



CITY COUNCIL STAFF REPORT

DATE: March 7, 2012 PUBLIC HEARING

SUBJECT: AN APPEAL OF THE RESCISSION OF THE MEDICAL CANNABIS COOPERATIVE / COLLECTIVE REGULATORY PERMIT FOR "CANNAHELP CORPORATION" (CASE MC 09-001) AT 505 INDUSTRIAL PLACE; ZONE C-M (COMMERCIAL-MANUFACTURING); SECTION 23.

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

The City Council will consider an appeal by Stacy Hochanadel of Cannahelp Corporation, seeking to overturn the action of the City Manager to revoke the medical cannabis collective / cooperative regulatory permit for Cannahelp Corporation, at 505 Industrial Place. The City Manager notified the appellant on February 2, 2012 that its regulatory permit to operate a medical cannabis collective / cooperative at 505 Industrial Place was revoked because it had ceased operations for longer than ninety (90) days.

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 ACTION OF THE CITY MANAGER REVOKING THE MEDICAL CANNABIS COOPERATIVE / COLLECTIVE REGULATORY PERMIT FOR CANNAHELP CORPORATION, AT 505 INDUSTRIAL PLACE AND ESTABLISHING THAT RESOLUTION 22666 OF THE CITY COUNCIL OF PALM SPRINGS, CALIFORNIA GRANTING THE ORIGINAL PERMIT TO CANNAHELP CORPORATION IS NO LONGER IN EFFECT."

PRIOR ACTIONS:

On February 3, 2010, the City Council awarded a medical cannabis cooperative / collective regulatory permit to Cannahelp Corporation at 505 Industrial Place via Resolution 22666.

On March 4, 2010, the City Building & Safety Official ordered the entire building at 505 Industrial Place vacated and shut down due to illegal construction and hazardous electrical

conditions caused by work performed by Cannahelp without building permits.

On April 7, 2010, the City Council reviewed Cannahelp Corporation's regulatory permit for possible rescission due to improper tenant improvements performed without building permits and cultivation of significant amounts of cannabis on the premises prior to issuance of its certificate of occupancy. The Council voted 3-2 (Mills, Weigel opposing) to not rescind the permit.

On May 10, 2010, the City issued the Certificate of Occupancy (C of O) for Cannahelp Corporation to occupy the office and retail part of its tenant space at 505 Industrial Place.

On September 28, 2010, the City issued the C of O for Cannahelp Corporation to occupy the cultivation rooms portion of its tenant space at 505 Industrial Place.

On October 5, 2011, Cannahelp Corporation closed its operation at 505 Industrial Place.

On December 21, 2011, the City received an application to amend the medical cannabis regulatory permit for Cannahelp Corporation, changing the address associated with the permit from 505 Industrial Place to 913 Crossley Road. No action has been taken on this application.

On February 2, 2012, the City Manager notified Cannahelp Corporation that its medical cannabis regulatory permit was being revoked.

On February 6, 2012, the City received a letter from Cannahelp Corporation appealing the action of the City Manager to the City Council.

On February 23, 2012 the City received a supplemental letter from Cannahelp Corporation setting forth the basis for the appeal claim.

BACKGROUND AND SETTING

Cannahelp Corporation was established as one of the first three medical cannabis regulatory permit holders under Zoning Code Section 93.23.15 (formerly 93.22.00). As noted above, Cannahelp Corporation received its certificate of occupancy ("C of O") on May 20, 2010.

Pursuant to Zoning Code Section 93.23.15 (L)(4)(A) and 93.23.15 (L)(4)(B) a medical cannabis regulatory permit may be revoked if the cooperative or collective operations cease for more than ninety (90) calendar days. As noted in the City Manager's letter dated February 2, 2012, Cannahelp Corporation was closed as of October 5, 2011.

APPEAL AND STAFF ANALYSIS:

Appeals are processed in accordance with Municipal Code Section 2.05 (*"Appeal to City Council"*). Pursuant to Section 2.05.030; *"A person aggrieved by an action taken by an administrative officer or administrative agency of the city may appeal the action to the city council, if the action is made appealable by applicable provision of the Palm Springs Municipal*

Code or other city ordinance,....”

Pursuant to Zoning Code Section 93.23.15 (L)(5), the decision of the City Manager is appealable.

