



# Planning Commission Staff Report

DATE: September 9, 2015

SUBJECT: ANDREW T. JESSUP REQUESTS FOR THE VACATION OF CAMINO PAROCOLA RIGHT-OF-WAY AT THE END OF FERN CANYON DRIVE (TRACT NO. 2726, MB5/PG90), SECTION 22, T.4.N, R.4.E. (ENGINEERING CASE FILE R 14-26 (FP))

FROM: Department of Public Works and Engineering

---

## SUMMARY

Mr. Andrew T. Jessup, applicant, requests to vacate both legs of Camino Parocela east and west of Fern Canyon Drive, shown as Lot 'C' on Tract No. 2726. Mr. Jessup and his wife, Diane Jessup, own Lot 6 and Lot 7 adjacent to the proposed vacation area. The right-of-way for Camino Parocela only encompasses the existing north half (30-foot wide) west and east of Fern Canyon Drive. Future access by this road will not be needed as both legs dead end into existing and proposed developments (see Vicinity Map). Since Camino Parocela is designated as public right-of-way, vehicle parking is allowed along the road curb.

## RECOMMENDATION:

Approve, subject to conditions.

## ISSUES:

A hammer head will still have to be provided at the end of Fern Canyon Drive as a turn-around for emergency vehicles.

## BACKGROUND:

<b>Most Recent Ownership</b>	
4/23/1976	Lot 6 (TM 2726) Andrew T. Jessup and Diane D. Jessup
5/26/1981	Lot 7 (TM 2726) Diane D. Jessup Family Trust

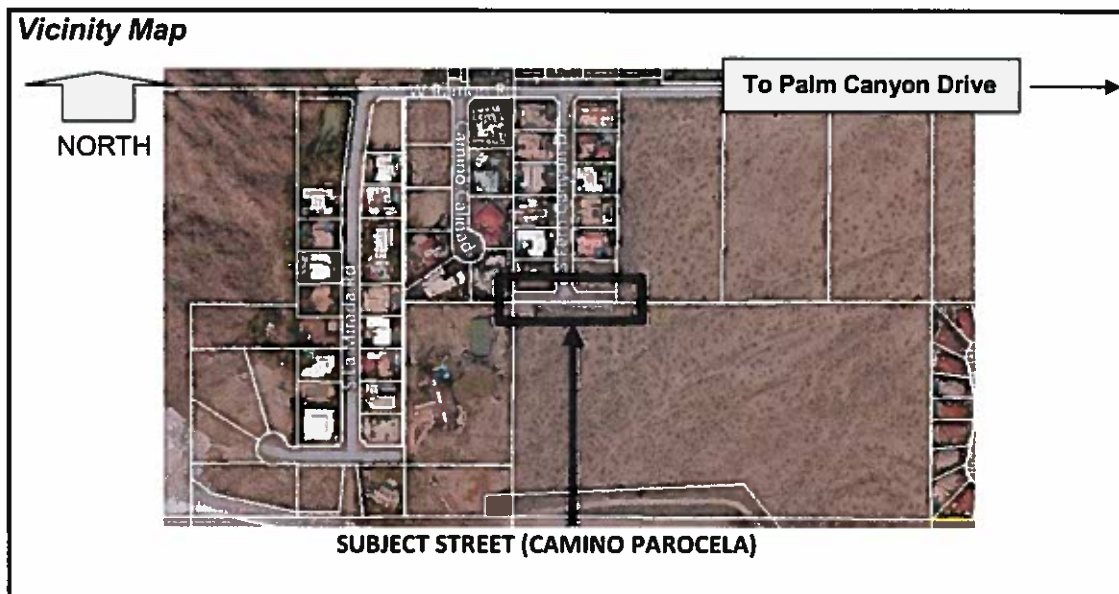
<b>Notification</b>	
None	Public Notification is not required for a Summary Vacation of Public Right-of-Way

<b>Field Check</b>	
January 2015	Staff visited the site to observe existing conditions.

<b>Site Area</b>	
Gross Area	2,989 S.F. (0.686 acres)

<b>Related Relevant City Actions by Planning, Fire, Building, etc...</b>	
11/25/2014	Review and comment by Deputy Fire Chief/Fire Marshall.
1/28/2015	Submitted comments to Engineering for street abandonment plan proposal.
6/11/2015	Submitted proposed vacation to public utility agencies for comment or approval.
6/14- 7/20 2015	Response from public utility agencies. All approved vacation. DWA requires abandonment of their facilities at owner's expense within vacated portion
8/6/2015	City Engineer conditions the right-of-way vacation pending the removal of curb return, gutter, and sidewalk along Camino Parocela. Installation of new curb, gutter, sidewalk and driveway approach to facilitate emergency vehicle turn around on east and west sides of Fern Canyon Drive at owner's expense within City right-of-way.

