, approximately 183 feet south of Rio Blanco Road. The applicant is also proposing a 30 foot wide emergency driveway onto Indian Springs Road.

The proposed development has a setback of 25 feet from San Luis Rey Drive, Rio Blanco Road and Indian Springs Road. The project complies with all the required M-1 development standards.

Details of the property development standards for the proposed project in relation to the requirements of the M-1 zone are shown in Table 2.

Table 2: Development standards of the M-1 zone and the proposed project.

	M-1	Proposed Project (approx. for each)
Lot Area	20,000square feet	209,387.32 square feet or 4.81 acres
Lot Width	150 feet	518.93 feet
Lot Depth	100 feet	333.17 feet
Front Yard	25 feet	25 feet from San Luis Reys Drive, Rio Blanco Road and Indian Springs Road.
Side Yard	0 feet	0 feet
Rear Yard	20 feet from residential zone	This is a through lot, see front yard information.
Building Height	40 feet	Varies from 12 feet to 21 feet
Building Coverage	Shall not exceed 60%	Approximately 53%

ARCHITECTURE:

The buildings are designed as simple rectangular masses with overhead doors. The office and caretakers living unit are designed in a simple contemporary style. The architecture is modern in form. The color palette consists of various shades of tans and browns with green roll-up doors.

LANDSCAPING:

The project will be landscaped around the perimeter of the site with an assortment of Mulgas, Shoestring Acacias, Jacarandas, Mexican Polo Verdes, Desert Willows and Mexican Fan Palms to soften the buildings and create a pleasant business environment. The ground cover will consist of Blue Hibiscus, Bouganinvillea Low Grower, Mexican Red Bird of Paridice, Lantana and Texas sage (Dwarf Green Cloud). Emitters will deliver water to each individual plant, thereby practicing water efficient irrigation methods.

PARKING:

The parking ratio outlined in Section 93.06.00 of the Zoning Ordinance requires six parking space for the self storage facility plus two spaces for the caretaker's residence. Based on this requirement, a total of eight spaces are required. The site plan indicates six spaces for the self storage facility including one handicap space and two spaces for the caretaker's residence in a two-car garage.

ARCHITECTURAL REVIEW GUIDELINES:

Pursuant to Section 94.04.00 of the Zoning Ordinance, Staff has reviewed the project in accordance with the Architectural Review Guidelines, as follows:

1. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas;

Access throughout the proposed project is designed according to the requirements of the Uniform Building Code and ADA rules, including access driveways, which vary in width from 28 feet to 30 feet. The buildings are oriented on the site in a balanced manner, which makes for easy access to all the storage units.

2. Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;

Industrial and commercial development has already occurred in the immediate area, with the Wal-Mart Super Center to the north and commercial buildings to the east. The project creates a visual harmony within the neighborhood, because it is similar in style and color to other buildings in the vicinity.

3. Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;

The proposed building varies in height from 12 feet to 21 feet to the top of the roof, which is below the maximum allowable height of 40 feet within this zoning district. All other development standards are met by the request.

*4. Building design, materials and colors to be sympathetic with desert surroundings;
AND*

5. Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures, which are visible simultaneously;

The buildings are designed as simple rectangular masses with overhead doors. The office and caretakers living unit are designed in a simple contemporary style. The architecture is modern in form, internally consistent and complementary to the desert environment.

6. Consistency of composition and treatment;

The building is consistent in style, colors and design features compared to other self storage facilities throughout the city. The building is oriented to compliment the site, which has frontage on three streets.

7. Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;

The vacant site contains a scattering of indigenous insignificant shrubbery. There are no specimen trees to preserve. The landscape design proposes drought tolerant trees, shrubs and groundcover. Emitters will deliver water to each individual plant, thereby practicing water efficient irrigation methods.

CONCLUSION:

The proposed project is consistent with the land use and development standards of the M-1 zone and has received a recommendation of approval from the Architectural Advisory Committee. Therefore, staff is recommending approval of the proposed project subject to the attached conditions of approval.

ENVIRONMENTAL DETERMINATION:

The project qualifies as a Categorical Exemption pursuant to Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA).

NOTIFICATION:

This project is a Major Architectural Review project that does not require public notice.