“Any decision regarding the approval, conditional approval, denial, or revocation of a regulatory permit may be appealed to the City Council. Said appeal shall be made by a notice of appeal from the person appealing within thirty (30) days from the date of the decision. The appeal shall be accompanied by a fee, which shall be established by resolution of the City Council amended from time to time, and a written, verified declaration setting forth the basis for the claim that the permit was improperly approved, denied, conditioned or revoked. Filing of an appeal shall suspend the issuance of all regulatory permits until action is taken on the appeal.”

Cannahelp Corporation gave no explanation or grounds for its appeal in its letter date stamped February 6, 2012 but provided a supplemental letter on February 23, 2012. In this letter Cannahelp states that the controller assigned to make rental payments failed to do so and thus Cannahelp was evicted from 505 Industrial Place. In its February 23, 2012 letter, Cannahelp Corporation provides a narrative that outlines its efforts to find a new space to lease. It further notes that it submitted an application on December 21, 2011 to amend its cannabis permit to change the address from 505 Industrial Place to 913 Crossley Road (77 days after the closure of the business on October 5, 2011).

News reports on October 5, 2011 noted Cannahelp Corporation was evicted because it owed money for back rent and for costs associated with construction of the tenant improvements in the building.

Pursuant to Zoning Code section 93.23.15 (L)(4)(A and B) 4.(“:Enforcement”)

“...The City Manager may revoke a medical marijuana regulatory permit if any of the following, singularly or in combination, occur:

- a. The City Manager determines that the cooperative or collective has failed to comply with this Section, any condition or approval, or any agreement or covenant as required pursuant to this Section; or*
- b. Operations cease for more than 90 calendar days, including during change of ownership proceedings;...”*

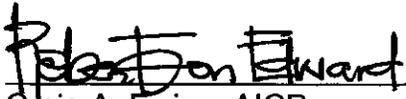
As noted above, Cannahelp ceased operations for more than ninety (90) days, from October 5, 2011 through the present time and thus the City Manager notified Cannahelp that its medical cannabis regulatory permit was revoked.

In considering the appeal by Cannahelp, the council by its decision may reverse, modify or affirm the administrative action taken as it deems necessary and appropriate.

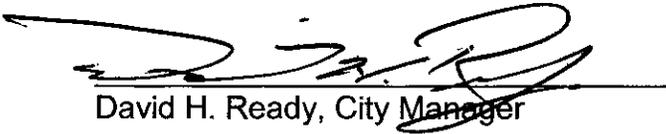
NOTIFICATION

Notice of the scheduling of this appeal hearing was provided via written letter to the appellant on February 23, 2012.

FISCAL IMPACT: No fiscal impact.


For Craig A. Ewing, AICP
Director of Planning Services


Thomas Wilson, Assistant City Manager


David H. Ready, City Manager

Attachments:

1. Vicinity Map
2. Draft resolution
3. Ready to Hochanadel letter dated February 2, 2012
4. Appeal letter date stamped February 6, 2012 and supplemental letter dated February 23, 2012.
5. News articles dated October 5, and October 6, 2011
6. Proof of notice of hearing to Appellant



City of Palm Springs

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

3200 East Tahquitz Canyon Way, Palm Springs CA 92262
Tel 760.322.8350 • Fax 760.323.8207 • TDD 760.864.9527
David.Ready@palmspringsca.gov • www.palmspringsca.gov

February 2, 2012

ps.cannahelp@gmail.com

Stacy Hochanadel, President
Cannahelp Corp
666 Vista Oro Road
Palm Springs, CA 92264

Re: Revocation of Medical Marijuana Regulatory Permit

Dear Mr. Hochanadel:

You are the operator of a medical cannabis cooperative or collective in the City, specifically the one referred to as "Cannahelp." The operation of medical cannabis cooperatives/collectives are subject to the Palm Springs Municipal Code ("PSMC"), specifically section 93.23.15 of the zoning code ("PSZC"). The purpose of this letter is to notify you of the revocation of your regulatory permit as a cannabis cooperative or collective.

A medical cannabis regulatory permit may be revoked if the cooperative or collective has failed to comply with the PSZC, or if operations cease for more than ninety (90) calendar days. (PSZC §§ 93.23.15(L)(4)(A); 93.23.15(L)(4)(B)).

Your originally permitted cannabis cooperative or collective, Cannahelp, located at 505 East Industrial Place, Suite A, was closed as of October 5, 2011. Because Cannahelp no longer operates from the address listed in its regulatory permit, and has ceased operations at that location for more than ninety (90) calendar days, Cannahelp is no longer in compliance with the conditions of its regulatory permit.

