



CITY COUNCIL STAFF REPORT

DATE: September 22, 2010

New Business

SUBJECT: AN APPLICATION BY PALM SPRINGS UNIFIED SCHOOL DISTRICT TO CHANGE THE STREET NAMES OF CHASE PLACE, FIELD VIEW AND FOSTER VISTA TO DISTRICT CENTER DRIVE, CASE NO. 5.1238 SNC, 5.1244 SNC & 5.1245 SNC.

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

Palm Springs Unified School District (PSUSD or the District) has submitted a petition to change three street names: Chase Place, Field View and Foster Vista to District Center Drive. All three streets are unimproved and located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project.

RECOMMENDATION:

Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A STREET NAME CHANGE OF CHASE PLACE TO DISTRICT CENTER DRIVE."

Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A STREET NAME CHANGE OF FIELD VIEW TO DISTRICT CENTER DRIVE."

Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A STREET NAME CHANGE OF FOSTER VISTA TO DISTRICT CENTER DRIVE."

PRIOR ACTIONS:

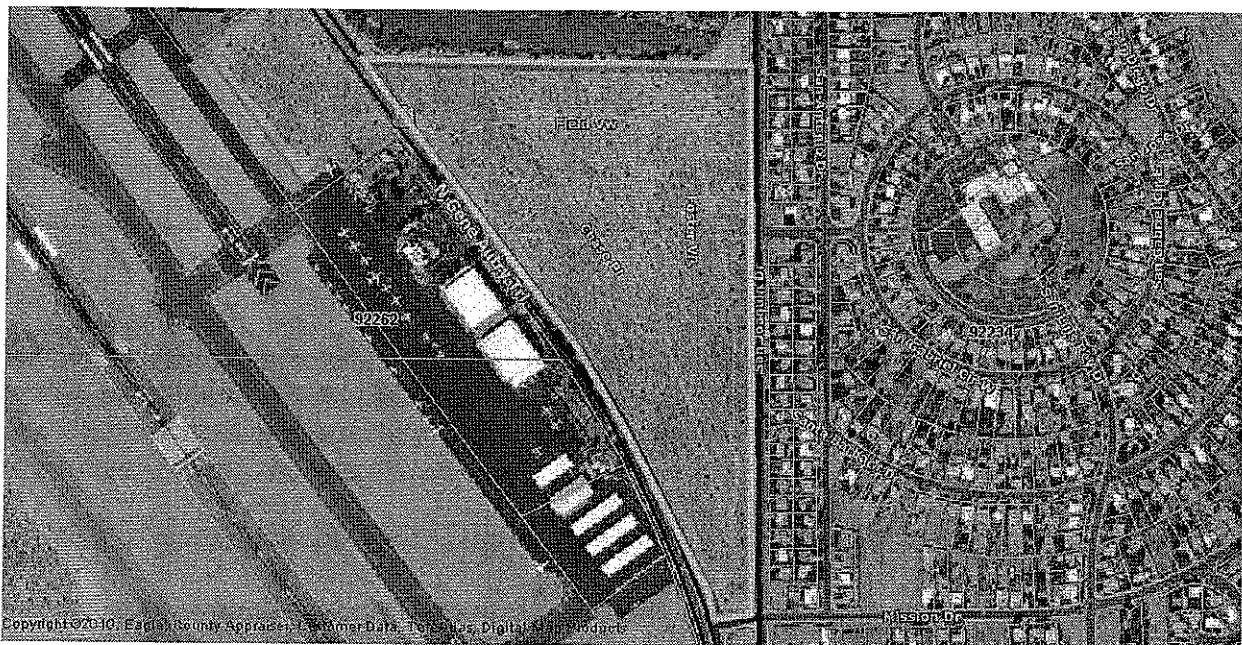
On April 28, 2010, the Planning Commission adopted a resolution of intention to change Chase Place, Field View and Foster Vista.

ITEM NO. 5.A.