<b>General Plan, Zoning and Existing Land Uses of Subject Site and Surrounding Area</b>			
Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	Local Street	City Public Right-of-Way	N/A
North	Tract Map 2726	Residential	R1A
South	Kenneth & Madelyn Hinsvark	Vacant	R1A
East	Tract Map 2589	Residential	R1C
West	Tract Map 36738	Residential	R1A



## PROJECT DESCRIPTION:

Mr. Andrew T. Jessup, applicant, requests to vacate both legs of Camino Parocela east and west of Fern Canyon Drive, shown as Lot 'C' on Tract No. 2726. Mr. Jessup and his wife, Diane Jessup, own Lot 6 and Lot 7 adjacent to the proposed vacation area. The right-of-way for Camino Parocela only encompasses the existing north half (30-foot wide) west and east of Fern Canyon Drive. Future access by this road will not be needed as both legs dead end into existing and proposed developments (see Vicinity Map). Since Camino Parocela is designated as public right-of-way, vehicle parking is allowed along the road curb.

## ANALYSIS:

Camino Parocela at the end of Fern Canyon Drive, shown as Lot 'C' Tract No. 2726, runs east and west and dead ends into two properties. Only the north half of Camino Parocela (30-foot wide) is dedicated to the City of Palm Springs as public right-of-way (Figure 1). The property at the end of the west leg is Lot 6 of Tract Map No. 2589, MB230/18 which fronts along Camino Calidad. Rough grading permits were issued to the developer in July 2015. The property at the end of the east leg is newly entitled Tract Map 36738. The property to the south is privately owned and Fern Canyon Drive will end with a hammer head at its boundary for future access from Ramon Road when developed.

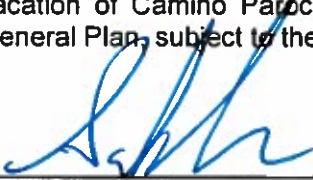
In May, 2014, Sierra Oaks Partners, LLC submitted an application for a new subdivision between Fern Canyon Drive and Belardo Road. Tentative Tract Map 36738 takes access off Ramon Road by way of four cul-de-sacs and does not require access through Camino Parocela. Tract Map 36738 will take access off Ramon Road in the form of four cul-de-sacs (Figure 2). Mr. Andrew Jessup submitted an application to the City Engineering Department to vacate Camino Parocela east and west of Fern Canyon Drive on December 3, 2014.

Fern Canyon Drive is a "Fire Apparatus Access Road" as defined in the California Fire Code 503.1.1, as such and with the dead-end street exceeding 150 feet in length, an approved fire apparatus turn-around is required. The existing street intersection (Fern Canyon Drive & Camino Parocela) currently meets fire code requirements. Any modifications to the east and west ends of Camino Parocela will require a "Type A" approved turn-a-round. The applicant will be required to remove the pavement curb, gutter, and sidewalk and provide a new driveway approach and pad for emergency vehicle turn-around, along with proper signage (Figure 3). The finished improvements must be approved by the City Engineer before the vacation is recorded with the Riverside County Recorder-Assessor.


Public sanitary sewer is located in Fern Canyon Drive, but there is no sewer within Camino Parocela. Public utility agencies have been notified and most have approved the vacation unconditionally. Desert Water Agency (DWA) has conditionally approved vacation of the right-of-way pending abandonment of their facilities within the vacation of Camino Parocela. DWA has requested that the cost of abandoning these utilities be completed by agency personnel at the owners' expense. The abandonment of waterline facilities within the vacated areas will need to be completed and approved by DWA before the vacation is recorded with the Riverside County Recorder-Assessor.

CONCLUSION:

There is no mention of Ramon Road west of Palm Canyon in the General Plan. Comments, corridors, circulations, and land use features are limited to Ramon Road from Palm Canyon Drive to the eastern City limits. Ramon Road west of Belardo Road, La Mirada Road, Camino Calidad, Fern Canyon and Camino Parocela are shown on the General Circulation Map as local streets. Therefore, staff is recommending a finding by the Planning Commission that the vacation of Camino Parocela at the end of Fern Canyon Drive is consistent with the 2007 General Plan, subject to the conditions contained in the draft resolution attached to this report.



Savat Khamphou, P.E.  
Assistant City Engineer



Flinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. Tract No. 2726
3. Tentative Tract Map 36738
4. Proposed Fern Canyon Street Plan
5. Legal Description and Exhibit
6. Draft Resolution



# TENTATIVE TRACT 36738 CITY OF PALM SPRINGS

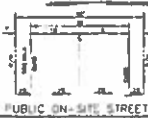
## GENERAL NOTES

1. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
2. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
3. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
4. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
5. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
6. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
7. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
8. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
9. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
10. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
11. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
12. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
13. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
14. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
15. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
16. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
17. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
18. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
19. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
20. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
21. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
22. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
23. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
24. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
25. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
26. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
27. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
28. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
29. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
30. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
31. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
32. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
33. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
34. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
35. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
36. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
37. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
38. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
39. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
40. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.

