

PLANNING COMMISSION STAFF REPORT

DATE: DECEMBER 9, 2014

CASE NUMBER: SPECIFIC PLAN 1996-027, AMENDMENT 2
SITE DEVELOPMENT PERMIT 2013-936

APPLICANT: BEDROS DARKJIAN

PROPERTY OWNER: ARA TCHAGHLASSIAN

REQUEST: ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A SPECIFIC PLAN AMENDMENT AND SITE DEVELOPMENT PERMIT FOR A NEW 6,720 SQUARE FOOT TIRE RETAIL AND INSTALLATION STORE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA: THE COMMUNITY DEVELOPMENT DEPARTMENT HAS DETERMINED THAT THIS PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15332 (CLASS 32) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN THAT THE PROPOSED PROJECT CAN BE CHARACTERIZED AS IN-FILL DEVELOPMENT

LOCATION: 79-840 HIGHWAY 111

RECOMMENDED ACTION

Recommend to the City Council that the project be deemed exempt from the California Environmental Quality Act, and further recommend approval of a Specific Plan Amendment and a Site Development Permit for the American Tire Depot project.

EXECUTIVE SUMMARY

The construction of a 6,720 square foot tire retail and installation store is proposed on a vacant pad within the Jefferson Square commercial center (Attachment 1). The proposed use complies with the development standards and design guidelines of the La Quinta General Plan, Municipal Code, and Jefferson Square Specific Plan as amended.

BACKGROUND

The Jefferson Square commercial center is located on the north side of Highway 111, between Jefferson Street and Dune Palms Road. The center's Specific Plan, approved in 1996, consist of retail, restaurant, and other commercial uses (Specific Plan 1996-027). Although most of the center is developed, one parcel was graded and remains identified for future review and development (Attachment 2).

PROPOSAL & ANALYSIS

Overview:

The proposal includes the construction of a 6,720 square foot tire store and parking lot. The 0.89-acre project site is bounded by existing commercial uses to the north, east, and west, and Highway 111 to the south. The building will include a sales area, a repair/installation area for up to six vehicles, and a storage area (Attachment 3, Sheet A5.0).

Site Design:

The building will utilize existing access and drive aisles within the commercial center (Attachment 3, Sheet A2.0). Two vehicular access points are identified; one to the north, connecting to an existing primary drive aisle, and one to the southeast, connecting to an existing parking drive aisle. The Municipal Code requires 22 parking spaces. Twenty-six parking stalls are proposed, including two ADA-accessible spaces. A trash enclosure is proposed near the northwest corner of the project site (Attachment 3, Sheet A4.0). Including the shade trellis, the enclosure measures approximately eight feet in height, and will be painted to complement the building.

The proposed on-site lighting is acceptable as the proposed fixtures are consistent with the City's outdoor lighting ordinance and Specific Plan. Pedestrian walkways, entries, and parking areas will be adequately lit using decorative wall-mounted fixtures and parking lot lighting. The photometric plan confirms that the project will be properly illuminated, without excess light and no illuminated hotspots (Attachment 3, Sheet E-8).

The design of the site is generally acceptable. All Municipal Code and Specific Plan development standards have been met.

Architectural Design:

The architectural theme for the building has been designed to reflect a typical contemporary regional commercial center, generally consistent with the architecture of the existing buildings within the center (Attachment 3, Sheet 3.0, Sheet A-7). This includes the use of painted stucco as the primary exterior building finish, stone accents, and metal awnings. The proposed building is approximately 22 feet in height, with an approximately 26-foot tower/parapet.

The architecture and layout of the building is compatible with the existing surrounding commercial land uses, and is consistent with the development standards in the Municipal Code and Specific Plan. Supplemental design elements (trellises, wall sconces, column pop-outs, etc.) appropriately enhance the architecture of the building. The building is concluded to be appropriate for the proposed building location.

Landscaping:

Landscaping throughout the project site consists of primarily desert and other drought-tolerant trees and shrubs (Attachment 3, L-1 – L-3). New on-site landscaping includes California Pepper, Date Palms, California Fan Palms, Agave, Yucca, and Lantana, among others on the landscaping palette. An existing landscaped area along Highway 111, which includes multiple trees and shrubs, will remain as is.

The proposed landscape plan is acceptable. The assorted species of plants add character to the proposed building while providing sufficient screening and accents around the project site. The utilization of existing trees and shrubs is resourceful and effective. Furthermore, the proposed landscaping plan is similar and compatible to the existing landscaping within the commercial center, and is consistent with the plant palette represented in the Specific Plan.

Specific Plan Amendment:

An amendment to the Jefferson Square Specific Plan is proposed in order to allow automobile stores with installation on premises (Attachment 4). Currently, auto parts stores without on-premises repair and installation are permitted. The Municipal Code allows the proposed use with the approval of a Conditional Use Permit.

The proposed amendment is acceptable as it ensures that the project can be constructed as proposed, without the need for a Conditional Use Permit. The proposed use does not deviate from any Municipal Code regulations, meets all Specific Plan development standards, and is complimentary to the existing surrounding commercial uses. No explanation was found in the case record explaining why auto parts repair and installation was prohibited in the Specific Plan. Staff believes the Specific Plan’s development standards combined with the site development permit process adequately address any matters associated with this type of land use.

Appropriate justification has been given to consider and approve the request. Staff recommends the Planning Commission review the proposed amendment to the Jefferson Square Specific Plan and discuss any areas of concern.

Sustainability:

The proposed project design should result in an environmentally-sustainable building. Low-consumption bathroom fixtures, LED lighting, and the use of natural light in repair areas will be incorporated into the building design. Multiple items relative to

the construction of the building, such as building materials, the HVAC system, and construction management, will comply with California Green Building Standards. Landscaping will also meet or exceed Coachella Valley Water District water budget requirements.

COMMISSIONS/BOARD/COMMITTEE RECOMMENDATIONS

On November 19, 2014, the Architectural and Landscaping Review Board reviewed and recommended approval of the project as proposed, subject to the staff recommended conditions of approval (Attachment 5).

The Board primarily discussed landscaping and architecture, and recommended the following additional conditions of approval:

- At the front entrance, replace the California Pepper tree with a palm tree
- Reduce the density of trees, while maintaining shading requirements
- Incorporate a darker paint palette
- Utilize a climbing vine (bougainvillea) along the south-facing elevation

These recommendations have been incorporated into the conditions of approval, and should be reviewed and discussed by the Planning Commission.

AGENCY & PUBLIC REVIEW

Public Agency Review:

This request was sent to all applicable City departments and affected public agencies on March 28, 2014. All written comments received are on file and available for review with the Community Development Department. All applicable comments have been adequately addressed and/or incorporated in the recommended Conditions of Approval.

SB-18 Native American Tribal Consultation:

As per SB-18 (2004) consultation requirements, information regarding the proposed General Plan Amendment and Specific Plan was forwarded to those Tribes referenced on the Tribal Consultation List provided by the Native American Heritage Commission. Staff has followed up with all Tribes requesting information or consultation and placed their recommendations for monitoring in the Conditions of Approval.

Public Notice:

This project was advertised in *The Desert Sun* newspaper on November 28, 2014, and mailed to all property owners within 500 feet of the site. To date, no comments have been received. Any written comments received will be handed out at the Planning Commission hearing.

ENVIRONMENTAL REVIEW

The Community Development Department has determined that this project is exempt from environmental review pursuant to Section 15332 (Class 32) of the California Environmental Quality Act in that the proposed project can be characterized as in-fill development.