Fred Lowndes
Associate Planner



Craig A. Ewing, AICP
Director of Planning Services

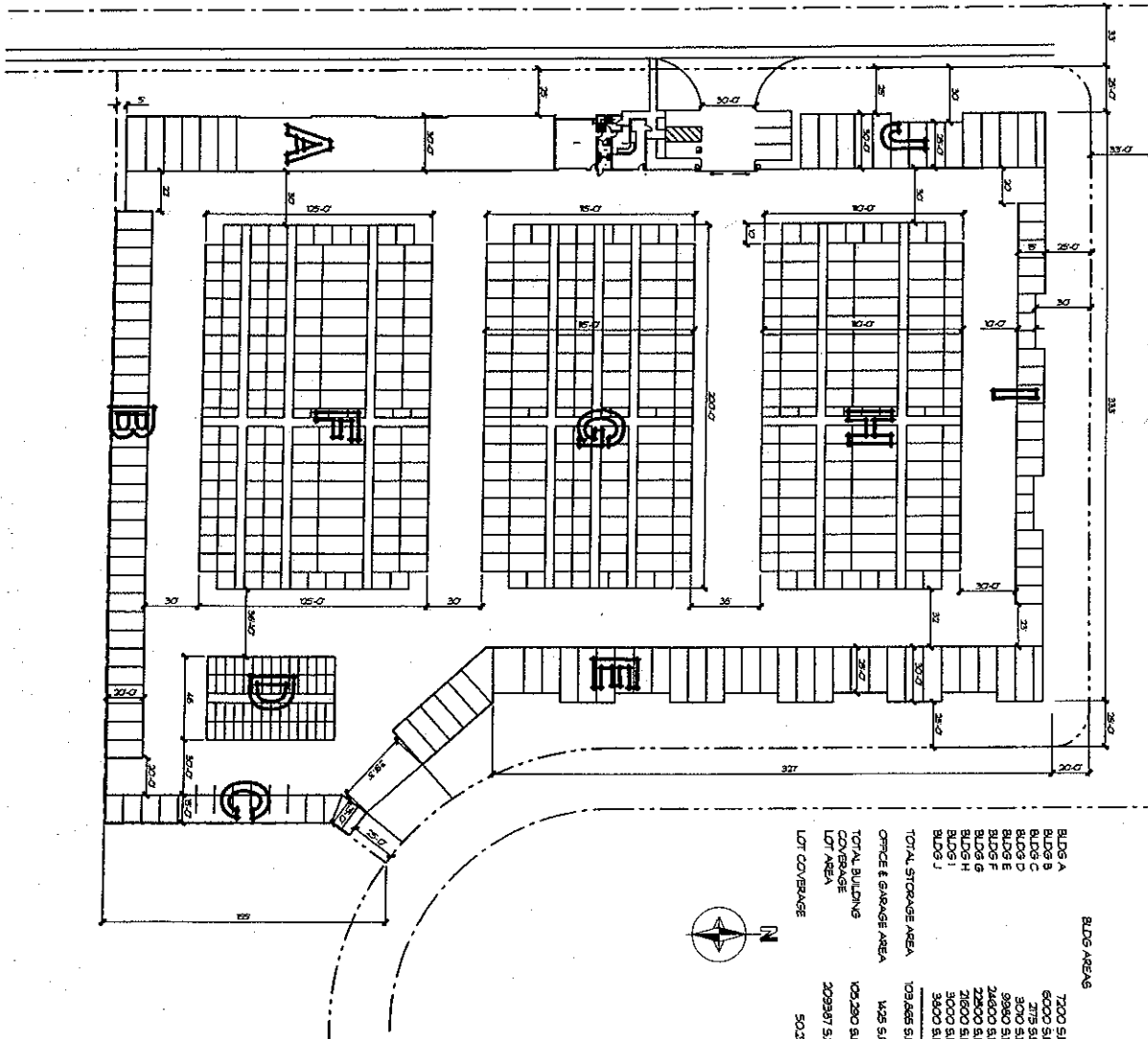
Attachments:

1. 500' Radius Map
2. Draft Resolution
3. Conditions of Approval
4. Site plan and Elevations

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PLANNING SERVICES
 3-3104

SAN LUIS RAY DRIVE

RIO BLANCO ROAD



BLDG A	7000 S.F.
BLDG B	6000 S.F.
BLDG C	2775 S.F.
BLDG D	3000 S.F.
BLDG E	9940 S.F.
BLDG F	24400 S.F.
BLDG G	22300 S.F.
BLDG H	21600 S.F.
BLDG I	3000 S.F.
BLDG J	3000 S.F.
TOTAL STORAGE AREA	109,665 S.F.
OFFICE & GARAGE AREA	1425 S.F.
TOTAL BUILDING COVERAGE	105,290 S.F.
LOT AREA	209387 S.F.
LOT COVERAGE	50.3%

DATE: 10/21/07
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

**SELF STORAGE FOR
 SAN LUIS RAY STORAGE**

PLAN 10010001 CA

VESELY ASSOCIATES
ARCHITECTURE PLANNING

880 Bayview Dr. # 10
 Redwood City, California 94063
 650 754-2275
 650 754-0776 FAX

email: vjv@vesely.com
 www.vesely.com

Craig A. Ewing reported that staff has no concerns with the proximity use since the area is in the M-1 zone and the surrounding uses are industrial. Mr. Lowndes stated that the Architectural Advisory Committee recommended approval of the landscape plan.

M/S/C (Hutcheson/Cohen, 7-0) To approve, subject to the Conditions of Approval.

