



City Council Staff Report

DATE: ~~September 2, 2015~~ *continued to Sept. 16, 2015* Public Hearing

SUBJECT: DEBBIE GORDON APPEALING THE JUNE 24, 2015, DECISION OF THE PLANNING COMMISSION TO GRANT A VARIANCE APPLICATION AND APPROVE A MAJOR ARCHITECTURAL REQUEST BY GANDO PROPERTIES FOR THE CONSTRUCTION OF AN APPROXIMATELY 96,445-SQ. FT. OFFICE SPACE, WAREHOUSE AND SELF STORAGE FACILITY ON AN APPROXIMATELY 4.5-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF GENE AUTRY TRAIL & TACHEVAH DRIVE, ZONE M-1-P.

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

The City Council will consider an appeal by Debbie Gordon seeking to overturn a decision of the Planning Commission of June 24, 2015 to grant a variance request and approval of a major architectural application by Gando Properties for the construction of an approximately 96,445 square feet of office space, warehouse and a self storage facility. The appellant is asking the City Council to overturn the decision of the Planning Commission.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION DECISION TO GRANT A VARIANCE REQUEST FOR REQUIRED REAR AND SIDE YARD SETBACKS REDUCTIONS AND APPROVAL OF MAJOR ARCHITECTURAL APPLICATION FOR CASE NO. 3.3830-MAJ & 6.542-VAR FOR THE CONSTRUCTION OF AN APPROXIMATELY 96,445-SQ. FT. OFFICE SPACE, WAREHOUSE AND SELF STORAGE FACILITY ON AN APPROXIMATELY 4.5-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF GENE AUTRY TRAIL & TACHEVAH DRIVE."

ITEM NO. 1A

PRIOR ACTIONS:

On February 2, 2007, the Architectural Advisory Committee (AAC) reviewed a proposed project consisting of three commercial/industrial buildings and recommended approval to the Planning Commission.

On March 28, 2007, the Planning Commission granted a variance application and approved a major architectural application to develop the three commercial/industrial buildings with off-street parking and associated landscaping at the site.

On March 9, 2015, the AAC reviewed a new proposed project for the site and recommended approval to the Planning Commission.

On April 22, 2015, the Planning Commission considered the proposal and after deliberations continued the hearing to the meeting of May 13, 2015. The Commission then directed the applicant to revise the site plan with 50 feet setbacks on the east and south sections and a 25 foot setback on the building abutting Tachevah Drive.

On June 10, 2015, the revised plan with a 50 feet setback to the east, a 40 feet setback to the south and a 25 feet setback along Tachevah Drive was presented to the Commission. The Commission deliberated on the revised project and voted to continue the hearing to the meeting of June 24, 2015, with directions to the applicant to install story poles at the site to show the proposed height of the buildings.

On June 17, 2015, the applicant informed staff that the story poles were being installed and would be ready for inspections on June 18, 2015 by the Commissioners.

On June 24, 2015, the Planning Commission approved the project with a vote of 3-1-2, (Weremiuk opposed, Calerdine and Klatchko absent)

On July 8, 2015, the City received an appeal request from the appellant of the Planning Commission's action on June 24, 2015.



Proposed Project Site

BACKGROUND AND SETTING:

The proposed project site is an irregularly shaped parcel located at the southeast corner of North Gene Autry Trail and Tachevah Drive. The site is generally flat but slopes gently to the east and is covered with low growing vegetation and coarse sand. The approximately 4.5-acre site is currently vacant and is surrounded by existing office buildings to the north, and vacant lands to the east, west and south. The site is enclosed by an approximately seven foot (7') high block wall along the east and southerly portions abutting the Escena Residential/Golf Course Development. The site was previously approved for the development of three commercial/industrial buildings but the project was never built. As proposed, the development will consist of a warehouse, office space and a self storage facility.

The proposal calls for five separate buildings; Buildings A, B, C, D & E. Building "A" will be located along Gene Autry and is approximately 15,070 square feet in size. The building will contain fourteen (14) flex type office spaces; the southerly portion of this building will house the proposed self storage facility operation offices. Buildings B, C, D, & E will contain about 556 units of storage spaces. The units will range from 25 to 460 square feet in size. Access into the self storage facility will be through security gates controlled by key cards along Gene Autry Drive.

APPEAL AND STAFF ANALYSIS:

On July 8, 2015, Ms. Deb Gordon appealed the action of the Planning Commission; the basis of the appeal is the following:

"There are already too many self storage facilities in Palm Springs and this site should not be allowed to be developed as a self storage facility".

Regarding the number of existing and functioning storage facilities within the City, staff has determined that there are currently twelve (12) storage facilities within the City. These storage facilities are located in various sections of the City (See attachment 5). The City of Palm Springs Zoning Code does not limit storage facilities within the City.

The subject storage facility project is located on a vacant property zoned M-I-P. Pursuant to Section 92.16.00 (A) of the Zoning Code, *"the zone is intended to provide for and encourage planned industrial districts compatible with surrounding or abutting residential zones and which would not in any way depreciate the character of the resort community. Uses are to be confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an unobtrusive manner, and to certain accessory commercial facilities that are necessary to service the employees of the zone. Regulations provide for suitable open spaces, landscaping, access, parking and loading, a low intensity of development, and performance standards to assure unobtrusive operation".* The storage facility is an appropriate use at the location; the site layout, associated landscaping and parking spaces are all consistent with requirements of the ordinance.