Report prepared by: Jay Wu, Associate Planner

Report approved for submission by: Les Johnson, Community Development Director

Attachments:

1. Project Information
2. Project Area Site Map
3. American Tire Depot Site Development Permit Plan Set
4. Jefferson Square Specific Plan, Amendment 2
5. Minutes of November 19, 2014 ALRB meeting

PLANNING COMMISSION RESOLUTION 2014 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THAT THE PROJECT BE DEEMED EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FURTHER RECOMMENDING APPROVAL OF A SPECIFIC PLAN AMENDMENT AND A SITE DEVELOPMENT PERMIT FOR THE AMERICAN TIRE DEPOT PROJECT

CASE NUMBERS: SPECIFIC PLAN 1996-027, AMENDMENT 2; SITE DEVELOPMENT PERMIT 2013-936

APPLICANT: BEDROS DARKJIAN

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 9th day of December, 2014, hold a duly noticed Public Hearing to consider a request by Bedros Darkjian for approval of the American Tire Depot, generally located on the north side of Highway 111, west of Jefferson Street, more particularly described as:

APN: 600-010-023

WHEREAS, the Community Development Department published a public hearing notice in The Desert Sun newspaper on November 28, 2014 as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and,

Specific Plan 1996-027 Amendment 2

WHEREAS, per SB-18 consultation requirements, the Community Development Department has forwarded information regarding the proposed amended Specific Plan to those Tribes referenced on the Tribal Consultation List provided by the Native American Heritage Commission and has followed up with all Tribes requesting information or consultation and placed their recommendations for monitoring in the Conditions of Approval; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said Planning Commission did make the following mandatory findings pursuant to Section 9.240.010 of the La Quinta Municipal Code to justify recommending to the City Council approval of said Specific Plan Amendment:

1. Consistency with General Plan

The proposed Specific Plan amendment is consistent with the goals and policies of the La Quinta General Plan in that it incorporates an additional land use to a plan that already offers a full range of commercial retail uses.

2. Public Welfare

Approval of the proposed Specific Plan amendment will not create conditions materially detrimental to public health, safety and general welfare. The Community Development Department has determined that this project is exempt from environmental review pursuant to Section 15332 (Class 32) of the Guidelines implementing CEQA California Environmental Quality Act in that the proposed project can be characterized as in-fill development. The project is consistent with all applicable general plan and zoning regulations, occurs on a project site less than five acres in size substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, would not result in any significant effects relating to traffic, noise, air/water quality, and can be adequately served by all required utilities and public services.

3. Land Use Compatibility

The proposed Specific Plan amendment incorporates a land use that is compatible with zoning on adjacent properties. The design regulations specified in the Specific Plan for commercial uses are compatible with the existing commercial retail located near the project area and surrounding properties.

4. Property Suitability

The uses permitted in the specific plan amendment are suitable and appropriate for the subject property in that the property is located within an existing commercial center with similar existing uses. The current specific plan area is served without adverse impact by all necessary public services and utilities.

Site Development Permit 2013-936

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said Planning Commission did make the following mandatory findings pursuant to

Section 9.210.010 of the Municipal Code to justify approval of said Site Development Permit:

1. Consistency with General Plan

The proposed development is consistent with the General Plan land use designation of General Commercial. The City's General Plan policies relating to General Commercial encourage a full range of commercial retail uses within the City, and the proposed use maintains those policies.

2. Consistency with Zoning Code and Jefferson Square Specific Plan

The proposed development, as conditioned, is consistent with the development standards of the City's Zoning Code and the Jefferson Square Specific Plan as amended, in terms of architectural style, building height, building mass, and landscaping. The site development permit has been conditioned to ensure compliance with the zoning standards of the Regional Commercial zoning district and other supplemental standards as established in Title 9 of the La Quinta Municipal Code and the Jefferson Square Specific Plan.

3. Compliance with CEQA

Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act (CEQA). The Community Development Department has determined that this project is exempt from environmental review pursuant to Section 15332 (Class 32) of the Guidelines implementing CEQA in that the proposed project can be characterized as in-fill development. The project is consistent with all applicable general plan and zoning regulations, occurs on a project site less than five acres in size substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, would not result in any significant effects relating to traffic, noise, air/water quality, and can be adequately served by all required utilities and public services.

4. Architectural Design

The architecture and layout of the building is compatible with, and not detrimental to, the existing surrounding commercial land uses, and is consistent with the development standards in the Municipal Code and Jefferson Square Specific Plan. The building is concluded to be appropriate for the proposed building location, and supplemental design

elements (stone veneer, metal awnings, trellises, etc.) appropriately enhance the architecture of the building.

5. Site Design

The site design of the project, including project entries, interior circulation, pedestrian access and amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements are compatible with surrounding development and with the quality of design prevalent in the city.

6. Landscape Design

The proposed project is consistent with the landscaping standards and plant palette and implements the standards for landscaping and aesthetics established in the General Plan and Zoning Code. Additionally, the assorted species of plants, which are taken from the approved plant list in the Jefferson Square Specific Plan, provide diversity and add character to the proposed building. The project landscaping for the proposed building, as conditioned, shall unify and enhance visual continuity of the proposed building with the surrounding development. Landscape improvements are designed and sized to provide visual appeal while adequately screening the parking lot from public view. The permanent overall site landscaping utilizes various tree and shrub species to enhance the building architecture.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case.

SECTION 2. That the above project be determined by the City Council to be exempt from CEQA pursuant to Section 15332 (Class 32) of the CEQA Guidelines.

SECTION 3. That it does hereby recommend to the City Council approval of Specific Plan 1996-027 Amendment 2, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval.

SECTION 4. That it does hereby recommend to the City Council approval of Site Development Permit 2013-936, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval.

PASSED, APPROVED, and ADOPTED at a regular meeting of the City of La Quinta Planning Commission, held on this the 9th day of December, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT WRIGHT, Chairperson
City of La Quinta, California

ATTEST:

LES JOHNSON, Community Development Director
City of La Quinta, California

**PLANNING COMMISSION RESOLUTION 2014 -
CONDITIONS OF APPROVAL – RECOMMENDED
SPECIFIC PLAN 1996-027 AMENDMENT 2
AMERICAN TIRE DEPOT (BEDROS DARKJIAN)
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GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Specific Plan 1996-027 Amendment 2 shall be developed in compliance with these conditions, and the approved Specific Plan document. In the event of any conflicts between these conditions and the provisions of Specific Plan 1996-027 Amendment 2, these conditions shall take precedence.
3. Specific Plan 1996-027 Amendment 2 shall comply with all applicable conditions and/or mitigation measures for the following related approvals:

Site Development Permit 2013-926

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall adjudicate the conflict by determining the precedence.

4. Within 30 days of City Council approval, applicant shall provide five copies of the Final Specific Plan document, as amended by this action, to the Community Development Department. The Final Specific Plan shall include all text and graphics except as amended by this action, all amendments per this action, and correction of any typographical errors, internal document inconsistencies, and other amendments deemed necessary by the Community Development Director.

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AMERICAN TIRE DEPOT (BEDROS DARKJIAN)
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GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Site Development Permit 2013-936 shall comply with all applicable conditions and/or mitigation measures for the following related approval:

Tentative Parcel Map 28573

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall adjudicate the conflict by determining the precedence.

3. The Site Development Permit shall expire on January 2, 2017 and shall become null and void in accordance with La Quinta Municipal Code Section 9.200.080, unless a building permit has been issued. A time extension may be requested per LQMC Section 9.200.080
4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan (WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
 - La Quinta Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District (DSUSD)
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)

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- California Regional Water Quality Control Board (CRWQCB)
- State Water Resources Control Board
- SunLine Transit Agency (SunLine)
- South Coast Air Quality Management District Coachella Valley (SCAQMD)

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When these requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvement plans for City approval.

5. Coverage under the State of California Construction General Permit must be obtained by the applicant, who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharge Identification (WDID) number to the City prior to the issuance of a grading or building permit.
6. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.
 - A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP") to the State Water Resources Control Board.

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.

- B. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.

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- C. The applicant’s SWPPP shall include provisions for all of the following Best Management Practices (“BMPs”) (LQMC Section 8.70.020 (Definitions)):
 - 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
- D. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
- E. The SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City Council.
- F. The applicant shall execute and record an agreement that provides for the perpetual maintenance and operation of all post-construction BMPs as required.
- 7. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
- 8. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.
- 9. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney’s fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments

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prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

10. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

PROPERTY RIGHTS

11. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the CC&R's for the development or other agreements as approved by the City Engineer. Pursuant to the aforementioned, the applicant shall submit and execute an "AUTHORIZATION TO REMOVE GRAFFITI FROM PRIVATE PROPERTY" form located at the Public Works Department Counter prior to Certificate of Occupancy.
12. Pursuant to the aforementioned condition, conferred rights shall include property rights necessary for construction and proper functioning of the proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities.
13. Direct vehicular access to Highway 111 is restricted, except for those access points identified on the approved Site Development Permit. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.