Should you wish to contest this decision, you must properly file a written letter of appeal to the City Council within 30 calendar days of the date of this correspondence in accordance with the procedures listed in PSZC section 93.23.15(L)(5). Pursuant to PSMC section 2.05.030, your appeal shall be filed with the City Clerk and shall be accompanied by a deposit toward the City's cost to process your appeal, in the amount of \$750.00, as adopted by City Council Resolution No. 22458.

Sincerely,

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



913 Crossley Road
Palm Springs CA, 92264
Office 760 327-2504

RECEIVED
CITY OF PALM SPRINGS

2012 FEB -6 PM 4: 21

JAMES THOMPSON
CITY CLERK

Dear Mr. Thompson

I am writing this letter today to contest the revocation of Cannahelp's regulatory Permit .

I wish to appeal this to the city council at the next available meeting.

Thank You for your time.

Sincerely

Stacy Hochanadel

DUPLICATE RECEIPT
CITY OF PALM SPRINGS

RECVD BY: CR 01000047904
PAYOR: LARRY HOCHANADEL CO
TODAY'S DATE: 02/06/12
REGISTER DATE: 02/06/12 TIME: 16:27

DESCRIPTION	AMOUNT
OTHER CHARGES SVCS	\$750.00
CUST ID: DEPOSIT ON APPEAL OF RE	

TOTAL DUE: \$750.00

CHECK PAID: \$750.00
CHECK NO: 14200
TENDERED: \$750.00
CHANGE: \$.00

RECEIVED
CITY OF PALM SPRINGS
2012 FEB 23 PM 2:01

Cannahelp Collective

913 Crossley Rd.

JAMES THOMPSON
CITY CLERK

Palm Springs CA. 92264

City of Palm Springs
Department of Planning
3200 Tahquitz Canyon
Palm Springs Ca. 92262

February 23, 2012

Attention Ken Lyon, Associate Planner

RE; APPEAL Cannahelp Revocation of Medical Marijuana Regulatory Permit

Dear Mr. Lyon,

As you know Cannahelp was forced out of 505 Industrial Place approx... October 5, 2011.

Cannahelp had a lender that was totally in control of funds with a controller, the controller failed to pay rent to landlord and Cannahelp was evicted. We then had a meeting with Doug Holland and Craig Ewing to discuss our options. At that meeting we discussed a concern one building owner Ralph Comber had, he wanted to have the city give him a letter that he would not be in jeopardy of losing his property if he rented to

Cannahelp. The City could not do that. At this meeting Craig Ewing told us that the 90 day window was running to have the application filed, we had it filed in 77 days. Cannahelp at that time had Steve Lyle as a broker and was in negotiations for a new location on Gene Autry.

This went back and forth for 3 to 4 weeks one of the building owners was out of the country, when he returned he said no. We spoke to Mr. Comber about the building he had for lease at 2071 Executive Dr. this location we felt was not safe

but this was still an option of last resort. We contacted broker Dick Baxley and looked at a site north side of I-10 but it was within 1000 ft. of another collective. At the same meeting with Dick we found a building on the south side of I-10 on Garnet Rd. the old BLM and American Cab building. Dick contacted the owner and he was interested in leasing to Cannahelp but was going to New York and would give us an answer when he returned in two weeks. His answer was no lease but would sell the building for \$1.1 million. More time lost. We looked at a building 491 Sunny Dunes, Dave Lyons owner, he had to think about it, his answer was no, one more week gone. We spoke to John Stiles to look at a building on Alejo this was where the school district was moving out of. John's concern was this is city owned property and it would take a long time to get approvals and not fit in to the 90 day window to file. On 12/10/11 we found a building at 913 Crossly Rd. (Noia Building) we contacted the owner Mr. Noia and he was more than happy to lease to Cannahelp. Mr. Noia had to go for treatments in Los Angeles and would draft a lease when he returned. We received and signed the lease 12/20/11. Now we could file the application which we did on 12/21/11 - 77 days from the closing of the old location. We could not file the application without a new address and a signed lease or intent to lease. We have paid \$24,000 to date in lease payments and are due to pay \$12,000 more. As of 2/23/12 it has been 65 days since we filed the application and have been waiting to get on the agenda for a change of address. Now we face Revocation of our regulatory permit for being closed for 90 calendar days. We have learned we are tentatively scheduled for the March 21 meeting of the City Council. This will add 28 more days. We request the City Council to overturn the City Managers decision for the revocation of Cannahelps Regulatory permit.