Again, there are no limitations on the number of storage facilities within the Ordinance as long as they are located in appropriate zones where they are permitted uses.

CONCLUSION:

The storage facility is a permitted use within the M-1-P zone; furthermore, the Palms Springs Zoning Code does not place a limit on the number of any specific use when such a use is permitted within the appropriate zone. In reviewing and approving the proposed project, the Planning Commission made the necessary required findings and approved the project at the location. Therefore, staff is recommending that the City Council uphold the Planning Commission's action of June 24, 2015.

NOTIFICATION:


A public hearing notice was published in accordance with the requirements of State law and local ordinance. As of the writing of this report, staff has not received any comment on the appeal request.

FISCAL IMPACT:

No fiscal impact to the City.



Flinn Fagg, AICP
Director of Planning Services



Marcus L. Fuller
Assistant City Manager/City Engineer



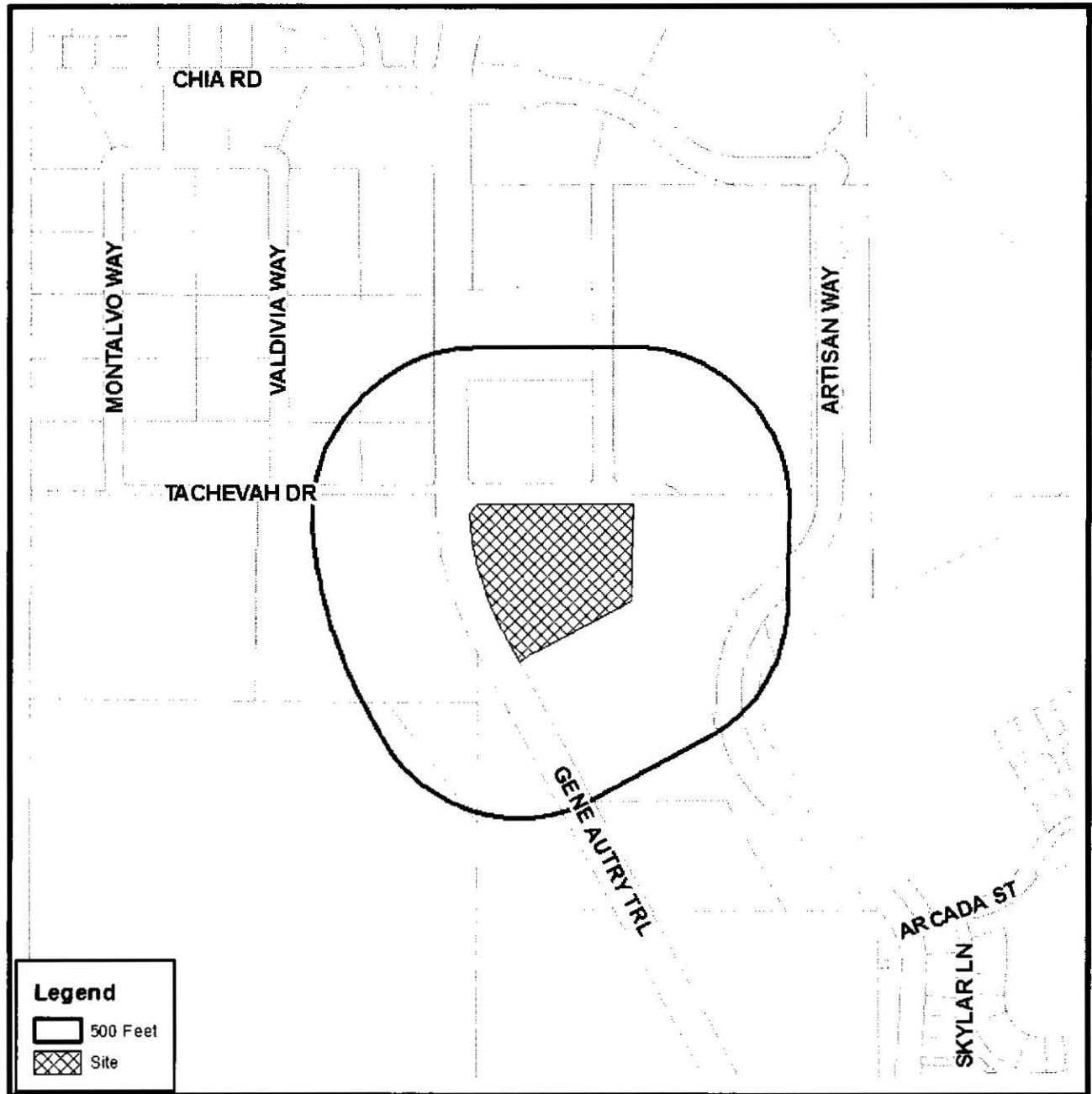
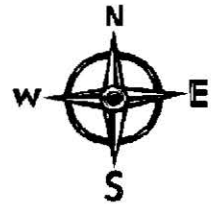
David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Appeal letter dated July 1, 2015 (Received on July 8, 2015)
4. Excerpts from Planning Commission's Minutes of June 24, 2015
5. Map showing locations of existing and recently approved storage facilities.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION DECISION TO GRANT A VARIANCE REQUEST FOR REQUIRED REAR AND SIDE YARD SETBACKS REDUCTIONS AND APPROVAL OF MAJOR ARCHITECTURAL APPLICATION FOR CASE NO. 3.3830-MAJ & 6.542-VAR FOR THE CONSTRUCTION OF AN APPROXIMATELY 96,445-SQ. FT. OFFICE SPACE, WAREHOUSE AND SELF STORAGE FACILITY ON AN APPROXIMATELY 4.5-ACRE PARCEL LOCATED AT THE SOUTH EAST CORNER OF GENE AUTRY TRAIL & TACHEVAH DRIVE, ZONE M-1-P.