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PARKING LOTS and ACCESS POINTS

14. The design of parking facilities shall conform to LQMC Chapter 9.150 and in particular the following:
 - A. The parking stall and aisle widths and the double hairpin stripe parking stall design shall conform to LQMC Chapter 9.150.
 - B. Cross slopes should be a maximum of 2% where ADA accessibility is required including accessibility routes between buildings.
 - C. Building access points shall be shown on the Precise Grading Plans so that ADA accessibility issues can be evaluated.
 - D. Accessibility routes to public streets and adjacent development shall be shown on the Precise Grading Plan.
 - E. Parking stall lengths shall be according to LQMC Chapter 9.150 and be a minimum of 17 feet in length with a 2-foot overhang for standard parking stalls and 18 feet with a 2-foot overhang for handicapped parking stall or as approved by the City Engineer. One van accessible handicapped parking stall is required per 8 handicapped parking stalls.
 - F. Drive aisles between parking stalls shall be a minimum of 26 feet with access drive aisles to public streets a minimum of 30 feet as shown on the Site Development Plan site plan or as approved by the City Engineer.
15. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.
16. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Parking Lot & Aisles (Low Traffic)

3.0" a.c./4.5" c.a.b.

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Parking Lot & Aisles (High Traffic)	4.5" a.c./5.5" c.a.b.
Loading Areas	6" P.C.C./4" c.a.b.

or the approved equivalents of alternate materials.

17. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
18. Improvements shall include appurtenances such as traffic control signs, markings and other devices, and sidewalks.
19. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by engineers registered in California.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

20. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of LQMC Section 13.24.040 (Improvement Plans).
21. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

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- A. On-Site Precise Grading Plan 1" = 30' Horizontal
- B. PM10 Plan 1" = 40' Horizontal
- C. WQMP (Plan submitted in Report Form)

NOTE: A and C to be submitted concurrently.

- D. On Site Sewer and Water Improvement Plan 1" = 40' Horizontal

Separate Storm Drain Plans if applicable

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

"Precise Grading" plans shall normally include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2013 California Building Code accessibility requirements associated with each door. The assessment must comply with the submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Public Works Department in conjunction with the Site Development Plan when it is submitted for plan checking.

In addition to the normal set of improvement plans, a "Site Development" plan is required to be submitted for approval by the Building Official, Community Development Director and the City Engineer.

"Site Development" plans shall normally include all on-site surface improvements including but not limited to finish grades for curbs & gutters, building floor elevations, wall elevations, parking lot improvements and ADA requirements.

- 22. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the "Plans, Notes and Design Guidance" section of the Public Works Department at the City website (www.la-

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quinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.

23. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
24. Upon completion of construction, and prior to final acceptance of the improvements by the City, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall employ or retain the Engineer Of Record during the construction phase of the project so that the EOR can make site visits in support of preparing "Record Drawing". However, if subsequent approved revisions have been approved by the City Engineer and reflect said "Record Drawing" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

GRADING

25. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
26. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
27. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a civil engineer registered in the State of California,
 - B. A preliminary geotechnical ("soils") report prepared by a professional registered in the State of California,
 - C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
 - D. A Best Management Practices report prepared in accordance with LQMC

**PLANNING COMMISSION RESOLUTION 2014 -
CONDITIONS OF APPROVAL – RECOMMENDED
SITE DEVELOPMENT PERMIT 2013-936
AMERICAN TIRE DEPOT (BEDROS DARKJIAN)
DECEMBER 9, 2014
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Sections 8.70.010 and 13.24.170 (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls).

- E. A WQMP prepared by an authorized professional registered in the State of California.

All grading shall conform with the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by soils engineer, or engineering geologist registered in the State of California.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit. Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.

28. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
29. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
30. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus half of a foot (0.5') from the elevations shown on the approved Site Development Permit, the applicant shall submit the proposed grading changes to the City Engineer for a substantial conformance review.
31. Prior to the issuance of a building permit for any building lot, the applicant shall

**PLANNING COMMISSION RESOLUTION 2014 -
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provide a lot pad certification stamped and signed by a qualified engineer or surveyor with applicable compaction tests and over excavation documentation.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil.

DRAINAGE

32. Stormwater handling shall conform with the approved hydrology and drainage report for SDP 2014-936 or as approved by the City Engineer. Nuisance water shall be disposed of in an approved manner.
33. Nuisance water shall be retained onsite and disposed of via an underground percolation improvement approved by the City Engineer.
34. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
35. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
36. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.
 - A. For post-construction urban runoff from New Development and Redevelopments Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011.

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- B. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2013-0011 utilizing BMPs approved by the City Engineer. A project specific WQMP shall be provided which incorporates Site Design and Treatment BMPs utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.
- C. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMPs.

UTILITIES

- 37. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
- 38. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
- 39. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

- 40. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer. Additionally, grease traps and the maintenance thereof shall be located as to not conflict with access aisles/entrances.

LANDSCAPE AND IRRIGATION

- 41. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)

**PLANNING COMMISSION RESOLUTION 2014 -
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AMERICAN TIRE DEPOT (BEDROS DARKJIAN)
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42. Landscape and irrigation plans shall be signed and stamped by a licensed landscape architect.
43. All new landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
44. All landscaping shall consist of, at minimum, 36" box trees (i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge poles (two-inch diameter) shall be used to brace and stake trees.
45. The applicant shall submit the final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process as a minor final landscape plan. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justify an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director and/or City Engineer.

Prior to final approval of the installation of landscaping, the Landscape Architect of record shall provide the Community Development Department a letter stating he/she has personally inspected the installation and that it conforms with the final landscaping plans as approved by the City.

If staff determines during final landscaping inspection that adjustments are required in order to meet the intent of the Planning Commission's approval, the Community Development Director shall review and approve any such revisions to the landscape plan.

46. The following items shall be incorporated as part of the Final Landscape Plan:
 - At the front entrance, replace the California Pepper tree with a palm tree
 - Reduce the density of trees, while maintaining shading requirements
 - Utilize a climbing vine (bougainvillea) along the south-facing elevation

**PLANNING COMMISSION RESOLUTION 2014 -
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47. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the American Association of State Highway and Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets" latest edition, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

MAINTENANCE

48. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
49. The applicant shall make provisions for the continuous and perpetual maintenance of perimeter landscaping up to the curb, access drives, sidewalks, and stormwater BMPs.

FEEES AND DEPOSITS

50. The applicant shall comply with the provisions of LQMC Section 13.24.180 (Fees and Deposits). These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.

FIRE DEPARTMENT

51. The required fire flow shall be available from 2 Super hydrant(s) (6" x 4" x 2 1/2" x 2 1/2") spaced not more than 300 apart and shall be capable of delivering a fire flow 1750 GPM per minute for four hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
52. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
53. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.

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CONDITIONS OF APPROVAL – RECOMMENDED
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54. Blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)
55. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
56. An approved Fire Department access key lock box (Minimum Knox Box 3200 series model) shall be installed next to the approved Fire Department access door to the building. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring. Required order forms and installation standards may be obtained at the Fire Department.
57. Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.
58. Install a complete commercial fire sprinkler system. Fire sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project Structural Engineer to certify with a "wet signature", that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system. All fire sprinkler risers shall be protected from any physical damage.
59. The PIV and FCD shall be located to the front of building within 50 feet of approved roadway and within 200 feet of an approved hydrant. Sprinkler riser room must have indicating exterior and/or interior door signs. A C-16 licensed contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation

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60. Install an alarm monitoring system for fire sprinkler system(s) with 20 or more heads, along with current permit fees, to the Fire Department for review and approval prior to installation.
61. Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 ft above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
62. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2013 CBC. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.
63. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2013 California Building Code.
64. Electrical room doors, if applicable, shall be posted "ELECTRICAL ROOM" on outside of door.
65. Fire Alarm Control Panel room doors, if applicable, shall be posted "FACP" on outside of door.
66. Fire Riser Sprinkler room doors, if applicable, shall be posted "FIRE RISER" on outside of door.
67. Roof Access room door, if applicable, shall be posted "ROOF ACCESS" on outside of door.
68. Access shall be provided to all mechanical equipment located on the roof as required by the Mechanical Code.
69. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs

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PAGE 16 OF 16**

70. Air handling systems supplying air in excess of 2000 cubic feet per minute to enclosed spaces within buildings shall be equipped with an automatic shutoff. 2013 CMC
71. This building has not been reviewed or approved for high pile/rack storage. Prior to such use, building(s) shall be approved for high-piled storage (materials in closely packed piles or on pallets, or in racks where the top of storage exceeds 12 feet in height, 6 feet for Group A plastics and/or certain other high hazard commodities) or aerosols products. High-piled and aerosol stock shall be approved prior to materials being stored on site. A licensed Fire Protection Engineer or a Fire Department approved consultant must prepare plans for high-piled storage or aerosol storage in accordance with the California Fire Code and adopted standards.
72. The minimum dimension for gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.
73. Gate(s) shall be automatic or manual operated. Install Knox key operated switches, with dust cover, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval.
74. Any portion of the facility or of an exterior wall of the first story of the building shall not be located more than 150 feet from fire apparatus access roads as measured by an approved route around the complex, exterior of the facility or building,

MISCELLANEOUS

75. A darker color palette shall be incorporated. The final color palette shall be reviewed and approved by the Community Development Department prior to issuance of a building permit.

ATTACHMENT 1

Project Information

CASE NUMBER: SPECIFIC PLAN 1996-027 AMENDMENT 2
SITE DEVELOPMENT PERMIT 2013-936

APPLICANT: BEDROS DARKJIAN

PROPERTY OWNER: ARA TCHAGHLASSIAN

DESIGNER: DARKJIAN ASSOCIATES

LANDSCAPE ARCHITECT: LARRY TISON

ENGINEER: DAVID LI & ASSOCIATES

REQUEST: CONSIDERATION OF A NEW 6,720 SQUARE FOOT TIRE RETAIL AND INSTALLATION STORE

LOCATION: 79-840 HIGHWAY 111

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL

ZONING DESIGNATION: REGIONAL COMMERCIAL

SPECIFIC PLAN: JEFFERSON SQUARE (SP 1996-027)

SURROUNDING ZONING/LAND USES:

NORTH:	REGIONAL COMMERCIAL EXISTING COMMERCIAL DEVELOPMENT
SOUTH:	REGIONAL COMMERCIAL EXISTING COMMERCIAL DEVELOPMENT
EAST:	REGIONAL COMMERCIAL EXISTING COMMERCIAL DEVELOPMENT
WEST:	REGIONAL COMMERCIAL EXISTING COMMERCIAL DEVELOPMENT

American Tire Depot
Project Area Site Map
ATTACHMENT 2



November 19, 2014

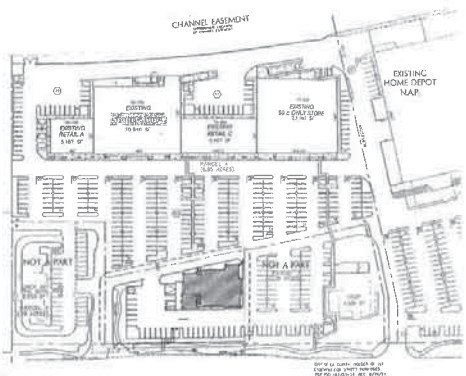
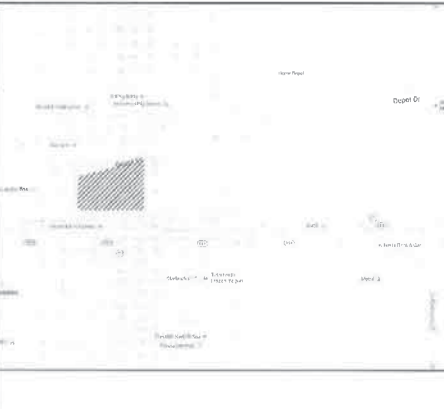
ATTACHMENT 2



City of La Quinta
Planning Division
Community Development Department

AMERICAN TIRE DEPOT

79-840 HIGHWAY 111 LA QUINTA, CA 92253

SITE PLAN	VICINITY MAP	PROJECT INFORMATION
		<p>APN# 600-010-023 LOT SIZE 0.89 ACRES CONSTRUCTION TYPE V-B (FULLY SPRINKLER) OCCUPANCY TYPE S-1 NEW BUILDING AREA 6,720 SQ.FT.</p> <p><u>PARKING REQUIRED</u> 1 PER 300 SQ.FT. (AREA 6,720)= 22 STALLS PARKING PROVIDED (REGULAR) 24 STALLS +/- C PARKING PROVIDED 2 STALLS TOTAL PARKING PROVIDED 28 STALLS</p> <p><u>FLOOR AREA RATIO</u> LOT AREA 38,768 SQ.FT. BUILDING AREA 6,720 SQ.FT. F.A.R. PROVIDED: 6,720/38,768= .17%</p> <p>-EXISTING GENERAL PLAN DESIGNATION "GENERAL COMMERCIAL" -EXISTING ZONING DESIGNATION -CR- -EXISTING SPECIFIC PLAN TITLE -JEFFERSON PLAZA -EXISTING LAND USE AND PROPOSED LAND USE. - CR- VACANT/TIRE STORE- -GREATEST HEIGHT OF THE BUILDING IS 26'-0"</p> <p>SCOPE OF WORK NEW 6,720 SQ.FT. TIRE SHOP (85% SALES AND INSTALLATION OF TIRES AND 15% FOR MINOR AUTO REPAIR SERVICES SUCH AS, ALIGNMENT, BRAKES, TUNE-UP ...)</p>
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 3 1 2014</p> <p style="text-align: center;">CITY OF LA QUINTA COMMUNITY DEVELOPMENT</p>	<p>SHEET CONTENT</p> <p>A1.0 INDEX SHEET A2.0 SITE PLAN L-1 PRELIMINARY LANDSCAPE PLAN L-2 PRELIMINARY IRRIGATION PLAN L-3 SHADING PLAN A3.0 ELEVATIONS A3.1 COLORED ELEVATIONS A4.0 ROOF PLAN A5.0 FLOOR PLAN E-8 PHOTOMETRIC E-9 PHOTOMETRIC E-10 PHOTOMETRIC</p>	<p>PROJECT CONSULTANTS</p> <p>PLANS PREPARED BY: DAPKIAN ASSOCIATES CONTACT PERSON: REDROS DAPKIAN 527 TANCATION RD QUATE, CA 95010 TEL. (925) 251-4820</p> <p>OWNER MR. ARA TOKHARJASSIAN 818 BRUNNEN RD 14407 ALONDRA BLVD, LA BARRADA, CA 90608 TEL. (562) 977-8865, 511623</p> <p>STRUCTURAL DAPKIAN ASSOCIATES CONTACT PERSON: DAVID LI 1000 SAN GABRIEL BLVD., # 208 ROSEMEAD, CA TEL. (626) 286-1216</p>

DAVID LI & ASSOCIATES
 Consulting Engineers
 1000 San Gabriel Blvd. #208
 Rosemead, Ca 91770
 (626) 286-1216