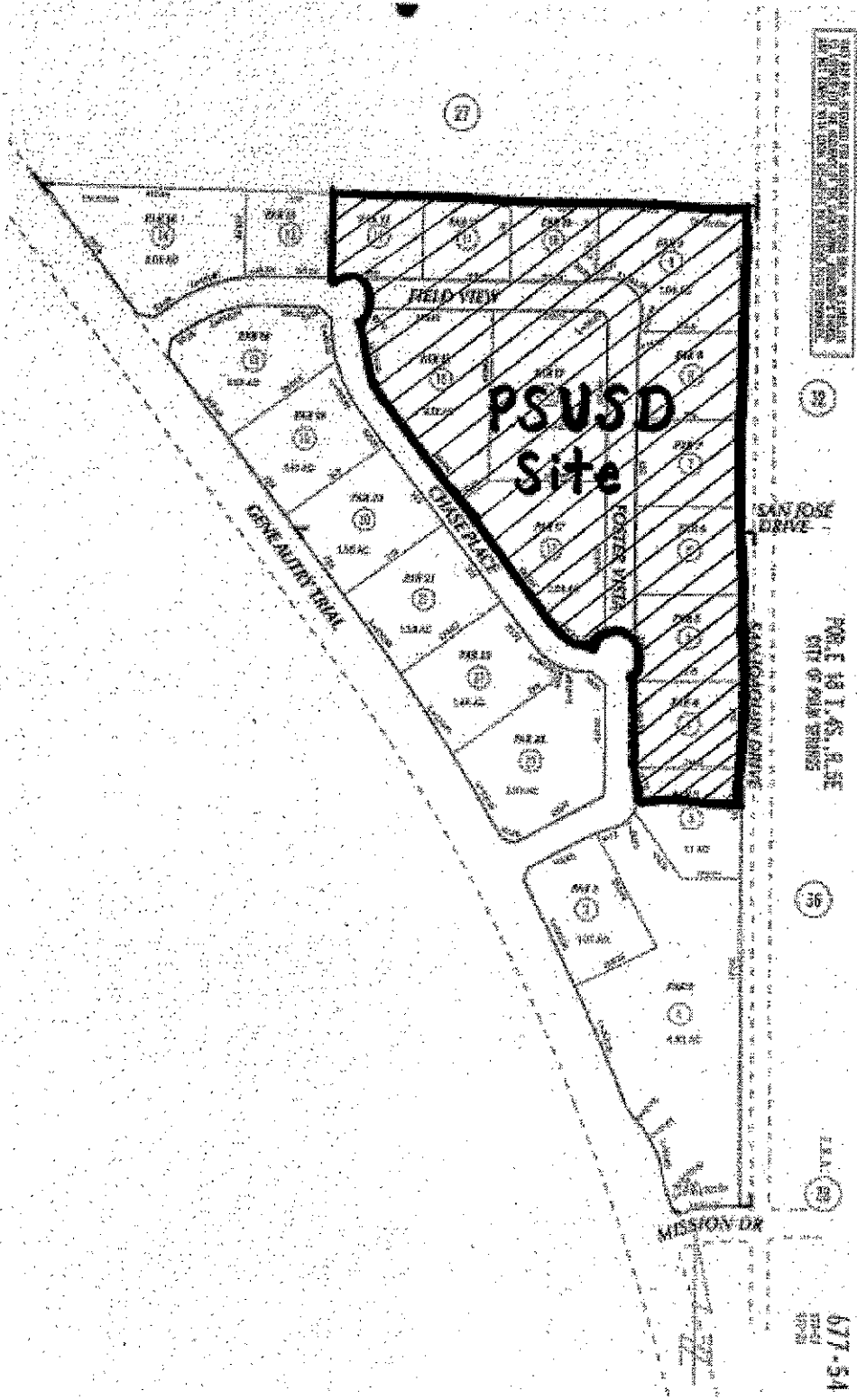
On June 23, 2010, the Planning Commission reviewed and recommended approval to the City Council by a vote of 7-0.

BACKGROUND:

Staff received three name change requests from the PSUSD for three streets within a vacant industrial tract that is located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project. The three streets – Chase Place, Field View and Foster Vista – were created as part of an industrial subdivision that was recorded in 2002 and have not been improved as of yet.