Thank you for your help in this matter

Stacy Hochanadel

CC: Steve Pougnet - Ginny Foat - Chris Mills - Paul Lewin - Rick Hutcheson

David Ready– Craig Ewing – Doug Holland

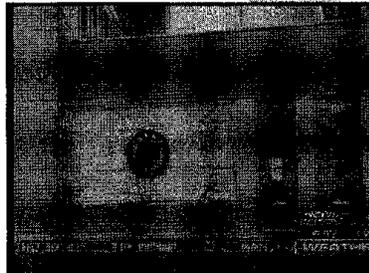
KESQ.com

Cannahelp Evicted By Palm Springs Landlord

Building Owner Claims Medical Marijuana Facility Owner Owed Thousands

By [Erik Sandoval](#), iReporter and Digital Content Director
POSTED: 2:13 pm PDT October 5, 2011

ENLARGE



Palm Springs City Councilmembers agreed to keep Cannahelp open, and opened the possibility of a third facility to open.

PALM SPRINGS, Calif. -- One of the pioneering medical marijuana facilities in the Coachella Valley was evicted from its Palm Springs location on Wednesday, according to the building's owner.

Cannahelp's owner Stacy Hohanadel got the news from his landlord Michael Rice, who told News Channel 3 Hohanadel owed back rent nearing \$60,000.

Rice also said Hohanadel owed money from the construction of his Cannahelp storefront, which faced many delays after the Palm Springs City Council approved his organization as one of the first two in the city to operate a legal medical marijuana facility.

KESQ was unable to contact Hohanadel, but the manager of the business said Cannahelp was turning into a mail order delivery service that customers can access online.

The website reads, "While Cannahelp moves to a new home, we will be serving our member's medical needs by DELIVERY ONLY! Please place your order online by selecting your medication through the menu tab or simply call us at 760-327-2504."

Hohanadel's efforts to establish some kind of medical marijuana dispensary have lasted years in the Coachella Valley.

11

He began his efforts in Palm Desert, and was arrested in 2006 after officers searched his business and found him selling marijuana illegally.

In 2008, Riverside County Superior Court Judge David Downing ruled that a search warrant used to raid the Palm Desert dispensary was flawed because sheriff's investigator had not been trained to handle medical marijuana cases.

The sheriff's department alleged the dispensary violated the state's medical marijuana law because it was allegedly turning a profit.

In August 2009, a three-judge panel of the 4th District Court of Appeal in San Diego unanimously ruled that Downing wrongly threw out the search warrant, and the Riverside County District Attorney's Office resumed the prosecution in late January 2010.

The case had its first day in court in April, 2011, but was delayed by a judge for an unknown amount of time.

Previous Stories:

- June 15, 2011: [Palm Springs Considers Medical Marijuana Tax](#)
- April 4, 2011: [Palm Springs Marijuana Dispensary Owner Goes To Trial](#)
- December 2, 2010: [Trial Date Set For Medical Marijuana Dispensary Owner](#)
- October 29, 2010: [INSIDE STORY: Highs and Lows of Medical Marijuana](#)
- October 29, 2010: [ONLY ON 3: Highs And Lows Of Medical Marijuana](#)
- October 13, 2010: [Palm Springs Marijuana Dispensary Reopens After Raid](#)
- October 5, 2010: [California Decriminalizes Possession Of Small Amount Of Marijuana](#)
- May 20, 2010: [Cannabis Dispensaries Opening In Palm Springs](#)
- April 7, 2010: [Pot Dispensary Could Lose License Tonight](#)
- March 5, 2010: [Marijuana Dispensary Hit By Code Enforcement](#)
- February 22, 2010: [Medical Marijuana Dispensary Owner Back In Court](#)
- January 20, 2010: [Palm Springs To Mull Over Marijuana](#)
- September 26, 2007: [Cannahelp Owner Due In Court Wednesday](#)

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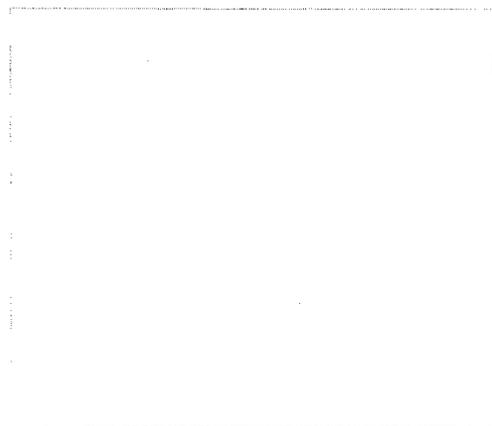
CannaHelp Marijuana Dispensary Evicted

Reported by: KPSP Local 2 News

Email: news@kpsplocal2.com

Published: 10/06/2011 6:06 pm

Updated: 10/07/2011 9:05 am



A sanctioned marijuana dispensary in Palm Springs has been forced to close its doors, unable to make rent payments.