DAPKIAN ASSOCIATES
 2411 FOOTHILL BLVD.
 PASADENA, CA 91107
 TEL: (626)403-0556

COVER SHEET

AMERICAN TIRE DEPOT
 FOR: MR. ARA TOKHARJASSIAN
 79-840 HIGHWAY 111
 LA QUINTA, CA 92253

Rev: _____
 Date _____
 Scale: _____
 Drawn: _____
 Job: _____
 Sheet: _____

A1.0

**PARCEL 4
PM 28573**

RETAIL STORES

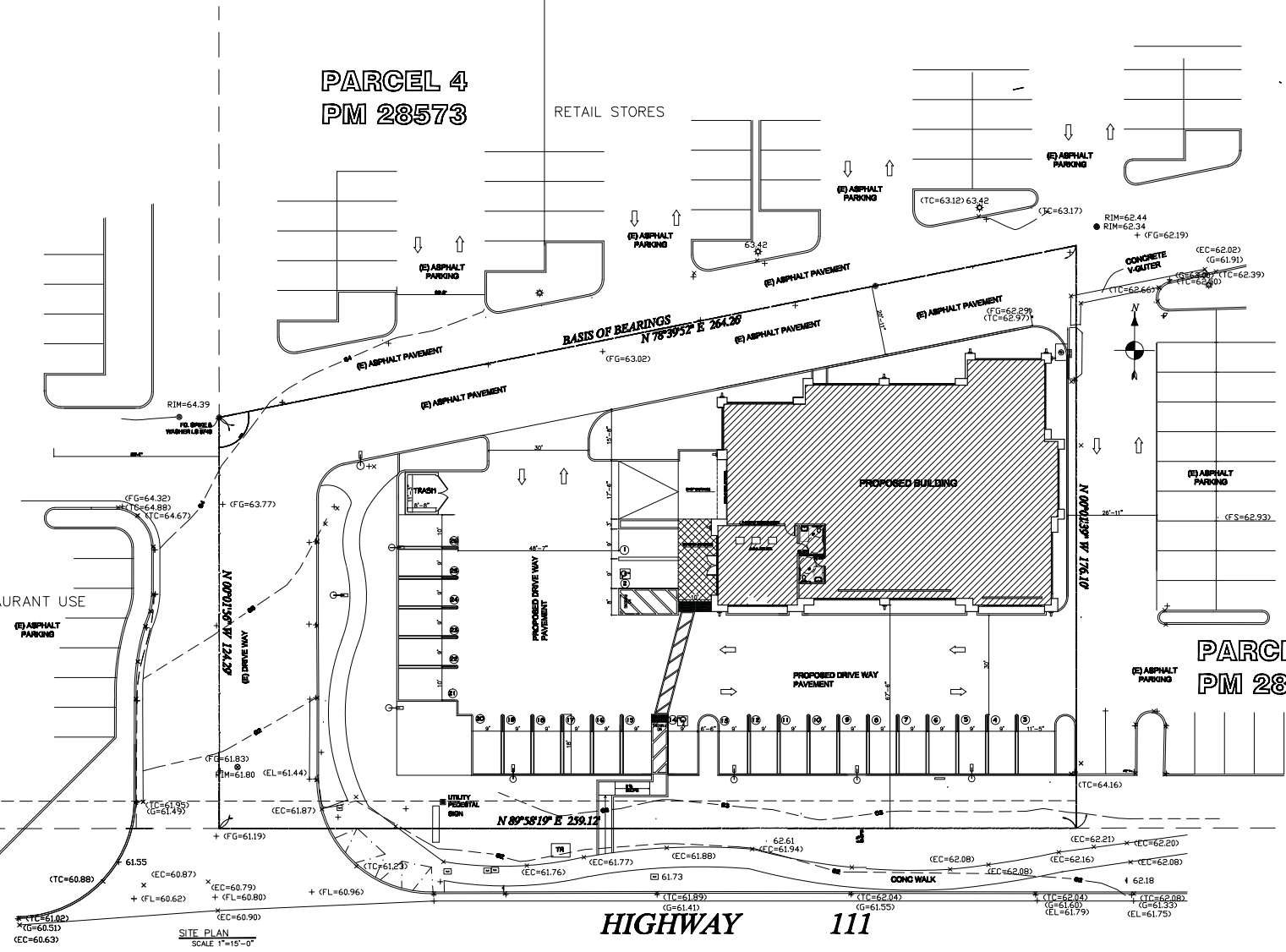
**PARCEL 3
PM 28573**

HIGHWAY 111

RESTAURANT USE

**BASIS OF BEARINGS
N 78°39'52" E 264.26'**

N 89°58'19" E 259.12'



**SITE PLAN
SCALE 1"=15'-0"**

DAVID LI & ASSOCIATES
Consulting Engineers
1000 San Gabriel Blvd.
Rosemead, Ca 91170
(626) 288-1216

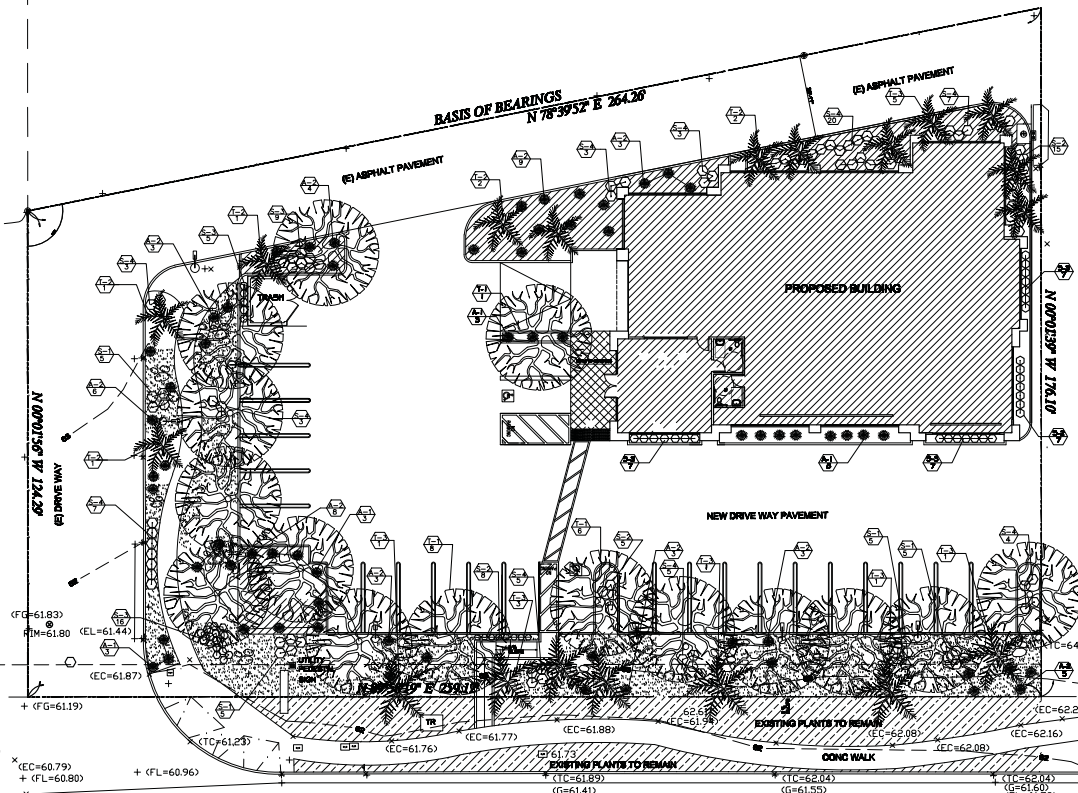
DARKJIAN ASSOCIATES
2411 FOOTHILL BLV.
PASADENA CA, 91107
TEL: (626)405-0556

SITE PLAN

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
78-840 HIGHWAY 111
LA QUINTA, CA 92283

Rev:	
Date:	
Scale:	
Drawn:	
Job:	
Sheet:	

A2.0
of Sheets



TREE HEIGHTS AND CALIPER
 T-1 = 14'-3" CALIPER
 T-2 = 19'-8" CALIPER
 T-3 = 16'-6" CALIPER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
T-1	SCHIMUS MOLLE	CALIFORNIA PEPPER	48PEK1 OHT.	15	---
T-2	PHOENIX DACTYLOPERA	DATE PALM	15' BT.	7	---
T-3	WASHINGTONIA FLUTERA	CALIFORNIA FAN PALM	12' BT.	12	---
S-1	DALEA PULCHRA	INDIGO BUSH	5 GAL.	20	5' O.C.
S-2	LANTANA NEW GOLD	GOLDEN LANTANA	5 GAL.	35	4' O.C.
S-3	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	51	3' O.C.
S-4	HESPERALOE PARVIFLORA	RED YUCCA	15 GAL.	60	RANDOM
A-1	ANGOZANTHOS 'BIG RED'	KANGAROO PAW	5 GAL.	17	RANDOM
A-2	AGAVE 'BLUE FLAME'	AGAVE	15 GAL.	47	RANDOM
GROUND COVER 'AS INDICATED'	BACCHARIS 'TWIN-PEAKS'	COYOTE BUSH	PLANTS	AS NEEDED	1 P.O.C.