This request is in conjunction with the PSUSD's proposed development in this 41.58-acre tract. PSUSD owns approximately 20 acres in the northeastern portion of the industrial subdivision and is proposing to develop approximately 12.3 acres of the site (see next page). The development will provide facilities for virtually all maintenance and operations functions for the District. Shops, offices, warehousing, food service production facilities, fleet storage and vehicle maintenance shops, and both outdoor and indoor storage and warehousing needs are included.



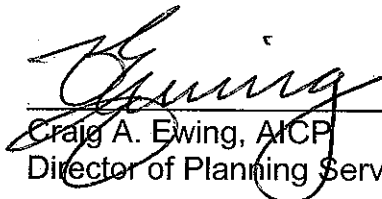
STAFF ANALYSIS:

The process of changing a street's name is governed by Chapter 14.08 of the Palm Springs Municipal Code (PSMC). This chapter requires a petition signed by adjacent property owners, a resolution of intention to change the street name, a publication in a newspaper, and a posting on the said street(s), prior to Planning Commission recommendation and City Council action. Alternatively, the Planning Commission may, for any reason it deems in the public interest and necessity, recommend to the City Council that a street name be changed without complying with the above-mentioned process.

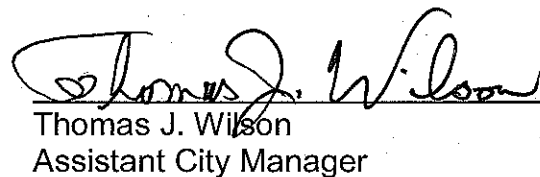
The Planning Commission determined that the requested street name, District Center Drive, is relative to the Palm Springs Unified School District's new Operation Center, and it will be in the public interest to rename the three streets for ease of access and way finding. The Commission and staff recommend that the City Council adopt the attached resolutions and change Chase Place, Field View and Foster Vista to District Center Drive.

FISCAL IMPACT:

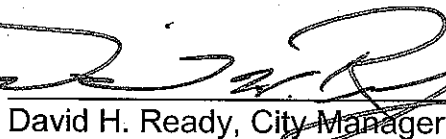
No fiscal impact.



Craig A. Ewing, AICP
Director of Planning Services



Thomas J. Wilson
Assistant City Manager



David H. Ready, City Manager

Attachments:

1. Letter of Request
2. Draft Resolutions (3)
3. Planning Commission Staff Report dated 6/23/10
4. Planning Commission Minutes dated 6/23/10 (excerpt)

Palm Springs



UNIFIED SCHOOL DISTRICT

FACILITIES PLANNING & DEVELOPMENT
980 E. TAHQUITZ CANYON WAY, SUITE 202
PALM SPRINGS, CA 92262
(760) 416-6117
(760) 416-6114

JULIE ARTHUR, EXECUTIVE DIRECTOR
(760) 416-6113

February 11, 2010

Mr. Craig Ewing
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92263

Re: Street Name Change

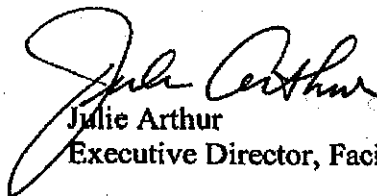
Dear Mr. Ewing,

The Palm Springs Unified School District is working on a project, Case No. 3.3398 – MAJ located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena Project at "150 Chase Place". The district is proposing a street name change from "Chase Place" to "District Center Drive".

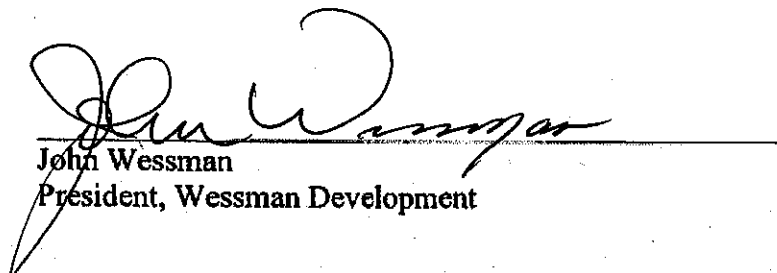
Per city regulations, at least 60% of the property owners of the lineal frontage abutting the street affected must agree to the change. The only other property owner, Mr. John Wessman, concurs with the change and has signed this letter in his support.