2D. Case 3.3147 MAJ - An application by Lalith Chandrasena, owner, to construct a 2,827 square feet professional office building located at 1801 Desert Park Avenue, Zone P, Section 1, APN: 501-312-010. (Project Planner: Bryan Fernandez, Assistant Planner).

Approved, as part of the Consent Calendar.

2E. Case SP 07-106 - An application by BMW of Palm Springs requesting approval for a main sign over fifty square feet located at 3737 East Palm Canyon Drive, Zone C2, Section 30, APN: 681-070-016. (Project Planner: David A. Newell, Assistant Planner)

Commissioner Scott requested a condition added to include, "The existing signage on the building to be removed within 30 days of the installation of the new sign". Staff concurred.

Vice Chair Hochanadel suggested the new condition include, "30 days after the occupancy permit has been issued." Commissioner Scott concurred.

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

*The applicant shall be required to remove all BMW related signage at the existing adjacent automobile dealership within 30 days of issuance of Certificate of Occupancy for the new location.

2F. Case 5.1012 CUP / TTM 31104 - A request by Nejat Kohan, on behalf of the Spanish Inn, Inc., for a two-year time extension to renovate the hotel, convert hotel to condominiums and construct new condominium building located at 640 North Indian Canyon Drive, Zone R3, Section 11, APN: 507-183-003 and 007. (Project Planner: Bryan Fernandez, Assistant Planner).

Mr. Ewing provided background information as outlined in the staff report dated November 14, 2007.

Chair Marantz requested staff keep the Commission informed if any of the timelines are not kept.

-Ken Feenstra, Palm Springs, spoke in regards to Item 2F, The Spanish Inn, requested that the applicant adhere to the timelines and was pleased to see commencement of the street improvements.

There being no further appearances, Public Comments was closed.

CONSENT CALENDAR:

Commissioner Ringlein requested Item 2C pulled from the Consent Calendar for further discussion.

Chair Marantz requested Item 2F pulled from the Consent Calendar for further discussion.

Commissioner Scott requested Item 2E pulled from the Consent Calendar for further discussion.

M/S/C (Cohen/Hutcheson, 7-0) To approve, Items 2A, 2B and 2D, as part of the Consent Calendar.

2A. Draft minutes of September 5, 2007, September 26, 2007, October 3, 2007 and October 10, 2007.

Approved, as part of the Consent Calendar.

2B. Case 3.3144 MAA - An application by The City of Palm Springs Department of Public Works for the installation of a household hazardous waste collection facility and community gardens located at the southeast corner of Mesquite Avenue and Vella Road, Zone M-1, Section 19, APN: 680-020-010. (Project Planner: Fred Lowndes, Associate Planner)

Approved, as part of the Consent Calendar.

2C. Case 3.3108 MAJ (Indian Oasis Self Storage) - An application by David J. Gandolfo to construct a 645-unit self storage facility consisting of 10 buildings including office space, a caretaker's residence, parking and associated landscaping on approximately 4.8 acres located at the southeast corner of San Louis Rey Drive and Rio Blanco Road, Zone M-1, Section 20, APN's: 680-564-007 - 011. (Project Planner: Fred Lowndes, Associate Planner)

Commissioner Ringlein requested staff address the close proximity to another self-storage, surrounding uses and further details on the landscape plans.

Glenn Mlaker

From: davidjgandolfo@aol.com
Sent: Monday, December 31, 2012 11:41 AM
To: Glenn Mlaker
Cc: debi@psairportselfstorage.com
Subject: extension

Glenn, Below is the information you requested regarding the extension for the self storage project "Indian Oasis Self Storage". You sent a request to my manager Debi Dooley.

The project was approved in late 2007. Unfortunately since that time it has been virtually impossible to acquire construction financing. The land is Indian land and we have been paying over \$50,000 per year for the lease. So it is in our best interest to get this project built ASAP. From 2008 until late 2011 my partner., Ernie Noia and myself have been working with various local and national banks to arrange financing, We even tried to sell the entitled project when it became evident that construction financing wasn't the route to go due to the lenders lack of interest in all construction financing. When Ernie became sick last summer we struck a deal in the fall to sell the entitled project to Investor Funding Group out of Solvang California. They canceled the deal in January 2012 due to a lack of funds.

Ernie passed away in February, 2012. Since then, Ernie's wife Carolyn and his partner Dr. Allan Altman and I have regrouped and have been looking for outside investors and banks to assist us in this project. We have made numerous presentations and currently working with a potential investor group that has expressed interest in our project. We currently have a meeting scheduled in January 2013. Attached is the presentation that we have been using with investors. Carolyn Noia, Dr. Altman and myself are motivated more than ever to keep this project for ourselves and to build it in Ernie's Honor. We need your help and assistance to make this happen. By granting us a one year extension will accomplish that.

Sincerley,

David Gandolfo

davidjgandolfo@aol.com