LEGEND

- PROPOSED TREE
- PROPOSED PALM
- PROPOSED ACCENT
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER
- PROPOSED DECOMPOSED GRANITE 4"/4" DEPTH
- EXISTING GROUNDCOVER
- PROPOSED BOULDER CLUSTER (1-3'X3'/1.2'X2'/1.18'X18")
- PLANT SYMBOL QUANTITY

TOTAL PARKING STALLS AREA	4,355 SQ.FT.
REQ. SHADED AREA FOR STALLS	4,355 /50% = 2,177 SQ.FT.
PROVIDED SHADED AREA	2,820 SQ.FT. (64%)

LOT AREA 38,913 SQ.FT.
 LANDSCAPE AREA 6,062 SQ.FT.
 PERCENTAGE OF LANDSCAPING 6%

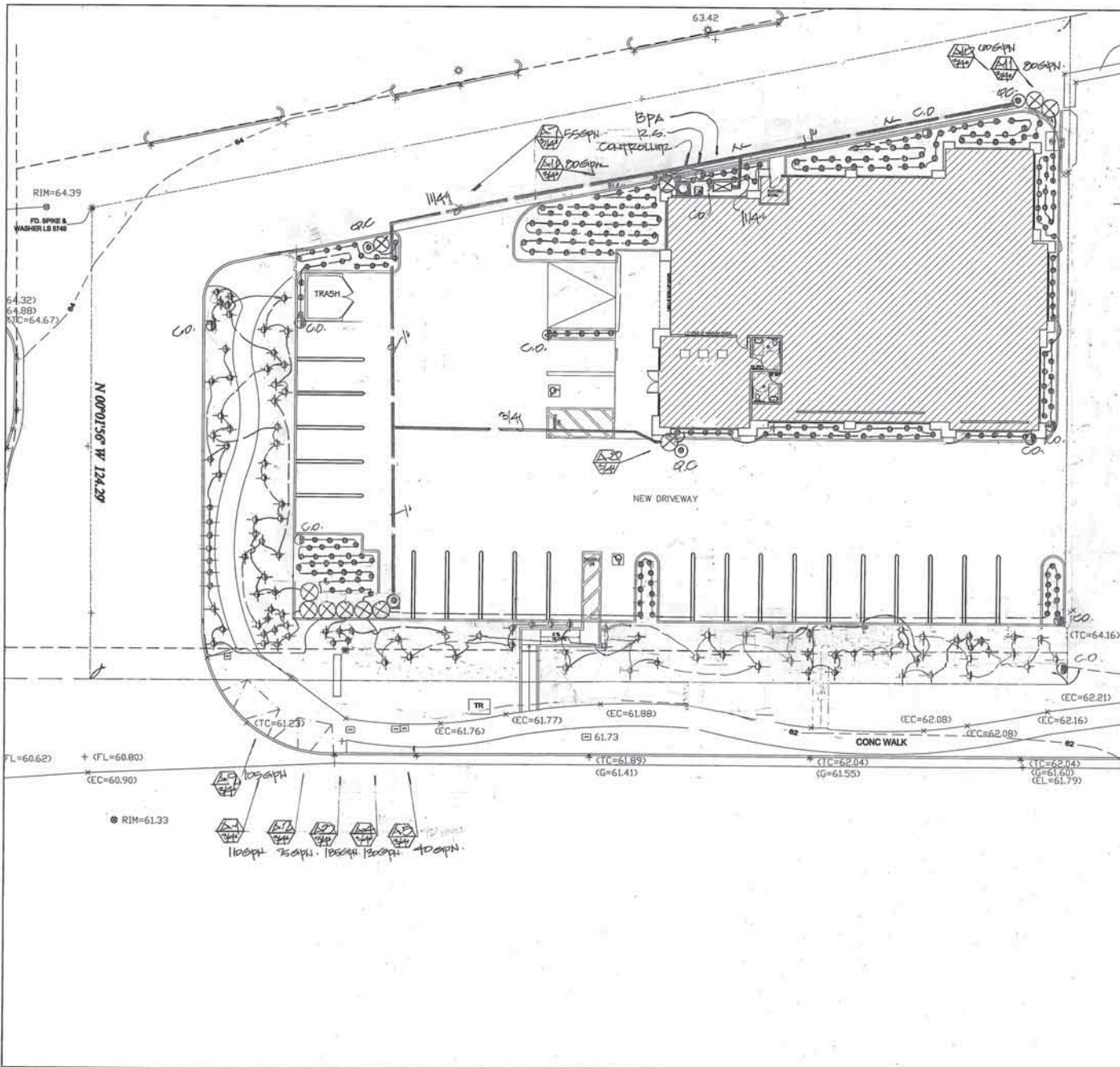
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 (626) 288-1216

DARKJIAN ASSOCIATES
 2411FOOTHILL BLV.
 PASADENA CA,91107
 TEL: (626)405-0556

LANDSCAPE PLAN

AMERICAN TIRE DEPOT
 FOR: MR. ARA TCHAGHLASSIAN
 78-840 HIGHWAY 111
 LA QUINTA, CA 92283

Rev:	
Date:	
Scale:	
Drawn:	
Job:	
Sheet:	



DRIP EMITTERS

SYMBOL	DESCRIPTION	MODEL NO.	GPH.	PSI
◆	PRESSURE CON. EMITTER	RAINBIRD PC-05	5.0	30
●-●	SUB-SURFACE DRIFLINE	RAIN BIRD X15-06-12	6 GPH PER 100'	30

WATER USAGE CALCULATIONS
 * MAXIMUM APPLIED WATER ALLOWANCE = 174,167 GPH
 ETO (0.62) (0.7)(L.A.)(REG.2)(0.62) (0.7)(6,062.8)
 * ESTIMATED TOTAL WATER USAGE = 142,177 GPH
 ETO (0.62) (1.1)(F.X.L.A.)(REG.2)(0.62) (1.1)(6,062.8)
 0.7

NOTE:
 ALL PLANTS ARE LOW USAGE

LEGEND

- WEATHER BASED CONTROLLER
RAIN BIRD ESP. 1.0 LXI
- R.S. RAIN SENSOR, RAIN BIRD RS-B01
- BPA BACK FLOW PREVENTER
FEBCO-825-Y-1 1/4"
- Q.C. QUICK COUPLER, RAIN BIRD 44LRC
- ⊗ VALVE, RAIN BIRD MCZ-075-PRF
- 5.0 GPH VALVE NO. GPH
VALVE 512 E.
- MAIN LINE/SCHD. 40 PVC
- DRIFLINE TUBE/RAIN BIRD X15
- CLEAN OUT

NOTE:
 LANDSCAPE AREA = 7,330 SQ. FT.

IRRIGATION PLAN



LARRY G. TISON & ASSOCIATES
 LARRY G. TISON, A.S.L.A.
 LANDSCAPE ARCHITECTURE
 314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
 818-241-9169

LARRY G. TISON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 314 E. BROADWAY, SUITE D, GLENDALE CA 91205
 TEL: (818) 241-9169