The City Council of the City of Palm Springs finds:

- A. On January 12, 2015, Gando Properties submitted a variance request and major architectural approval applications to the City of Palm Springs to develop an approximately 96,445-sq. ft. office space, warehouse and a self storage facility on an approximately 4.5-acre parcel within an M-1-P zoning designation.
- B. The property located at the southeast corner of Gene Autry Trail and Tachevah Drive is zoned M-1-P (Planned Research and Development Park Zone); storage facility is a permitted use in the M-1-P zone.
- C. The Planning Commission considered the variance request and major architectural approval application at its public hearing meetings of March 9, April 22, June 10 and 24, 2015, granted the variance for rear and side yard setback reductions and approved the project.
- D. On July 8, 2015, Debbie Gordon, pursuant to Chapter 2.05 and Section 8.05.230 of the Palm Springs Municipal Code, filed an appeal of the actions of the Planning Commission to approve the application for the construction of a storage facility.
- E. On September 2, 2015, the City Council held a public hearing to consider the Applicant's appeal of the Planning Commission's action to approve the application by Gando Properties for the construction of a storage facility.
- F. At its public hearing conducted on September 2, 2015, the City Council has carefully reviewed and considered all of the evidence presented in connection with the appeal, including, but not limited to, the staff report, and all written and oral testimony presented.

The City Council of the City of Palm Springs resolves:

SECTION 1. The above findings are all true and correct.

SECTION 2. The City Council hereby denies the appeal submitted by Debbie Gordon, regarding the approval of an application by the Planning Commission to construct an approximately 96,445 sq. ft. office space, warehouse and self storage facility at the southeast corner of Gene Autry Trail and Tachevah Drive.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2015.

DAVID H. READY, CITY MANAGER

ATTEST:

JAMES THOMPSON, CITY CLERK

CERTIFICATION

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

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on July 15, 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

JAMES THOMPSON, CITY CLERK
City of Palm Springs, California

RECEIVED

JUL 08 2015

PLANNING SERVICES
DEPARTMENT

July 1, 2015

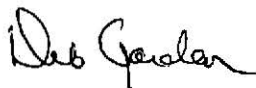
Mr. Flinn Fagg, Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Appeal of Planning Commission Decision
Case 3.3830-MAJ – Gene Autry Trail Self Storage

Dear Mr. Fagg:

This letter will serve as a formal written appeal of the City of Palm Springs Planning Commission approval of Case 3.3830-MAJ that was heard and approved on June 24, 2015. I watched the Planning Commission Hearing on television, and as a Palm Springs resident, I believe there are already too many self storage facilities in Palm Springs and this site should not be allowed to be developed as a self storage facility.

Thank you



Deb Gordon
2073 W. Acacia Road
Palm Springs, California

RECEIVED
CITY OF PALM SPRINGS
2015 JUL -8 PM 3:21
JAMES THOMPSON
CITY CLERK

REQUEST FOR TREASURER'S RECEIPT

TO: FINANCE DEPARTMENT, CASHIER

DATE: 7.8.2015

FROM: CITY CLERK'S OFFICE

PAID

PLEASE ACCEPT \$ 982¹⁰

JUL 08 2015

FROM:

Deb Gordon

CITY OF PALM SPRINGS

FOR: appeal PC decision 6.24.15 Re: Case 3.3830 MAJ

MAPS & PUBLICATIONS - 001-34106

Self Storage Facility @
Gene Autry Trail

OTHER CHARGES - CURRENT SERVICE - 001-34110

CREDIT ACCOUNT NO. CIRCLED ABOVE BY ORDER OF KCh

~~BILL POST, spoke in reference to Item 3B, pointed out sections of the Tehquite Master Plan that was approved for this area.~~

There being no further speakers public comments was closed.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: JUNE 10, 2015 STUDY SESSION & REGULAR MEETING MINUTES

ACTION: Approve the Planning Commission Minutes of June 10, 2015 Study Session and Regular Meeting Minutes.

Motion: Commissioner Lowe, seconded by Commissioner Middleton and unanimously carried 5-0-2 on a roll call vote.