Stacy Hochanadel owns the CannaHelp Collective on Industrial Place. It's one of three marijuana dispensaries approved by the city.

Hochanadel says his business has been struggling for three years and the biggest challenge has been competition from illegal pot collectives.

"They keep popping up in a rapid fashion. In August alone, we had ten collectives pop up in Palm Springs," said Hochanadel, adding that "the city requires us to grow on site; these other collectives don't."

And that's why he rented 8,000 square feet, just for growing space.

The owner of the building Hochanadel was using, Michael Rice, said Hochanadel was evicted because he was months behind on rent payments. Rent and other loan payments usually added up to about \$20,000 for Hochanadel.

Customers say the closure is an inconvenience.

"I have a lot of arthritis," said Stephen Beercheck. Beercheck hurt his back playing volleyball about 6 years ago.

He said he has tried therapy and prescription drugs but has found marijuana to be a big help.

"It relaxes you and you forget the pain is even there," said Beercheck. "But now I don't know where I'll go."

For now, CannaHelp will be operating as a delivery-only service. The collective is in negotiations to move to a new location.

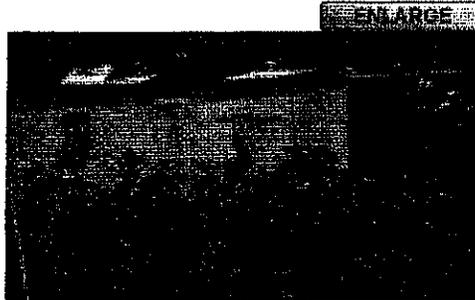
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KESQ.com

CannaHelp Owner Pleads Guilty To Fraudulent Business Practices

Stacy Hochanadel Asked Judge To Drop Felony Charges

POSTED: 4:08 pm PST February 6, 2012



Row after row of marijuana plants once grown at the CannaHelp location in Palm Springs.

INDIO, Calif. -- A Palm Springs medical marijuana dispensary owner pleaded guilty today to a misdemeanor charge.

Stacy Robert Hochanadel, owner of CannaHelp in Palm Springs, pleaded guilty to the unfair competition or unlawful or fraudulent business practices count as trial proceedings were scheduled to get under way at the Larson Justice Center in Indio.

Deputy District Attorney Anthony Fimbres asked that felony charges of possession of marijuana for sale, transport and sale of marijuana and keeping a place to sell controlled substances be dropped in light of the plea.

Hochanadel, who was arrested in December 2006, is free on his own recognizance pending sentencing, which is set for March 23 before Superior Court Judge James S. Hawkins.

Attorneys could not be immediately reached regarding what Hochanadel's sentence would be.

In 2008, Riverside County Superior Court Judge David Downing ruled that a search warrant used to raid the defendant's Palm Desert dispensary was flawed because sheriff's Investigator Robert Garcia had not been trained to handle medical marijuana cases.

The sheriff's department alleged the dispensary violated the state's medical marijuana law because it was turning a profit.

In August 2009, a three-judge panel of the 4th District Court of Appeal in San Diego unanimously ruled that Downing wrongly threw out the search warrant, and the Riverside County District Attorney's Office resumed the prosecution in late January 2010.

Hochanadel's attorney, Ulrich McNulty, said previously that Hochanadel had a business license and an agreement with the sheriff's department, and the business was being operated transparently. Hochanadel opened CannaHelp, then known as Hempies, in September 2005.

His lease expired in September 2007, and he closed the collective following the Palm Desert City Council's decision to ban medical marijuana dispensaries. He reopened the dispensary in Palm Springs, where he has one of three permits to operate.

Previous Stories:

- October 5, 2011: [CannaHelp Evicted By Palm Springs Landlord](#)

2/6/2012

CannaHelp Owner Pleads Guilty To Fra...