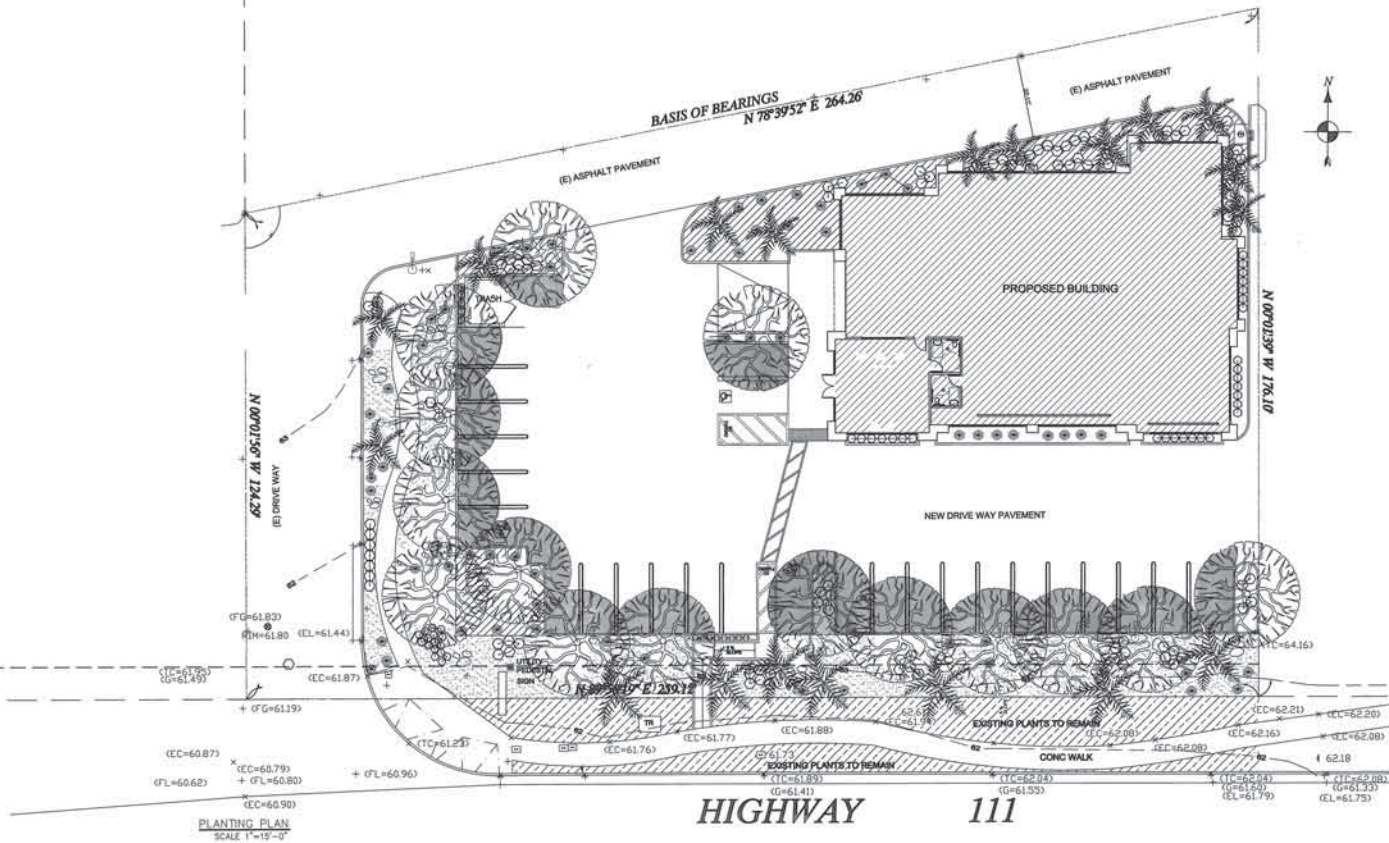
DARKJIAN ASSOCIATES
 2411 FOOTHILL BLV.
 PASADENA CA 91107
 TEL: (626) 403-0556

IRRIGATION PLAN

AMERICAN TIRE DEPOT
 FOR: MR. ARA TCHAGHASSIAN
 79-840 HIGHWAY 111
 LA QUINTA, CA 92253

Rev:
 Date: 11-25-10
 Scale:
 Drawn: LOT
 Job:
 Sheet:

L-2



PLANTING PLAN
SCALE 1"=15'-0"

TOTAL PARKING STALLS AREA	4,355 SQ.FT.
REQ. SHADED AREA FOR STALLS	4,355 /50% = 2,177 SQ.FT.
PROVIDED SHADED AREA	2,820 SQ.FT. (64%)

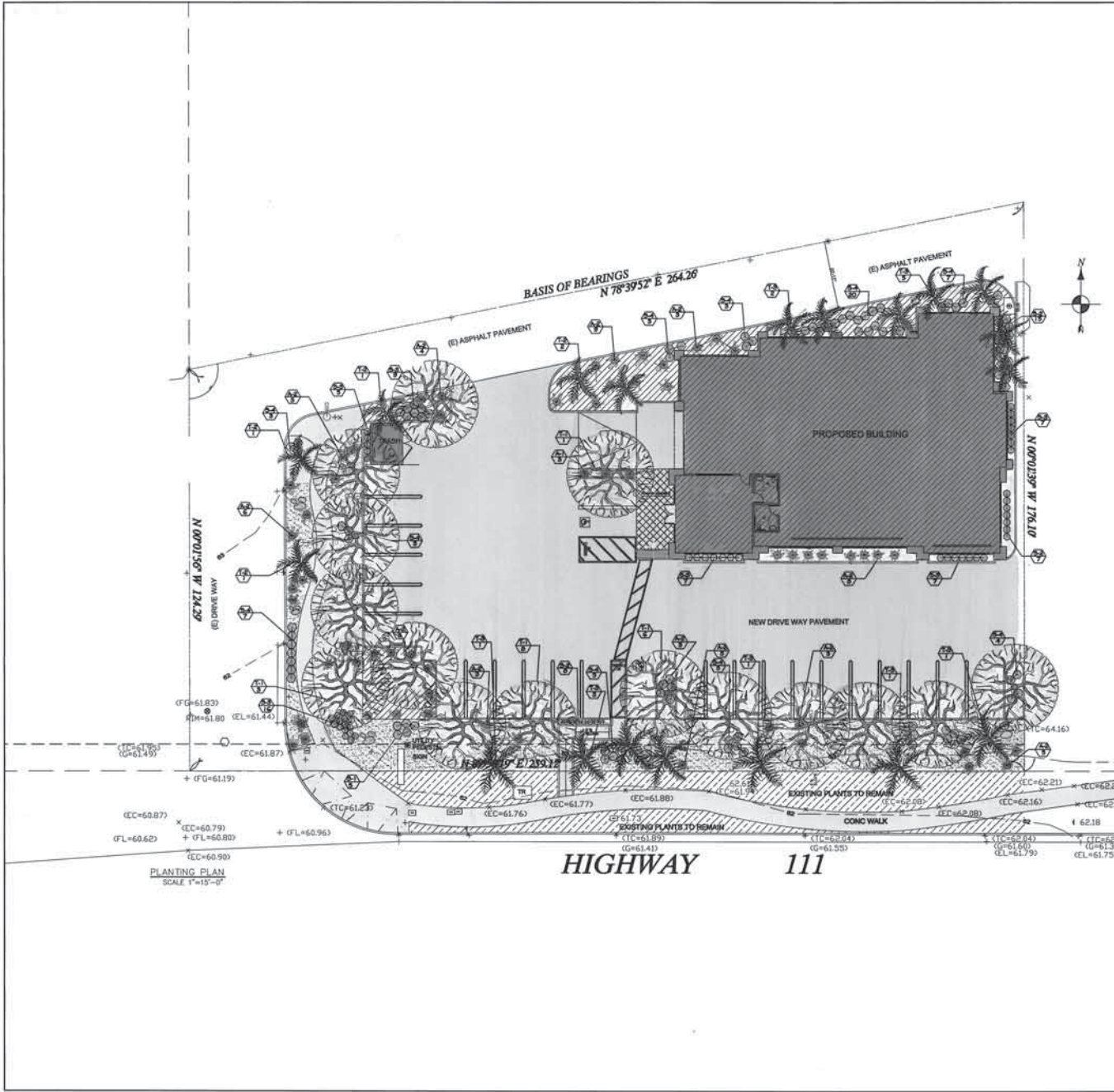
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DARKJIAN ASSOCIATES
2411FOOTHILL BLV.
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SHADING PLAN

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGLIASSIAN
79-840 HIGHWAY 111
LA QUINTA, CA 92253

Rev: _____
Date: _____
Scale: _____
Drawn: _____
Job: _____
Sheet: _____



TREE HEIGHTS AND CALIPER
 T-1 = 14'-3" CALIPER
 T-2 = 19'-8" CALIPER
 T-3 = 16'-6" CALIPER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
T-1	SCOPULUS MOLLE	CALIFORNIA PEPPER	48"BX1 OHT.	15	-----
T-2	PHOENIX DACTYLIFERA	DATE PALM	15' BT.	7	-----
T-3	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12' BT.	12	-----
S-1	DALEA FULCHRA	INDIGO BUSH	5 GAL.	20	5' O.C.
S-2	LANTANA NEW GOLD	GOLDEN LANTANA	5 GAL.	35	4' O.C.
S-3	CISTUS X FLURIFERUS	ORCHID ROCKROSE	5 GAL.	51	3' O.C.
S-4	RESPERALOE FARVEFLORA	RED YUCCA	15 GAL.	60	RANDOM
A-1	ANIGOZANTHOS 'BIG RED'	KANGAROO PAW	5 GAL.	17	RANDOM
A-2	AGAVE 'BLUE FLAME'	AGAVE	15 GAL.	47	RANDOM
GROUND COVER 'AS INDICATED'	BACCHARIS 'TWIN-PEAKS'	COYOTE BUSH	PLATS	AS NEEDED	10' O.C.