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Roberts, Commissioner Weremiuk

ABSENT: Commissioner Calderine, Vice-Chair Klatchko

2. PUBLIC HEARINGS:

2A. CONT'D - GANDO PROPERTIES FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT AN APPROXIMATE 103,943 SQUARE FEET OFFICE SPACE, WAREHOUSE AND A SELF-STORAGE FACILITY ON AN APPROXIMATE 4.5-ACRE PARCEL AND A VARIANCE APPLICATION SEEKING FOR THE REDUCTION OF SIDE-YARD SETBACKS LOCATED AT THE SOUTH EAST CORNER OF GENE AUTRY TRAIL AND TACHEVAH DRIVE, ZONE M-1-P (CASE 3.3830 MAJ / 6.542 VAR). (ER) (BUILDING SIZE INCORRECTLY NOTED AS 96,445 SQ. FT.)

Principal Planner Robertson provided background information on the installation of the story poles placed on the site.

Commissioner Roberts opened the public hearing:

DAVID PICK, partner & storage consultant, spoke about the height of the buildings and addressed the story poles on the site; he provided details on the original and revised plans.

LJ Edgcomb, representing Escena New Valley, requested 50 ft. setbacks on both sides and expressed concern with drainage.

THOM GOTTBORG, represents Familian (landowner), commented that the setbacks would not be an issue and pointed-out that residential setbacks are only 10 ft.

DAVID PIKE, offered to add an easement to the retention area if so desired.

There being no further speakers the public hearing was closed.

Commissioner Weremiuk made the following comments:

- Prefers 50 ft. setbacks on both sides - east and south;
- Does not see a hardship to allow the reduced setbacks.

ACTION: To approve with condition that setbacks shall be 50 ft. on both sides (East and South).

Motion: Commissioner Weremiuk, seconded by Commissioner Roberts and MOTION FAILED on a 2-2 roll call vote.

AYES: Commissioner Roberts, Commissioner Weremiuk
NOES: Commissioner Lowe, Commissioner Middleton
ABSENT: Commissioner Calderine, Vice-Chair Klatchko

Commissioner Middleton noted that she is at a disadvantage because she was not able to see the story poles. She's hearing that the views are acceptable at the 40 and 50 ft. setbacks. She pointed-out that the applicant has gone beyond what was asked and does not want to lose project approval over a 10 ft. difference.

Commissioner Roberts commented that the applicant has gone to great lengths to make this work; and noticed how much higher the other buildings are in the neighborhood; he's uncertain about the impacts of a 10 ft. setback difference.

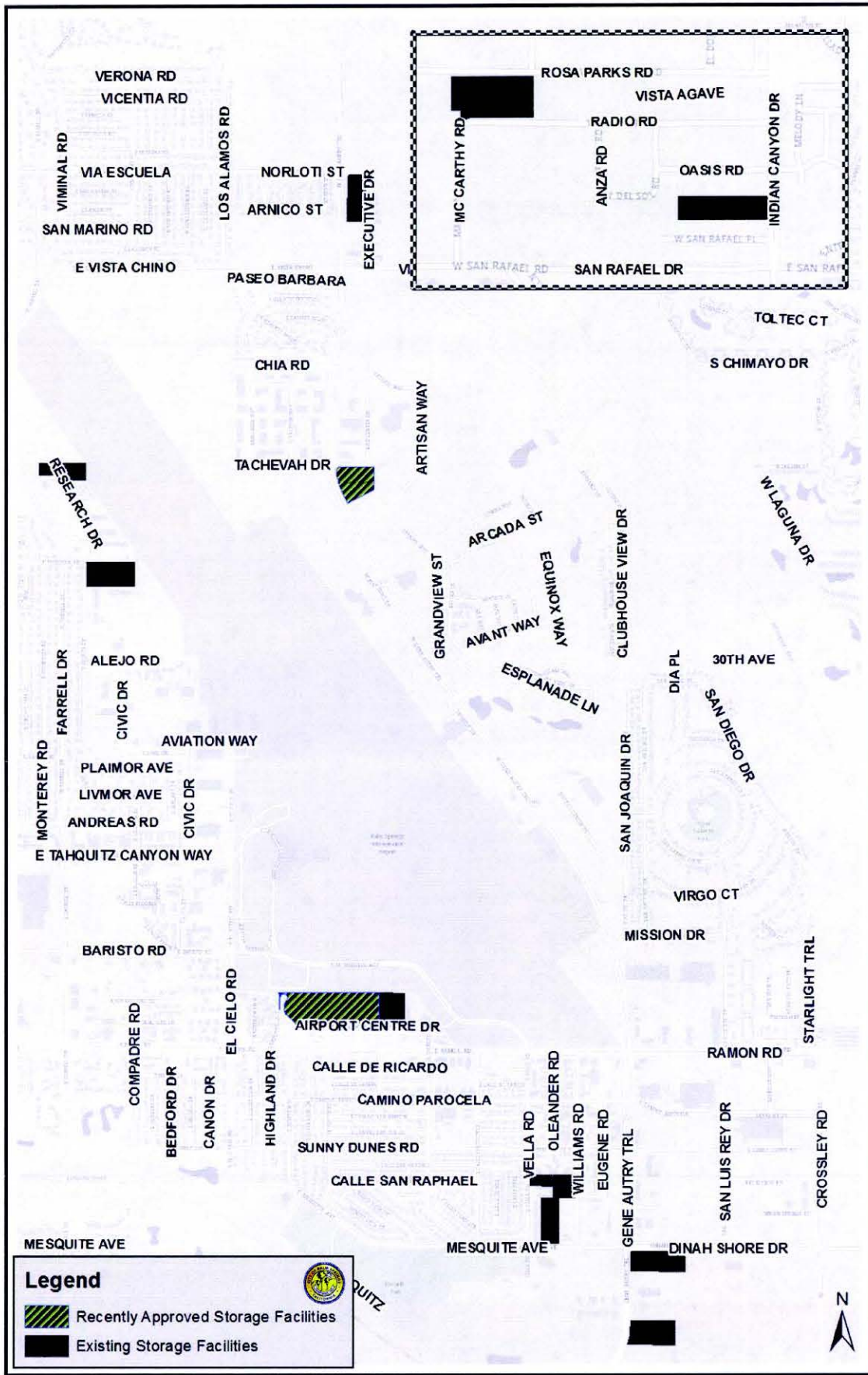
ACTION: Approve, subject to conditions as amended:

- 50 feet setbacks along the East;
- 40 feet setbacks along the South.

Motion: Commissioner Middleton, seconded by Commissioner Lowe and carried 3-1-2 on a roll call vote.

AYES: Commissioner Lowe, Commissioner Middleton, Commissioner Roberts
NOES: Commissioner Weremiuk
ABSENT: Commissioner Calderine, Vice-Chair Klatchko

A recess was taken a 2:25 pm. The meeting resumed at 2:30 pm.



Recently Approved Storage Facilities: 2

Existing Storage Facilities: 12

**CITY OF PALM SPRINGS
PUBLIC NOTIFICATION**



Date: September 2, 2015
Subject: Gando Properties at 1066 Gene Autry Trail
Case 3.3830 and 6.542

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on August 15, 2015.

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

KHart

Kathie Hart, MMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Kathie Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk on August 12, 2015.

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

KHart

Kathie Hart, MMC
Chief Deputy City Clerk

AFFIDAVIT OF MAILING

I, Kathie Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on August 12, 2015, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.
(35 notices)

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

KHart

Kathie Hart, MMC
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

APPEAL OF CASE 3.3830-MAJOR ARCHITECTURAL APPROVAL AND 6.542-VARIANCE
FOR GANDO PROPERTIES LOCATED AT 1066 NORTH GENE AUTRY TRAIL

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of September 2, 2015. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of this hearing is to consider an appeal by Deb Gordon regarding the Planning Commission's decision on June 24, 2015, to approve a proposal by Gando Properties to construct an approximately 96,445 square feet office space, warehouse and a self-storage facility on approximately 4.5-acre parcel and a variance application for the reduction of side yard setbacks. The subject site is located at 1066 North Gene Autry Trail, zoned M-1-P.

ENVIRONMENTAL DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have significant adverse impacts. The City adopted a Categorical Exemption for the project. Members of the public may view this document at the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, and submit written comments at, or prior to, the City Council hearing.

REVIEW OF PROJECT INFORMATION: The staff report and other supporting documents regarding this project are also available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk (760) 323-8204 if you would like to schedule an appointment to review these documents.

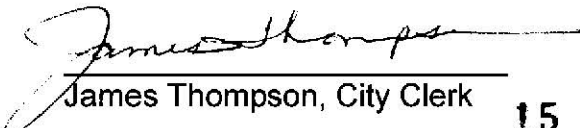
COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