Attached to this letter is a check in the amount of \$2,177.00 for the administration fees for this transaction. Should you have any questions or comments please let me know.

Sincerely,



Julie Arthur
Executive Director, Facilities Planning and Development



John Wessman
President, Wessman Development

5.1238 SNC
RECEIVED

FEB 18 2010

PLANNING SERVICES
DEPARTMENT

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A STREET NAME CHANGE OF CHASE PLACE TO DISTRICT CENTER DRIVE.

WHEREAS, Palm Springs Unified School District ("Applicant") has filed an application (Case No. 5.1238 SNC) with the City pursuant to Chapter 14.08 of the Municipal Code for a street name change of Chase Place to District Center Drive; and

WHEREAS, on April 28, 2010, a review of the application was held by the Planning Commission and a resolution of intention was adopted in accordance with the applicable law; and

WHEREAS, all property owners have agreed to and requested the said street name change request recommended to the City Council by the Planning Commission pursuant to Palm Springs Municipal Code §14.08.110; and

WHEREAS, on June 23, 2010, the Planning Commission held a public hearing for said street name change and recommended approval to the City Council; and

WHEREAS, the proposed project is not considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence presented in connection with the review of the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be Exempt per Section 15061(b)(3)(General Rule). The project has no possibility of causing a significant effect on the environment.

Section 2. The street name District Center Drive is relative to the Palm Springs Unified School District's Operation Center, which will be fronting a large portion of the street in the industrial tract. Therefore, it will be in the public interest to rename the three streets for ease of access and way finding.

Section 3. Pursuant to California Government Code Section 34092, the City Clerk is hereby directed to forward a copy of this Resolution to the Riverside County Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED THAT, based upon the foregoing, the City Council hereby approves changing the street name of Chase Place to District Center Drive.

ADOPTED THIS 22nd day of September, 2010.

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 _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PALM SPRINGS, CALIFORNIA, APPROVING A STREET
NAME CHANGE OF FIELD VIEW TO DISTRICT CENTER
DRIVE.

WHEREAS, Palm Springs Unified School District ("Applicant") has filed an application (Case No. 5.1244 SNC) with the City pursuant to Chapter 14.08 of the Municipal Code for a street name change of Field View to District Center Drive; and

WHEREAS, on April 28, 2010, a review of the application was held by the Planning Commission and a resolution of intention was adopted in accordance with the applicable law; and

WHEREAS, all property owners have agreed to and requested the said street name change request recommended to the City Council by the Planning Commission pursuant to Palm Springs Municipal Code §14.08.110; and

WHEREAS, on June 23, 2010, the Planning Commission held a public hearing for said street name change and recommended approval to the City Council; and

WHEREAS, the proposed project is not considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence presented in connection with the review of the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be Exempt per Section 15061(b)(3)(General Rule). The project has no possibility of causing a significant effect on the environment.

Section 2. The street name District Center Drive is relative to the Palm Springs Unified School District's Operation Center, which will be fronting a large portion of the street in the industrial tract. Therefore, it will be in the public interest to rename the three streets for ease of access and way finding.

Section 3. Pursuant to California Government Code Section 34092, the City Clerk is hereby directed to forward a copy of this Resolution to the Riverside County

Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED THAT, based upon the foregoing, the City Council hereby approves changing the street name of Field View to District Center Drive.

ADOPTED THIS 22nd day of September, 2010.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

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

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AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A STREET NAME CHANGE OF FOSTER VISTA TO DISTRICT CENTER DRIVE.

WHEREAS, Palm Springs Unified School District ("Applicant") has filed an application (Case No. 5.1244 SNC) with the City pursuant to Chapter 14.08 of the Municipal Code for a street name change of Foster Vista to District Center Drive; and

WHEREAS, on April 28, 2010, a review of the application was held by the Planning Commission and a resolution of intention was adopted in accordance with the applicable law; and

WHEREAS, all property owners have agreed to and requested the said street name change request recommended to the City Council by the Planning Commission pursuant to Palm Springs Municipal Code §14.08.110; and

WHEREAS, on June 23, 2010, the Planning Commission held a public hearing for said street name change and recommended approval to the City Council; and

WHEREAS, the proposed project is not considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence presented in connection with the review of the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be Exempt per Section 15061(b)(3)(General Rule). The project has no possibility of causing a significant effect on the environment.