- April 4, 2011: [Palm Springs Marijuana Dispensary Owner Goes To Trial](#)
- December 2, 2010: [Trial Date Set For Medical Marijuana Dispensary Owner](#)
- October 13, 2010: [Palm Springs Marijuana Dispensary Reopens After Raid](#)
- May 26, 2010: [First Licensed Medical Marijuana Dispensary Opens In Palm Springs](#)

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City of Palm Springs

Office of the City Clerk

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8204 • Fax: (760) 322-8332 • Web: www.palmsprings-ca.gov

February 23, 2012

Stacy Hochanadel, President
Cannahelp Corp.
666 Vista Oro Road
Palm Springs, CA 92264

RE: APPEAL THE CITY MANAGER'S REVOCATION OF THE MEDICAL CANNABIS COOPERATIVE/COLLECTIVE REGULATORY PERMIT FOR "CANNAHELP CORPORATION" (CASE MC 09-001).

Dear Mr. Hochanadel:

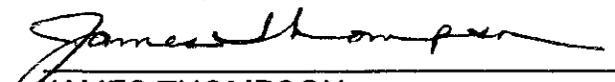
The letter serves as notification that the City Council of the City of Palm Springs will conduct a public hearing on Wednesday, March 7, 2012, to consider your appeal, pursuant to Palm Springs Zoning Code (PSZC) § 93.25.15(L)(5), for the revocation of the medical cannabis cooperative/collective regulatory permit for Cannahelp Collective. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.

The staff report and other supporting documents regarding this matter will be available for public review, on Thursday, March 1, 2012, at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m. Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

Response to this notice may be made verbally at the Appeal 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

Respectfully,
CITY OF PALM SPRINGS


JAMES THOMPSON
City Clerk

/kdh

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I am over the age of 18 and not a party to the within action; I am employed by the City of Palm Springs, a public entity, in the County of Riverside located at 3200 East Tahquitz Canyon Way, Palm Springs, California 92262.

On February 23, 2012, I served the foregoing document(s) described as

In Re Appeal of STACY HOCHANADEL for CANNAHELP CORP.

APPEAL THE CITY MANAGER'S REVOCATION OF THE MEDICAL CANNABIS COOPERATIVE/COLLECTIVE REGULATORY PERMIT FOR "CANNAHELP CORPORATION" (CASE MC 09-001).

by placing the true copies thereof enclosed in sealed envelopes addressed to the following individuals:

Stacy Hochanadel, President
Cannahelp Corp.
666 Vista Oro Road
Palm Springs, CA 92264

by placing the original a true copy thereof enclosed in sealed envelopes addressed as follows:

(BY MAIL) I placed said envelope(s) for collection and mailing, following ordinary business practices, at the business offices of Palm Springs City Hall, and addressed as shown on the attached service list, for deposit in the United States Postal Service. I am readily familiar with the practice of the City for collection and processing correspondence for mailing with the United States Postal Service, and said envelope(s) will be deposited with the United States Postal Service on said date in the ordinary course of business.

(BY ELECTRONIC MAIL) by causing the foregoing document(s) to be electronically mailed using the City's Electronic Mailing System to the individual(s) listed on the attached mailing list at: 'ps.cannahelp@gmail.com'.

(BY OVERNIGHT DELIVERY) I placed said documents in envelope(s) for collection following ordinary business practices, at the business offices of the City of Palm Springs, and addressed as shown on the attached service list, for collection and delivery to a courier authorized by _____ to receive said documents, with delivery fees provided for. I am readily familiar with the practices of the City of Palm Springs for collection and processing of documents for overnight delivery, and said envelope(s) will be deposited for receipt by _____ on said date in the ordinary course of business.

(State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

(Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made. I declare under penalty of perjury that the above is true and correct.

Executed on February 23, 2012 at Palm Springs, California.


JAMES THOMPSON, CITY CLERK
City of Palm Springs, California

Jay Thompson

From: Jay Thompson
Sent: Thursday, February 23, 2012 5:44 PM
To: 'ps.cannahelp@gmail.com'
Subject: Appeal Hearing Notice
Attachments: 2511_001.pdf

Mr. Stacy Hochanadel
Cannahelp Corp.

Attached [1 PDF File] is the Notice of Appeal Hearing. The original document(s) have been mailed to you via U.S. Mail today as well. Jay

***James Thompson, City Clerk
City of Palm Springs, California
TEL (760) 323-8204***