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

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

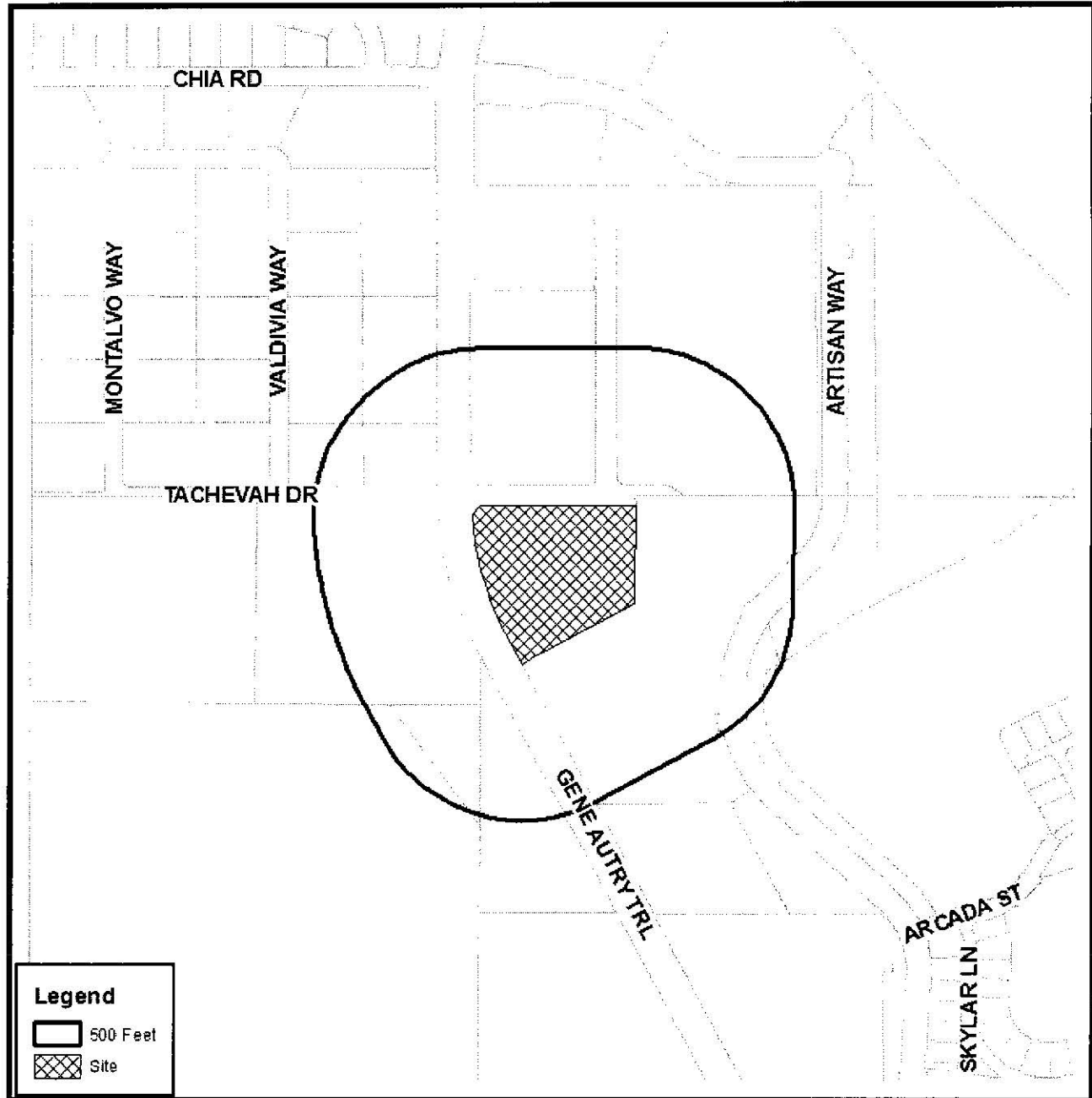
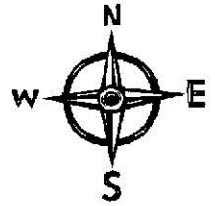
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Edward O. Robertson, Principal Planner, at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Felipe Primera (760) 323-8253.


James Thompson, City Clerk



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Kathie Hart

From: Kathie Hart
Sent: Friday, August 14, 2015 3:35 PM
To: 'erikrosenow@yahoo.com'
Cc: Jay Thompson; Cindy Berardi; Joanne Bruggemans; Lee A. Bonno
Subject: Case 3.3830 MAJ - Gando Properties
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Please find attached a public hearing notice for the City Council Meeting to be held on September 2, 2015. The purpose of this hearing is to consider an appeal by Deb Gordon regarding the Planning Commission's decision on June 24, 2015, to approve a proposal by Gando Properties to construct an approximately 96,445 square feet office space, warehouse and a self-storage facility on approximately 4.5-acre parcel and a variance application for the reduction of side yard setbacks. The subject site is located at 1066 North Gene Autry Trail.

This project is in the Rancho Vista Estates neighborhood.

Please contact the Planning Services Department if there are questions, 760-323-8245.

Kathie

Kathie Hart, MMC
Chief Deputy City Clerk



City of Palm Springs ☎ (760) 323-8206 📠 (760) 322-8332
3200 E. Tahquitz Canyon Way ✉ Kathie.Hart@PalmSpringsCA.gov
Palm Springs, CA 92262

City Hall is open 8 am to 6 pm, Monday through Thursday, and closed on Fridays.



City of Palm Springs

Office of the City Clerk

3200 E. Tahquitz Canyon Way • Palm Springs, CA 92262

Tel: (760) 323-8204 • Fax: (760) 322-8332 • TDD: (760) 864-9527 • Web: www.palmspringsca.gov

NOTICE OF CONTINUANCE

NOTICE IS HEREBY GIVEN that the Regular Meeting held on September 2, 2015, the City Council continued Public Hearing Item No. 1.A. to September 16, 2015:

DEBBIE GORDON APPEALING THE JUNE 24, 2015, DECISION OF THE PLANNING COMMISSION TO GRANT A VARIANCE APPLICATION AND APPROVE MAJOR ARCHITECTURAL REQUEST BY GANDO PROPERTIES FOR THE CONSTRUCTION OF AN APPROXIMATE 96,445 SQ. FT. OFFICE SPACE, WAREHOUSE, AND SELF STORAGE FACILITY ON AN APPROXIMATELY 4.5-ACRE PARCEL AT THE SOUTHEAST CORNER OF GENE AUTRY TRAIL AND TACHEVAH DRIVE:

ACTION: 1) Continue the Public Hearing to September 16, 2016; and
2) Direct the City Clerk to post a Notice of Continued Public Hearing and Notice the Appellant. **Motion by Councilmember Mills, seconded by Mayor Pro Tem Lewin and carried unanimously**

I, James Thompson, City Clerk of the City of Palm Springs, California, certify this Notice of Continuance was posted at or before 6:00 p.m. on September 3, 2015, as required by established policies and procedures.