Section 2. The street name District Center Drive is relative to the Palm Springs Unified School District's Operation Center, which will be fronting a large portion of the street in the industrial tract. Therefore, it will be in the public interest to rename the three streets for ease of access and way finding.

Section 3. Pursuant to California Government Code Section 34092, the City Clerk is hereby directed to forward a copy of this Resolution to the Riverside County

Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED THAT, based upon the foregoing, the City Council hereby approves changing the street name of Foster Vista to District Center Drive.

ADOPTED THIS 22nd day of September, 2010.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

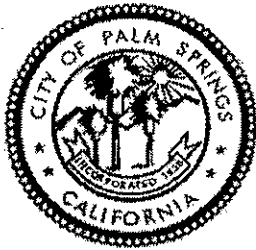
CERTIFICATION

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

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AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California



Planning Commission Staff Report

Date: June 23, 2010

Case No.: 5.1238 SNC, 5.1244 SNC & 5.1245 SNC

Type: Street Name Change

Location: Three streets – Chase Place, Field View & Foster Vista – located in an undeveloped industrial tract that is between Gene Autry Trail, San Joaquin Drive, Mission Drive and the Escena Development

Applicant: Palm Springs Unified School District

General Plan: Local Streets

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

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION:

The proposed request by the Palm Springs Unified School District is to change three street names: Chase Place, Field View and Foster Vista to District Center Drive. All three streets are unimproved and located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project.

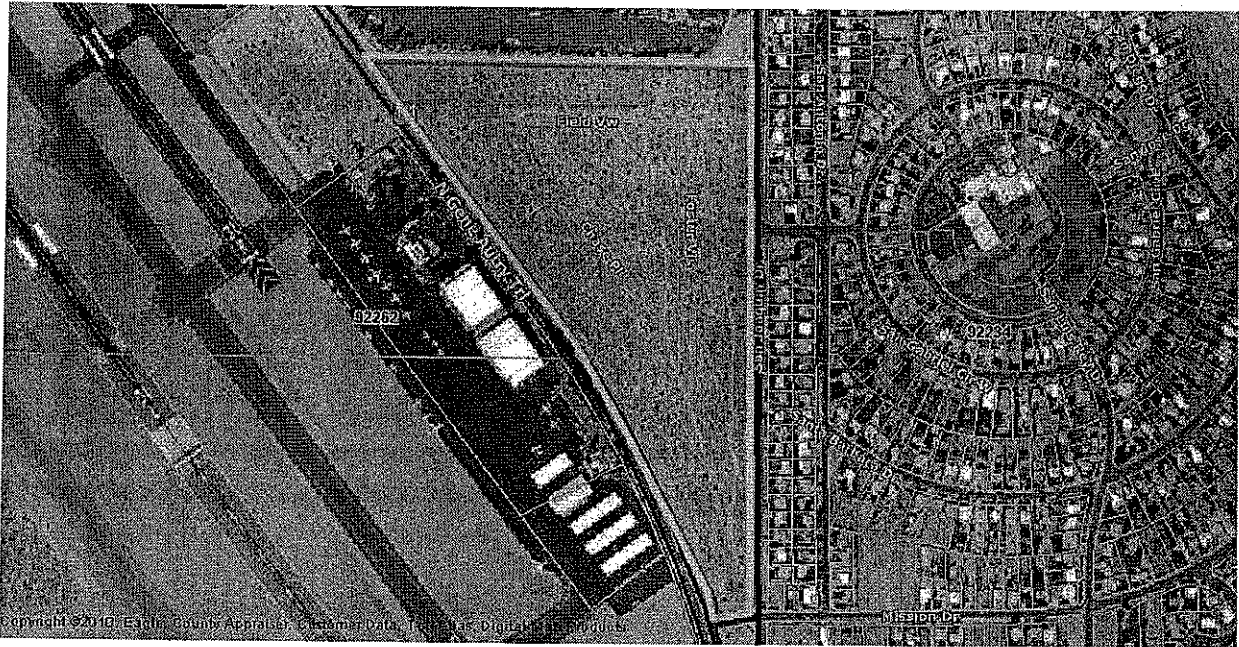
RECOMMENDATION:

That the Planning Commission recommend approval to the City Council the adoption of three street name changes: Chase Place, Field View and Foster Vista, to District Center Drive.

