



PLANNING COMMISSION STAFF REPORT

DATE: July 8, 2015

SUBJECT: CITY OF PALM SPRINGS FOR A REQUEST TO CONSIDER A STREET NAME CHANGE FOR 34TH AVENUE TO SHORE BRIDGE LANE BETWEEN CROSSLEY ROAD AND MARGUERITE STREET (CASE 5.1375 SNC). (FF)

FROM: Department of Planning Services

PROJECT DESCRIPTION

This is a request for consideration of a Street Name Change application to rename 34th Avenue to Shore Bridge Lane between Crossley Road on the west and the termination of the street at Marguerite Street on the east.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Provide a recommendation to the City Council.

BACKGROUND INFORMATION

<i>Related Relevant Actions by Planning, Building, Fire, etc.</i>	
04/22/15	The Planning Commission directed staff to provide a report regarding the costs and impact of changing the name of 34 th Avenue.
05/13/15	The Planning Commission directed staff to proceed with processing a Street Name Change application for 34 th Avenue.
05/27/15	The Planning Commission adopted a Resolution of Intention pursuant to Palm Springs Municipal Code (PSMC) Section 14.08.050, and directed staff to schedule a public hearing for the Street Name Change application for 34 th Avenue.

ANALYSIS

The request to change the name of 34th Avenue resulted from discussions at the public hearing for the Vibrante project (3.3745 MAJ), which was approved in December 2014. Upon subsequent public input in April 2015, the Planning Commission directed staff to

prepare a report on the costs and impact of changing the street name. Based upon the report, the Planning Commission directed staff to proceed with the public notification and hearing process as outlined in the municipal code.

The proposed name, "Shore Bridge Lane," was one of several names suggested by the Lawrence Crossley Neighborhood Association. Street names are reviewed and approved by a number of public agencies, including the City of Palm Springs Police and Fire Departments, the Riverside County Sheriff's Department, and the U.S. Postal Service. Of the names suggested, Shore Bridge Lane was the only name approved by the agencies.

34th Avenue is approximately one-half mile long, and serves as a Collector Street for Rush Street, Lawrence Street, and Marguerite Street. A total of seven properties are addressed from 34th Avenue, but all of the properties are within the Vibrante development and none of the properties are currently developed. No businesses are addressed from 34th Avenue.

Palm Springs Municipal Code (PSMC) Chapter 14.08 establishes the procedures for processing Street Name Change applications. Upon receipt of an application, the Planning Commission must adopt a Resolution of Intention at least 30 days prior to a public hearing to consider the change of name. The Resolution of Intention was adopted by the Planning Commission at the meeting of May 27, 2015. For the public hearing, copies of the resolution must be posted in three public places along the street to be affected at least 10 days prior to the hearing, and a newspaper ad must be published 15 days prior to the hearing. In accordance with these requirements, staff has posted three signs along the 34th Avenue right-of-way and placed an ad in the Desert Sun newspaper. Although not required by code, notices have been sent to the homeowners' associations of the condominium complexes adjacent to 34th Avenue, and notices have been sent to residents of Lawrence Street and Marguerite Street.

At the public hearing, the Planning Commission shall hear and consider the proposal to change the name of the street, as well as any objections to the proposal. At the conclusion of the hearing, the Planning Commission may make a recommendation to the City Council on the street name change proposal. Final action on the application is taken by the City Council, upon a recommendation from the Planning Commission.

NOTIFICATION

A public hearing notice was published in accordance with the requirements of State law and local ordinance. Public comment letters in support and opposition to the request have been received in response to the notice and have been included as an attachment to this report.

CONCLUSION

The proposed street name has been approved for use by the public agencies that

review street names. No developed commercial or residential properties are currently addressed from 34th Avenue, resulting in limited direct impact to those property owners with frontage directly on the street.

A handwritten signature in black ink, appearing to read 'F. Fagg', written over a horizontal line.

Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Draft Resolution
2. Vicinity Map
3. Resolution of Intent (adopted May 27, 2015)
4. Planning Commission Minutes – May 13, 2015
5. Planning Commission Minutes – May 27, 2015
6. Public Comment Letters

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE RENAMING OF 34TH AVENUE TO SHORE BRIDGE LANE BETWEEN CROSSLEY ROAD AND MARGUERITE STREET (5.1375 SNC).

