

**From:** Valerie Dombrowski <[valerie@besttecservice.com](mailto:valerie@besttecservice.com)>

**Sent:** Monday, May 20, 2024 4:50 PM

**To:** Carlos Flores <[cflores@palmdesert.gov](mailto:cflores@palmdesert.gov)>

**Subject:** CUP 17-0033

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Good afternoon - we own three properties in Monterey Shore Business Park, which is contiguous on the Eastern side from 73818 Dinah Shore. That property is the subject of consideration for revocation of the CUP as a cannabis facility at the May 21<sup>st</sup> hearing of the Planning Commission.

We have attached three letters (one for each unit we own) in FAVOR OF REVOCATION of the CUP at its current location.

Thank you for your consideration.

Valerie Dombrowski



**Corporate Office:**

73850 Dinah Shore Drive, Unit 109

Palm Desert CA 92211

760-328-0021

***Serving all of Southern California!***

**Coachella Valley** (760) 328-0021

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**San Fernando Valley** (818) 922-8448

**STANLEY & VALERIE DOMBROWSKI**

**Palm Desert CA 92260**

May 20, 2024

Carlos Flores  
City of Palm Desert  
73510 Fred Waring Drive  
Palm Desert CA 92260

RE: Consideration of CUP revocation Case No CUP 17-0033

Greetings:

We are the owners of real property located at 73950 Dinah Shore Drive, **Unit 308**, in Palm Desert. Our property is contiguous to the real property located at 73818 Dinah Shore Drive which is the subject of consideration for revocation of the CUP referenced above.

We are in **favor of revocation** of the CUP as a cannabis facility at that location for the following reasons:

1. The storage of chemicals, both by volume and volatility, makes the operation unsafe in its current location. Other structures and businesses are within a few feet of the situs of the operation, leaving them vulnerable to property damage, loss of business revenue and potential loss of life. The size of the recent fire, and the length of time in which it burned, validate this concern.
2. As we understand it, the City of Palm Desert had the understanding that the State was regulating/inspecting the property as an ongoing business concern. On the other hand, the State approved the initial opening of the operation, but nothing further. That left no one minding the shop for ongoing health and safety issues and violations. This just establishes that, until consistent regulation and inspection is established, these types of establishments need to be constructed in more remote locations.
3. In the months ramping up to the fire, our outdoor air was beginning to smell like the inside of a Cannabis dispensary. Why the smell was getting worse is unknown. However, I can only assume that the filters on the air scrubbing system needed to be changed and/or that there was some other issue with the air filtration system. In any event, we should not be subjected to ongoing odors of our neighbors. It is a

nuisance which, over time, gives rise to grounds for a civil lawsuit and money damages.

Please note that had we known then what we know now, we would have opposed the original issuance of the CUP.

Based on the foregoing, it is respectfully requested that the CUP for the cannabis facility be denied at its current location of 73818 Dinah Shore Drive. The nature of the operation, and the storage and use of highly volatile chemicals, mandate that it be relocated to a more rural area where others cannot be harmed in the event of another accident.

Thank you,

*Valerie Dombrowski*

Stanley and Valerie Dombrowski

**STANLEY & VALERIE DOMBROWSKI**

**Palm Desert CA 92260**

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*Valerie Dombrowski*

Stanley and Valerie Dombrowski

May, 20 2024

Carlos Flores, Principle Planner

City Of Palm Desert

73-510 Fred Waring Drive

Palm Desert, Ca 92260

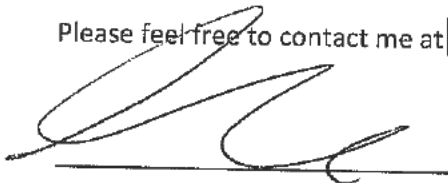
RE: City of Palm Desert Public Hearing Notice Case No. CUP 17-0033

Project Location: 73818 Dinah Shore Drive. Palm Desert (APN 694080007)

Project Description: The Planning Commission of the City Of Palm Desert adopted Planning Commission Resolution No. 2730 to adopt a notice of exemption pursuant to CEQA and approve CIP17-0033 for Cannabis facility at 73818 Dinah Shore Drive, This CUP will be considered for revocation. The Planning Commission is authorized to revoke any conditional use permit approval as authorized by Section 26.72.050 of the Palm Desert Municipal Code.

As the president of Spinello Properties, Inc. who owns the property located at the Monterey Shores Business Park (APN # 694081019), I support the request to revoke the above stated CUP. I have concerns of safety resulting from being in close proximity to the subject business that recently combusted and was the subject of a multi alarm fire which proved challenging to extinguish.

Please feel free to contact me at [REDACTED] if you wish to discuss further.



Sam Spinello

Spinello Properties, Inc.

Its: President



May, 20 2024

Carlos Flores, Principle Planner

City Of Palm Desert

73-510 Fred Waring Drive

Palm Desert, Ca 92260

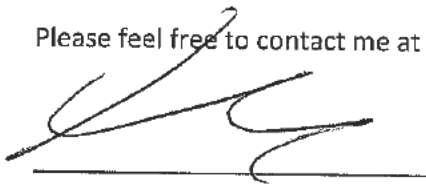
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Sam Spinello

Grove Street Properties, LLC

Its: Managing member