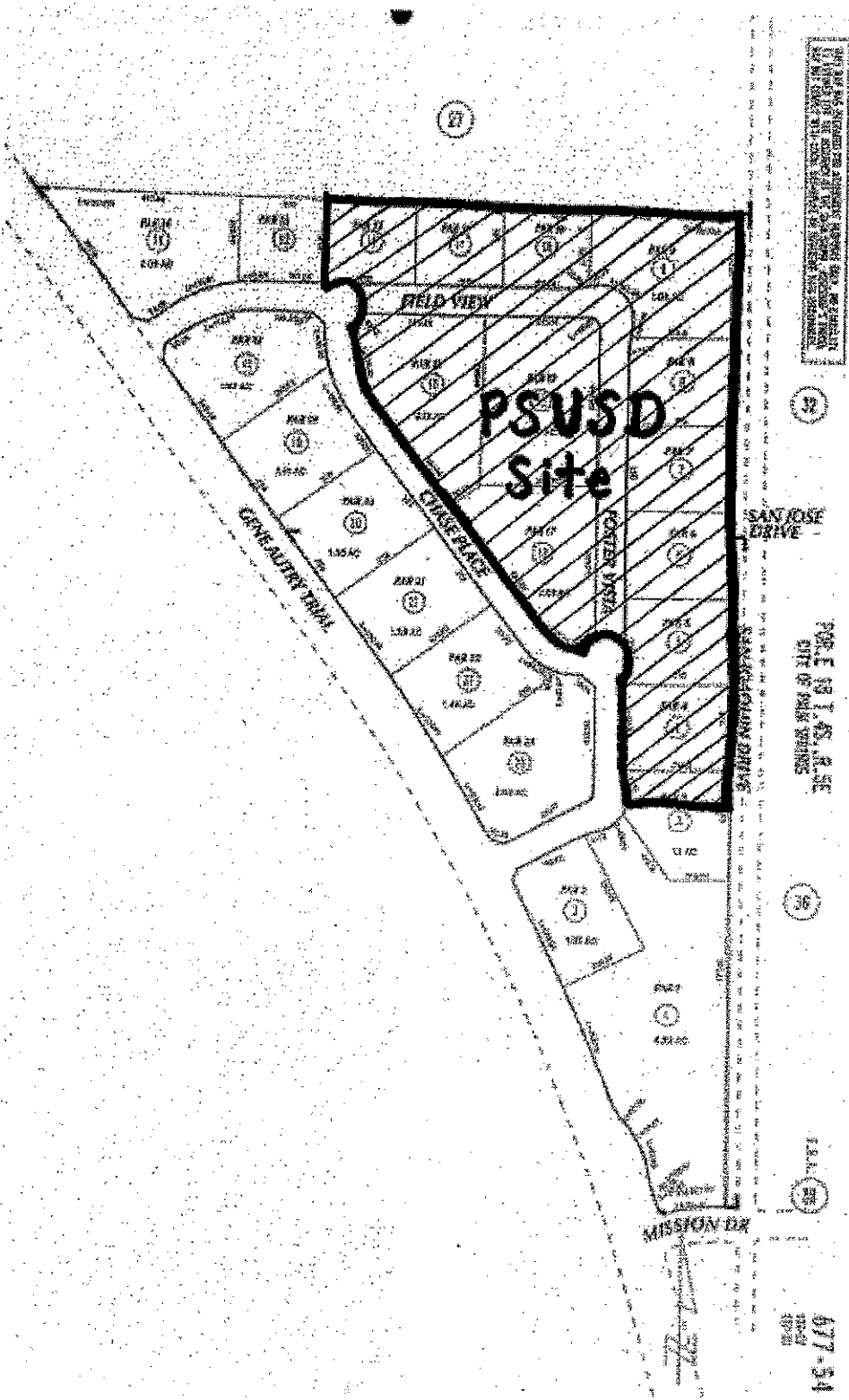
BACKGROUND:

Staff received three name change requests from the Palm Springs Unified School District (PSUSD) for three streets within a vacant industrial tract that is located east of Gene Autry Trail, north of Mission Drive, west of San Joaquin Drive and south of the Escena project. The three streets – Chase Place, Field View and Foster Vista – were

created as part of an industrial subdivision that was recorded in 2002 and have not been improved as of yet.