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. On April 22, 2015, the Planning Commission directed staff to provide a report regarding the costs and impact of changing the name of 34th Avenue.
- B. On May 13, 2015, the Planning Commission received a report on the street name change request and directed staff to proceed with processing a Street Name Change application for 34th Avenue.
- C. On May 27, 2015, the Planning Commission adopted a Resolution of Intention pursuant to Palm Springs Municipal Code (PSMC) Section 14.08.050, and directed staff to schedule a public hearing to consider the request.
- D. On July 8, 2015, the Planning Commission conducted a noticed public hearing, and considered the proposal to change the name of 34th Avenue to Shore Bridge Lane.
- D. The Planning Commission carefully reviewed and considered all of the evidence presented at its meeting of July 8, 2015, including but not limited to the staff report and all written and oral testimony presented.
- E. The Planning Commission hereby finds that approval of the proposed Street Name Change application would:
 - 1. Provide consistency with the street naming conventions as administered by local and federal public safety agencies; and
 - 2. Result in limited impacts to property owners fronting directly on 34th Avenue.

THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS RESOLVES:

SECTION 1. 34th Avenue shall be renamed to Shore Bridge Lane between Crossley Road and Marguerite Street.

SECTION 2. The City of Palm Springs shall provide and install new street blade signs at all intersections as required.

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SECTION 3. The City of Palm Springs shall notify all responsible public agencies of the new street name within 30 days of the approval of this application by the City Council.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Case No. 5.1375 SNC.

ADOPTED this ____ day of _____, 2015.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

34th Avenue Street Name Change



Address List

(All within Vibrante, PDD 328)

- | | |
|---------------------------------|---------------------------------|
| 1. 6536 34 th Avenue | 5. 6512 34 th Avenue |
| 2. 6548 34 th Avenue | 6. 6574 34 th Avenue |
| 3. 6550 34 th Avenue | 7. 6562 34 th Avenue |
| 4. 6524 34 th Avenue | |

Street Signs = 4

New sign \$350 + plus installation = ~\$500

Approximate cost for four new signs = \$2,000

file

RESOLUTION NO. 6501

A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, TO CHANGE THE NAME OF 34TH AVENUE TO SHORE BRIDGE LANE AND ESTABLISHING A PUBLIC HEARING DATE FOR CONSIDERATION OF THE STREET NAME CHANGE (CASE 5.1375 SNC).

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. On April 22, 2015, residents of the Lawrence Crossley Neighborhood organization appeared before the Planning Commission and requested that the Planning Commission consider renaming 34th Avenue to Shore Bridge Lane.
- B. On May 13, 2015, the Planning Commission received a report from the Department of Planning Services regarding the number of property owners that would be impacted and the costs associated with the street name change.
- C. The Planning Commission carefully reviewed and considered all of the evidence presented at its meeting of May 13, 2015, including but not limited to the staff report and all written and oral testimony presented, and directed staff to initiate the public hearing process for the street name change pursuant to the requirements of Palm Springs Municipal Code (PSMC) Chapter 14.08.

THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS RESOLVES:

SECTION 1. Pursuant to PSMC Section 14.08.050, the Planning Commission hereby adopts this resolution of intention to change the name of 34th Avenue to Shore Bridge Lane and sets the public hearing date to consider Case 5.1375 SNC for July 8, 2015.

SECTION 2. Pursuant to PSMC Section 14.08.060, the Director of Planning Services shall publish this resolution of intention to change the name of 34th Avenue to Shore Bridge Lane in a newspaper of general circulation at least 15 days prior to the July 8, 2015 public hearing date.

SECTION 3. Pursuant to PSMC Section 14.08.070, the Director of Planning Services shall provide for posting of this resolution of intention in at least three (3) public places along 34th Avenue at least 10 days prior to the July 8, 2015 public hearing date.

SECTION 4. Pursuant to PSMC Section 14.08.080 and 14.08.090, the Planning Commission shall hear and consider the proposal to change the name of 34th Avenue to Shore Bridge Lane, and any objections to the proposal, at the July 8, 2015 public hearing. At the conclusion of the public hearing, the Planning Commission shall make a recommendation to the City Council on the proposal.

SECTION 5. Pursuant to PSMC Section 14.08.110, the Planning Commission hereby waives the requirement for a petition and application fee for the street name change application.

ADOPTED this 27th day of May, 2015.

AYES: 7, Commissioner Weremiuk, Commissioner Middleton, Commissioner Calderine, Commissioner Lowe, Commissioner Roberts, Vice-Chair Klatchko and Chair Hudson

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

A handwritten signature in black ink, appearing to read 'Flinn Fagg', written over a horizontal line.

Flinn Fagg, AICP
Director of Planning Services

PLANNING DIRECTOR'S REPORT:

*Discussion of potential Street Name Change Applications for Crossley Road and 34th Avenue.