JAMES THOMPSON
City Clerk

/kdh

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

CASE 5.1350 PDD 374/GPA/CUP, CASE 3.3795 MAJ
AN APPLICATION BY 750 LOFTS, LLC FOR A MIXED-USE HOTEL
DEVELOPMENT ON A 1.13-ACRE PARCEL
LOCATED AT 750 NORTH PALM CANYON DRIVE

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of September 16, 2015. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider a proposal for construction of a 39-room hotel with restaurant, lounge and spa uses. The application includes: (1) a planned development district in lieu of a change of zone to establish permitted development standards, (2) a general plan amendment to change the land use designation from Neighborhood Community Commercial (NCC) to Central Business District (CBD); (3) a major architectural application (MAJ) to review the proposed architecture and site design; and (4) a Conditional Use Permit (CUP) for spa uses, cocktail lounge uses, hotel uses where more than 10% of the rooms have cooking facilities, to invoke the high-rise ordinance and to seek deviations from the development standards therein, located at 750 North Palm Canyon Drive. Zone C-1/R-3/PDD 104/Las Palmas Business Historic District (APN 505-303-018). (Case 5.1350 PDD 374 / GPA / CUP, and Case 3.3795 MAJ)

ENVIRONMENTAL DETERMINATION: An initial study was conducted and a Mitigated Negative Declaration (MND) is proposed for this project under the guidelines of the California Environmental Quality Act (CEQA). Members of the public may view this document at the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, and submit written comments at, or prior to, the City Council hearing.

REVIEW OF PROJECT INFORMATION: The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

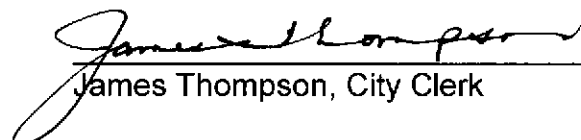
COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

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

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

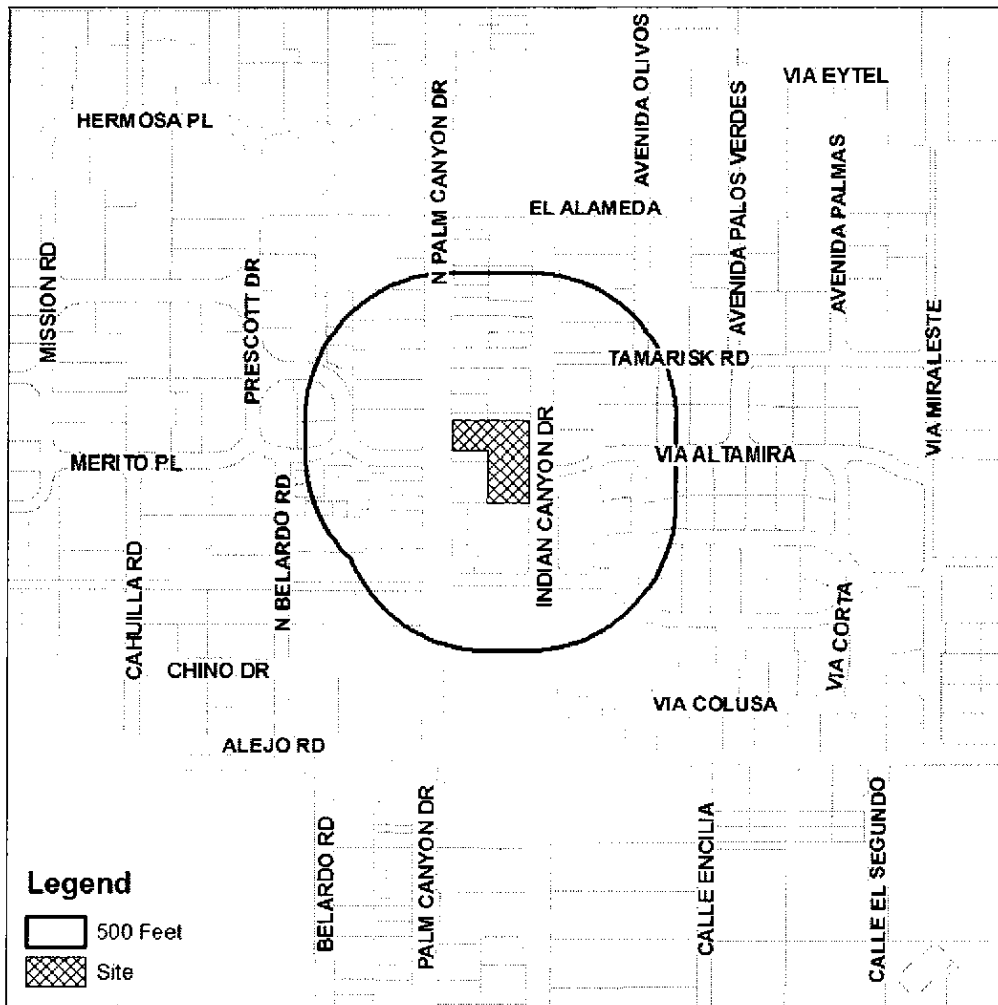
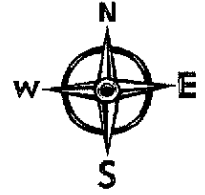
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Flinn Fagg, Director of Planning Services, at (760) 323-8245.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Felipe Primera telefono (760) 323-8253.