## TOPOGRAPHIC SURVEY

BY: [Signature]  
DATE: [Date]

## STREET SECTIONS



## TYPICAL LOT SETBACKS



## LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE TENTATIVE TRACT 36738, CITY OF PALM SPRINGS, CALIFORNIA. THE TRACT IS BOUND BY [Street Name] TO THE NORTH, [Street Name] TO THE SOUTH, [Street Name] TO THE WEST, AND [Street Name] TO THE EAST. THE TRACT IS DIVIDED INTO 40 LOTS, EACH BEING APPROXIMATELY [Area] SQUARE FEET. THE TRACT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE GENERAL NOTES AND THE TOPOGRAPHIC SURVEY.

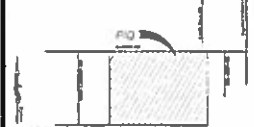
## SECTION B-B



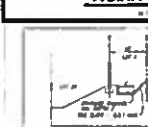
## LOT AREA SUMMARY

LOT NO.	AREA (SQ. FT.)	AREA (SQ. METERS)
1	10,000	929.03
2	10,000	929.03
3	10,000	929.03
4	10,000	929.03
5	10,000	929.03
6	10,000	929.03
7	10,000	929.03
8	10,000	929.03
9	10,000	929.03
10	10,000	929.03
11	10,000	929.03
12	10,000	929.03
13	10,000	929.03
14	10,000	929.03
15	10,000	929.03
16	10,000	929.03
17	10,000	929.03
18	10,000	929.03
19	10,000	929.03
20	10,000	929.03
21	10,000	929.03
22	10,000	929.03
23	10,000	929.03
24	10,000	929.03
25	10,000	929.03
26	10,000	929.03
27	10,000	929.03
28	10,000	929.03
29	10,000	929.03
30	10,000	929.03
31	10,000	929.03
32	10,000	929.03
33	10,000	929.03
34	10,000	929.03
35	10,000	929.03
36	10,000	929.03
37	10,000	929.03
38	10,000	929.03
39	10,000	929.03
40	10,000	929.03

## VICINITY MAP



## SECTION A-A



## STATEMENT OF OWNERSHIP

I, [Name], hereby certify that I am the owner of the above described property and that the contents of this map are true and correct. I have read the general notes and the topographic survey and I understand the contents of this map. I have signed this statement in the presence of [Witness Name] and [Witness Name].

PREPARED FOR:  
WOODBRIDGE PACIFIC GROUP  
1000 W. PALM SPRINGS BLVD.  
PALM SPRINGS, CA 92262  
TEL: 951-261-1000

PREPARED BY:  
[Signature]  
[Name]  
[Title]

FIGURE 2





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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, DETERMINING THAT THE VACATION OF CAMINO PAROCOLA AT THE END OF FERN CANYON DRIVE, LOT C OF TRACT NO. 2627, MB53/90, SECTION 22 T.4N., R.4E., IS CONSISTENT WITH THE PALM SPRINGS GENERAL PLAN, ADOPTED OCTOBER 2007; ENGINEERING CASE FILE R 14-26.

WHEREAS, Mr. Andrew T. Jessup has filed an application to vacate Camino Parocela at the end of Fern Canyon Drive, shown as Lot 'C' on Tract No. 2726, Map Book 53, Page 91; and

WHEREAS, Section 65402(a) of the California Government Code requires that no street or easement shall be vacated or abandoned if the adopted general plan applies thereto until the location, purpose and extent of such easement vacation or abandonment have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof; and

WHEREAS, Section 607 of Article VI of the Charter of the City of Palm Springs established the Planning Commission, and assigned it all duties set out in the California Planning and Zoning Law for a planning agency; and

WHEREAS, the City Engineer has required the applicant to remove existing street improvements along Camino Parocela and install street improvements for a hammerhead turn-around for emergency vehicles prior to recordation of final Palm Springs City Council resolution; and

WHEREAS, the Applicant's request for vacation of excess right-of-way has determined that Camino Parocela is not necessary for future or intended use, nor does it affect Local Street designation of Fern Canyon Drive, consistent with the 2007 Palm Springs General Plan.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby determines that the proposed right-of-way vacation of Camino Parocela, is consistent with the 2007 Palm Springs General Plan.

ADOPTED this 9th day of September, 2015.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

---

Flinn L. Fagg, AICP  
Director of Planning Services