Director Fagg provided details on the street name changes for Crossley Road and 34th Avenue.

Commissioner Calerdine is in favor of waiving the requirement of the initiation of the petition by 60% of the property owners.

Commissioner Roberts noted hesitancy in funding street signage for a certain neighborhood and suggested an alternate source (fundraising or Measure J).

Vice-Chair Klatchko requested clarification on the name change affecting the Golf Club Drive section.

The Commission requested that the Director initiate the street name change applications.

ADJOURNMENT:

The Planning Commission adjourned at 3:15 pm to 1:30 pm., Wednesday, May 27, 2015, City Hall, Council Chamber, 3200 E. Taqhuiz Canyon Way.


Flinn Fagg, AICP
Director of Planning Services

3A. ROBERT SCHATZ FOR DEVELOPMENT OF A NEW HILLSIDE SINGLE FAMILY RESIDENCE ON A ROUGHLY 22,406 SQUARE FOOT LOT LOCATED AT 2379 NORTH LEONARD STREET, ZONE R-1-B- (CASE 3.3852 MAJ). (KL)

A recess was taken at 2:36 pm.

The meeting resumed at 2:42 pm.

Associate Planner Lyon presented the proposed hillside single-family residence as outlined in the staff report.

Commissioner Roberts brought up the public testimony that questioned the setbacks and building height.

Planning Director Fagg confirmed that the casita would be subject to the new regulations regarding limitation on rental of the second dwelling unit.

RANDY AGOR, architect, responded to Commission questions regarding the placement of the power line easement setback, building height and incorporating water conservation fixtures.

ACTION: Approve subject to conditions, as amended:

- The applicant is encouraged to limit amount of lawn/turf and install low water consumption fixtures.

Motion Vice-Chair Klatchko, seconded by Commissioner Roberts and unanimously carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

3B. A PROPOSED RESOLUTION OF INTENTION TO CHANGE THE NAME OF 34TH AVENUE TO SHORE BRIDGE ROAD AND TO ESTABLISH THE DATE OF THE PUBLIC HEARING FOR THE PLANNING COMMISSION MEETING OF JULY 8, 2015 (CASE 5.1375 SNC). (FF)

Planning Director Fagg provided background information as outlined in the staff memorandum. Mr. Fagg referenced a correction that the street name change should be Shore Bridge Lane.

ACTION: Approve the resolution, as amended:

- Street name change to: Shore Bridge Lane

Motion Commissioner Weremiuk, seconded by Commissioner Middleton and unanimously carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

3C. A PROPOSED RESOLUTION OF INTENTION TO CHANGE THE NAME OF CROSSLEY ROAD TO LAWRENCE CROSSLEY ROAD AND TO ESTABLISH THE DATE OF THE PUBLIC HEARING FOR THE PLANNING COMMISSION MEETING OF JULY 8, 2015 (CASE 5.1376 SNC) (FF)

Planning Director Fagg provided an overview on the proposed street name change.

Commissioner Roberts questioned the public testimony requesting to extend the street name change to Golf Club Drive.

Commissioner Lowe commented that he is sympathetic to changing the entire street name.

Commissioner Weremiuk preferred to vote on this item as one motion to keep the cost down to the city. She requested that the staff report include the Black History Committee as requesting the street name change too.

ACTION: Continue to a date certain of June 10, 2015, to allow staff to report back the number of residents that will be impacted on Golf Club Drive.

Motion: Commissioner Middleton, seconded by Commissioner Weremiuk and unanimously carried on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk, Vice-Chair Klatchko, Chair Hudson

PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:

Commissioner Roberts, as a part of the Commission, thanked Chair Hudson for his hard-work and dedication to the City.

PLANNING DIRECTOR'S REPORT:

Planning Director Fagg expressed appreciation to Doug Hudson for his calm and authoritative leadership as Chair.

Glenn Mlaker

From: Jim Cameron <jim.cameron@roadrunner.com>
Sent: Wednesday, July 01, 2015 3:02 PM
To: Glenn Mlaker
Subject: Street Name Changes

Please don't change the name of 34th street to anything else. It won't accomplish a thing.

**James Cameron
1636 Paseo de La Palma
Palm Springs, CA 92264**

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JUL 01 2015

**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Bobby Kelton <bobbykelton@aol.com>
Sent: Thursday, June 25, 2015 7:15 PM
To: Glenn Mlaker
Subject: Question regarding case 5.1375 SNC

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**PLANNING SERVICES
DEPARTMENT**

Hi Glenn

I am a resident of the Crossley neighborhood and I am writing to ask a question regarding case 5.1375 SNC, the renaming of 34th Ave. to Shore Bridge Lane.