James Thompson, City Clerk



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 0360 0002 1236 0937

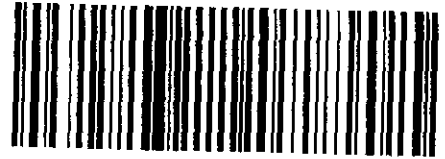
OFFICIAL USE

Postage	\$	7-3-15 Postmark Here <i>KSM</i>
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To <u>Deb Gordon</u> Street, Apt. No., or PO Box No. <u>2073 Acacia Road</u> City, State, ZIP+4 <u>Palm Springs CA 92262</u>		
PS Form 3800, January 2001		See Reverse for Instructions

CERTIFIED MAIL



City of Palm Springs
 Office of the City Clerk
 P. O. Box 2743
 Palm Springs, California 92263-2743



7001 0360 0002 1236 0937

Ms. Deb Gordon
 2073 W. Acacia Road
 Palm Springs, CA 92262



City of Palm Springs

Office of the City Clerk

3200 E. Tahquitz Canyon Way • Palm Springs, CA 92262

Tel: (760) 323-8204 • Fax: (760) 322-8332 • TDD: (760) 864-9527 • Web: www.palmspringsca.gov

September 3, 2015

Ms. Deb Gordon
2073 W. Acacia Road
Palm Springs, CA 92262

Subject: Appeal of Planning Commission June 24, 2015, Decision
Gando Properties

Dear Ms. Gordon:

Please find attached the original Notice of Public Hearing and the Notice of Continuance for the above. The public hearing will be held on at 6:00 p.m., September 16, 2015, in City Council Chamber located at 3200 E. Tahquitz Canyon Way, Palm Springs.

Please feel free to contact our office if there are any questions.

Sincerely,

Kathie Hart, MMC
Chief Deputy City Clerk

/kdh

Kathie Hart

From: webcustomerservice@ontrac.com
Sent: Thursday, September 03, 2015 3:12 PM
To: Kathie Hart
Subject: OnTrac Shipment Notification

OnTrac Shipment Notification

Tracking Number:C11332500035656

Pickup Address

CITY OF PALM SPRINGS
3200 TAHQUITZ CANYON WAY
PALM SPRINGS, CA 92262

Delivery Address

MS. DEB GORDON
2073 ACACIA RD W
PALM SPRINGS, CA 92262-3617

Ship Date: 9/3/2015

Service: CAL-TRAK

Reference: CITY CLERK

To track the status of the shipment click the link:

http://www.ontrac.com/trackres.asp?tracking_number=C11332500035656

For more information please visit us at our website at <http://www.ontrac.com> or call us at 800-334-5000.

Thank you for using OnTrac!

This service message was sent to you at the request of your shipper. Should you not wish to receive service status messages in the future please notify your shipper.

This message may contain information that is considered confidential. If you received this communication message in error, please note that any dissemination or copying of this information is strictly prohibited.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Deb Gordon
 2073 Acacia Road
 Palm Springs CA
 92262

2. Article Number

(Transfer from service is

7001 0360 0002 1236 0937

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

RECEIVED

JUL 08 2015

PLANNING SERVICES
DEPARTMENT

July 1, 2015

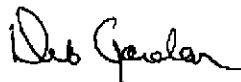
Mr. Flinn Fagg, Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Appeal of Planning Commission Decision
Case 3.3830-MAJ – Gene Autry Trail Self Storage

Dear Mr. Fagg:

This letter will serve as a formal written appeal of the City of Palm Springs Planning Commission approval of Case 3.3830-MAJ that was heard and approved on June 24, 2015. I watched the Planning Commission Hearing on television, and as a Palm Springs resident, I believe there are already too many self storage facilities in Palm Springs and this site should not be allowed to be developed as a self storage facility.

Thank you




Deb Gordon
2073 W. Acacia Road
Palm Springs, California

RECEIVED
CITY OF PALM SPRINGS
2015 JUL -8 PM 3:21
JAMES THOMPSON
CITY CLERK

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7001 0360 0002 1236 0937

OFFICIAL USE

Postage	\$	9-3-15 Postmark Here 
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

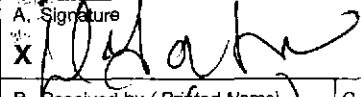
Sent To Deb Gordon
 Street, Apt. No., or PO Box No. 2013 Acacia Road
 City, State, ZIP+4 Palm Springs CA 92262
 PS Form 3800, January 2001 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Deb Gordon
2013 Acacia Road
Palm Springs CA
92262

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent Addressee
 B. Received by (Printed Name) D. Gordon C. Date of Delivery 9-3-15
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7001 0360 0002 1236 0937