This request is in conjunction with the PSUSD's proposed development in this 41.58-acre tract. PSUSD owns approximately 20 acres in the northeastern portion of the industrial subdivision and is proposing to develop approximately 12.3 acres of the site (see next page). The development will provide facilities for virtually all maintenance and operations functions for the District. Shops, offices, warehousing, food service production facilities, fleet storage and vehicle maintenance shops, and both outdoor and indoor storage and warehousing needs are included.



ANALYSIS:

The process of changing a street's name is governed by Chapter 14.08 of the Palm Springs Municipal Code (PSMC). This chapter requires a petition signed by adjacent property owners, a resolution of intention to change the street name, a publication in a newspaper, and a posting on the said street(s), prior to Planning Commission recommendation and City Council action.

Pursuant to Section 14.08.110 of the PSMC, the Planning Commission may, for any reason it deems in the public interest and necessity, recommend to the City Council that a street name be changed. The recommendation may be made without complying with the above-mentioned process.

The only two property owners abutting the three streets have authorized the street name change requests. None of the said streets have been improved and none of street signs have been installed. Therefore, staff recommends that the Commission make a recommendation to the City Council that the street names be changed.

REQUIRED FINDING:

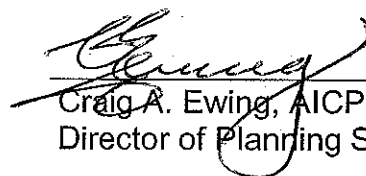
Prior to recommending approval to the Council, the Planning Commission must find that the said request is in the public interest and necessity. The street name requested – District Center Drive – is relative to the School District's Operation Center, which will be fronting a large portion of the street in the industrial tract. Therefore, staff believes it will be in the public interest to rename the three streets for ease of access and way finding.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be Exempt per Section 15061(b)(3)(General Rule). The project has no possibility of causing a significant effect on the environment.



David A. Newell
Associate Planner



Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- Letter of Request
- Draft Resolution
- PSMC Chapter 14.08 - "Street Name Changes"
- Posting of Resolution of Intention

- ~~1C. Case 5.0421 PD 185 AMND - A request by Desert Regional Hospital for a new 291 space parking lot (Parking Lot "G") with solar carports, landscaping and fencing located at 288 Mel Avenue, Zone R-3, Section 11. (Project Planner: Glenn Mlaker, AICP, Assistant Planner)~~

~~Approved, as part of the Consent Calendar.~~

2. PUBLIC HEARINGS:

- 2A. Case 5.1238 SNC / 5.1244 SNC / 5.1245 SNC - A request by the Palm Springs Unified School District to change three street names: Chase Place, Field View & Foster Vista to District Center Drive. (Project Planner: David A. Newell, Associate Planner)**

David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 23, 2010.

Chair Cohen opened the public hearing; and with no appearances coming forward public comments was closed.

M/S/C (Bill Scott/Vice Chair Caffery, 7-0) To recommend approval to the City Council.

- ~~2B. Case 5.1241 CUP / 6.521 VAR - An application by Travis Companies, Inc., on behalf of Von's (A Safeway Company) for a Conditional Use Permit to construct a gasoline service station with a reduced setback requirement to residential zoned property within the Rimrock Plaza located at 4701 East Palm Canyon Drive, Zone W-C-D-N, Section 30. (Project Planner: David A. Newell, Associate Planner)~~

~~David A. Newell, Associate Planner, provided background information as outlined in the staff report dated June 23, 2010.~~

~~Chair Cohen opened the public hearing:~~

~~-Brian Braatan, vice president real estate for Von's, explained that this project was returned to the AAC numerous times and each time reasonable changes were made to the project. Mr. Braatan provided details on the physical and financial aspects of the project.~~