I would just like to know if you could tell me the reason why this proposal was made and why the residents around here wanted to rename this street.

It has been 34th Ave. for decades and I am just curious, right now I don't have any particular bias either way.

Thank you

Robert Kelton

Glenn Mlaker

From: Diane Justice <dianejustice@mac.com>
Sent: Monday, June 29, 2015 4:18 PM
To: Glenn Mlaker
Subject: Street Name Change Case 5.1375 SNC

Hi Glenn, nice to talk to you today. As you know I am against the name change and the reasons are: Changes to maps both printed and online will take forever. The name "Shore Bridge Lane" brings to mind water. Of course it is after Dinah Shore, but if that is so it would be better as Dinah Shore Lane.

Also this may be the first of the name changes, another proposed name change will be for Golf Club Drive to Lawrence Crossley Drive. Tahquitz Creek Villas does not wish to be included as part of the Lawrence Crossley neighborhood.

Diane Justice, Tahquitz Creek Villas
6252 Paseo De La Palma
Palm Springs, CA 92264

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JUN 29 2015

**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Kent Gerlach <gerlackp@plu.edu>
Sent: Tuesday, June 30, 2015 10:54 AM
To: Glenn Mlaker
Subject: Street name change for 34th

I see no reason to change the name of 34th street. I would be against it. Kent Gerlach 6241 Paseo de La Palma
PALM SPRINGS 92264,

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**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Dick Schneider <dickschneider@cablespeed.com>
Sent: Wednesday, July 01, 2015 7:27 AM
To: Glenn Mlaker
Subject: Case 5.1375 SNC

Mr. Mlaker: I want to express our opposition to the proposal to change the name of 34th Avenue to Shore Bridge Way. We are residents of Taquitz Creek Villas.

We see no reason to change the name. The current name is well established on maps and navigation aids. A change will bring confusion to the myriad of visitors we all entertain during parts of the year.

Please register our vote as "NO" for this proposal.

Sincerely,

Richard and Anne Schneider
1627 W. Paseo de la Palma
Palm Springs, Calif 92264

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**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Troy Wartchow <twartchow@enesco.com>
Sent: Tuesday, June 30, 2015 12:24 PM
To: Glenn Mlaker
Subject: 34th Street renaming proposal.

Importance: High

Mr. Glenn Mlaker.

Due to work obligations, I unfortunately will not be able to attend the hearing on the proposed consideration of a name change from 34th Street to 'Shore Bridge Lane'. I wanted to formally state my opposition to the street change proposal as well as the creation of "Lawrence Crossley" neighborhood.

Not only does the name Shore Bridge Lane make no sense (no Shore, no Bridge) it is easily confused with Dinah Shore (which incidentally does have a bridge) located just a block north.

Regardless, unnecessary street name changes causes confusion to residents, contractors, service providers and tourists/guests who rely on GPS to get them to where they need to go. I would understand it if it was part of a larger city planning initiative; i.e. adding new (not renamed) streets in and around the area. But this is not the case. It is one existing street that goes to an existing neighborhood which has a new development going in. The excuse that it's the only numbered street in Palm Springs is a non-issue. Is this really what our city planners are spending their time on?

I am also adverse to the creation of "Lawrence Crossley" neighborhood. We bought into "Tahquitz Creek" and do not wish to be associated with a smaller 2 street neighborhood of mostly run down properties that has been a constant source of crime, noise violations and drag/car racing.

Please spend your time on more prudent issues.

Kind regards,

Troy Wartchow
6233 Paseo de la Palma
Palm Springs, CA 92264

323-313-7209

Troy Wartchow | Director - Brand Management | [✉ twartchow@enesco.com](mailto:twartchow@enesco.com)



Glenn Mlaker

From: Rick Ramirez <Rick.E.Ramirez@fox.com>
Sent: Tuesday, June 30, 2015 9:53 AM
To: Glenn Mlaker
Subject: 34th Street / Golf Club Drive

Importance: High

Good Day, Mr. Glenn Mlaker.

I'm writing in response to the postings on 34th Street calling for consideration of a name change to 34th Street to 'Shore Bridge Lane'.

I think one of the first things that comes to mind is city dollars being spent on a campaign to do something that isn't necessary in Palm Springs.

I've lived in Tahquitz Creek for 6 years now and haven't had any problems navigating the neighborhood with the current street names.

I also understand there is a bigger conversation being had to change our community name to "Lawrence Crossley". Are you aware of the reputation these two street names have in Palm Springs? They are actually two of the most depressed property streets in the community of Tahquitz Creek. There have been many phone calls made to the authorities to address complaints that spill from those two streets from the surrounding community. A few years ago I made several calls to authorities to report a home on Lawrence St. that was keeping live-stock (roosters), eventually they were removed...There is a known house with several pit-bulls that are known to be abused...the dogs bark incessantly at all hours and have on many occasions escaped the property and attacked leashed dogs being walked along the golf course and Golf Club Drive. There are several homes that have been known to have parties until the early morning hours with amplified music blasting. We have had robberies in our gated community by suspects known to live on either of those two streets. It is not a neighborhood we wish to be affiliated with in any way at all...especially where our home values can be further jeopardized by the affiliation of these two isolated streets.

I would rather see Palm Springs endeavor to conform the power lines underground on 34th Street (as they have in PD and RM) rather than change the name.

I find no necessity for the change and I believe it will only cause confusion with published maps and possibly even emergency services.

I do not support the arbitrary change of street names. But I will support efforts to improve the safety and beauty of our beautiful city of Palm Springs.

Thank you.
Rick Ramirez

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**PLANNING SERVICES
DEPARTMENT**

Rick E. Ramirez | Director - Network Operations ☎ office: 310.295.3538 cell: 310.463.8611 | ✉ rick.e.ramirez@fox.com

Glenn Mlaker

From: Conrad Sauve <sauveconrad@icloud.com>
Sent: Tuesday, June 30, 2015 9:07 AM
To: Glenn Mlaker
Subject: Re:name change 34th ave & golf club drive

We are home owners in Tahquitz Creek Villas and do not want either of the name changes . 34 th ave is not near a shore but runs parallel to the golf course. Golf Club Lane would be more descriptive.Golf Club Drive is more suited as golf course is also parallel and crosses road.

Thank you for your consideration
Conrad and Diane Sauve
6213 Paseo De la Palma , Palm Springs 92264

Sent from my iPad

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**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Marilyn Penitsch <nyliram36@gmail.com>
Sent: Tuesday, June 30, 2015 9:12 AM
To: Glenn Mlaker
Subject: Street Name Change

I am against a name change for 34th Street. There is no reason for this. It takes GPS units years to catch up with a change like this. We have one of the only streets that is a number in Palm Springs, which makes us unique! The developer, whom is asking for this change, is changing our neighborhood forever with more traffic, more trash, and more noise! He doesn't need to change our street name. My vote is NO!

Sincerely,

Marilyn Penitsch
1639 Paseo de la Palm
Palm Springs, CA 92264

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**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Ed Schreiber <ed@schreiberlawfirm.com>
Sent: Tuesday, June 30, 2015 9:32 AM
To: Glenn Mlaker
Subject: Change of Street Name of 34th Street

I am the owner of the condominium at 6230 Paseo de La Palma, Palm Springs which is in Tahquitz Creek Villas and I strongly oppose the name change of 34th street, as people already have problems finding our complex, and the name change will make it that much more difficult.

Very truly yours,

Edwin C. Schreiber

--

Edwin C. Schreiber
Schreiber & Schreiber, Inc.
16633 Ventura Boulevard, Suite 711
Encino, California 91436
PH: (818) 789-2577 ext. 203; Fax: (818) 789-3391

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Glenn Mlaker

From: Laura Smith <lssales@cox.net>
Sent: Tuesday, June 30, 2015 8:44 AM
To: Glenn Mlaker
Subject: Street name change

Hi Glenn,

I agree with the board.

Laura Smith
1633 Paseo de la Palma

Thanks, Laura

Laura Smith
C: 949-422-8538
F: 949-361-0773
lssales@cox.net

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**PLANNING SERVICES
DEPARTMENT**

Glenn Mlaker

From: Bruce McComas <brucem@olympus.net>
Sent: Tuesday, June 30, 2015 8:56 AM
To: Glenn Mlaker
Subject: Street name change proposal

Glen,

My wife and I own a condo in Tahquitz Creek Villas and we are against changing the name of 34th Ave.

Dianne Justice said we should let you know our opinion.

Thank you,

Bruce & Teri McComas
1663 Paseo de la Palma,
Palm Springs, CA

Sent from my iPhone, please excuse any spelling errors.

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DEPARTMENT

Dear Glen,

Love the
new street

name Shore Bridge Ln.
out with number's

THANK YOU.

New home owner's
on Lawrence ST.

next project, mandatory clean up
of yard, house's and only
four car's per house max!