- LEGEND**
- PROPOSED TREE
 - PROPOSED PALM
 - PROPOSED ACCENT
 - PROPOSED SHRUB
 - PROPOSED GROUNDCOVER
 - PROPOSED DECOMPOSED GRANITE 1/4" DEPTH
 - EXISTING GROUNDCOVER
 - PROPOSED BOULDER CLUSTER (1-3'X3' / 1.2'X2' / 1.18'X18')
 - PLANT SYMBOL QUANTITY

LOT AREA 38,913 SQ.FT.
 LANDSCAPE AREA 6,062 SQ.FT.
 PERCENTAGE OF LANDSCAPING 6%

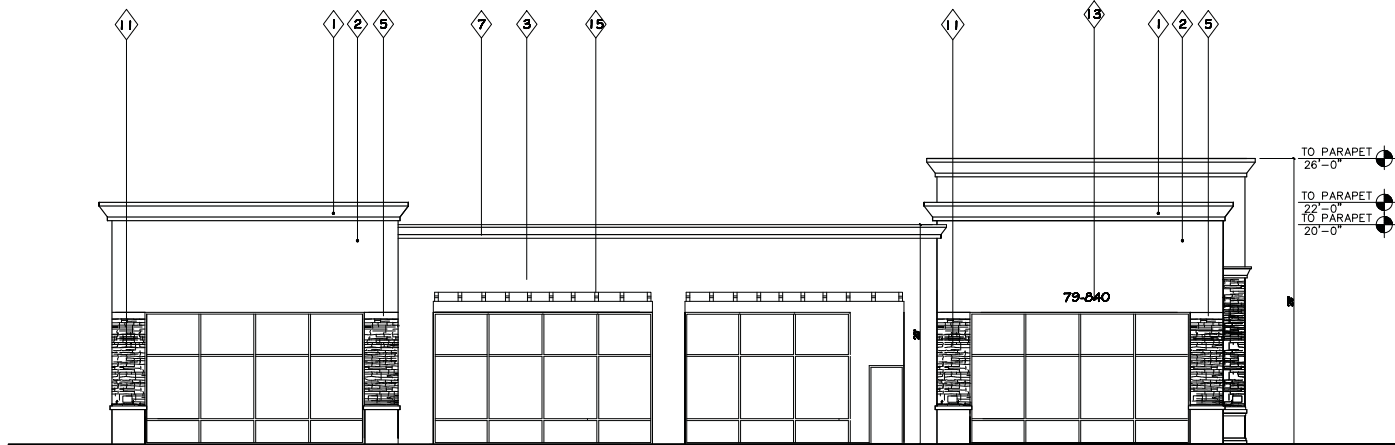
DAVID LI & ASSOCIATES
 Consulting Engineers
 1000 San Gabriel Blvd. #208
 Rosemead, Ca 91770
 (626) 288-1216

DARKJIAN ASSOCIATES
 2411FOOTHILL BLV.
 PASADENA CA 91107
 TEL: (626)405-0556

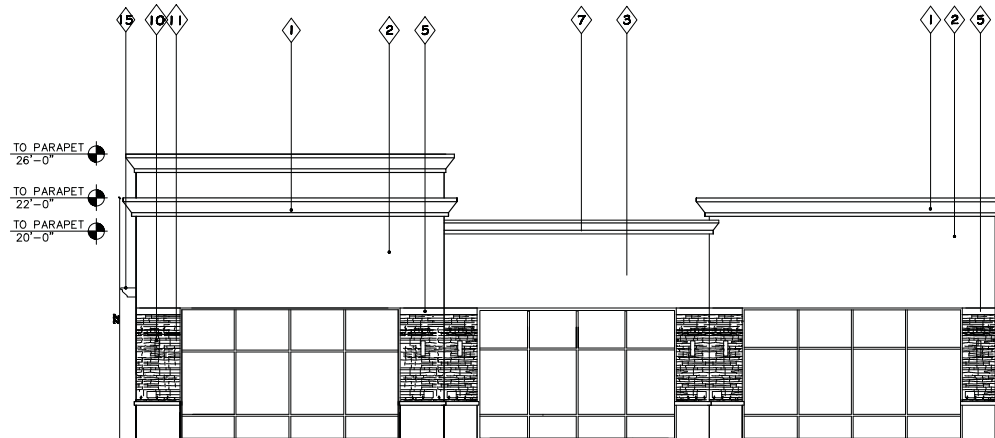
LANDSCAPE PLAN

AMERICAN TIRE DEPOT
 FOR: MR. ARA TCHAGHLASSIAN
 79-840 HIGHWAY 111
 LA QUINTA, CA 92253

Rev:	
Date:	
Scale:	
Drawn:	
Job:	
Sheet:	



NORTH ELEVATION
SCALE :3/16"=1'-0"



EAST ELEVATION
SCALE :3/16"=1'-0"

CONSTRUCTION NOTES

- INDICATES NOTE NO. \diamond
1. 16" BUILT-UP CROWN MOLDING PAINTED BENJAMIN MOORE GLENWOOD BROWN # 1141
 2. 7/8" STUCCO PAINTED BENJAMIN MOORE GLOWING APRICOT #165
 3. 7/8" STUCCO PAINTED BENJAMIN MOORE OLD GOLD # 167
 4. RED ALUMINUM FRAME W/CLEAR GLASS
 5. 8" COLUMN CAP BENJAMIN MOORE GLENWOOD BROWN # 1141
 6. COLUMN BASE PRE CAST LIGHT COLOR
 7. 14" MOLDING PAINTED BENJAMIN MOORE GLENWOOD BROWN # 1141
 8. ROLL UP DOOR BENJAMIN MOORE GLENWOOD BROWN # 1141
 9. 10" COLUMN CAP MOLDING BENJAMIN MOORE GLENWOOD BROWN # 1141
 10. LIGHT FIXTURE (VORTECH PAR20 DOWN LIGHT)
 11. CORONADO LEDGER STONE QUICK STACK; CARMEL MOUNTAIN
 12. METAL FINISH DISPONT POWDERCOAT BROWN
 13. BUILDING ADDRESS NUMBER "MUST BE AUTOMATICALLY ILLUMINATED"
 14. SIGN UNDER SEPARATE PERMIT
 15. 4X10 TRELLIS

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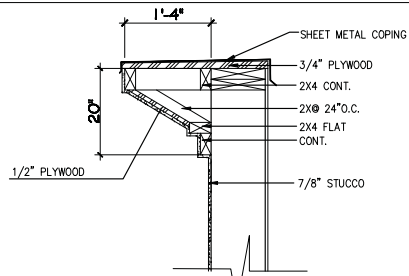
ELEVATIONS

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
79-840 HIGHWAY 111
LA QUINTA, CA 92283

Rev: _____
Date: _____
Scale: _____
Drawn: _____
Job: _____
Sheet: _____

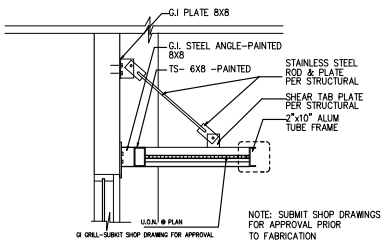
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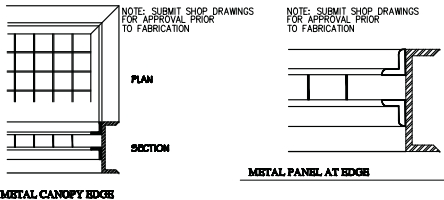
CROWN MOLDING DETAIL
NOT TO SCALE

1



METAL CANOPY DETAILS
NOT TO SCALE

2



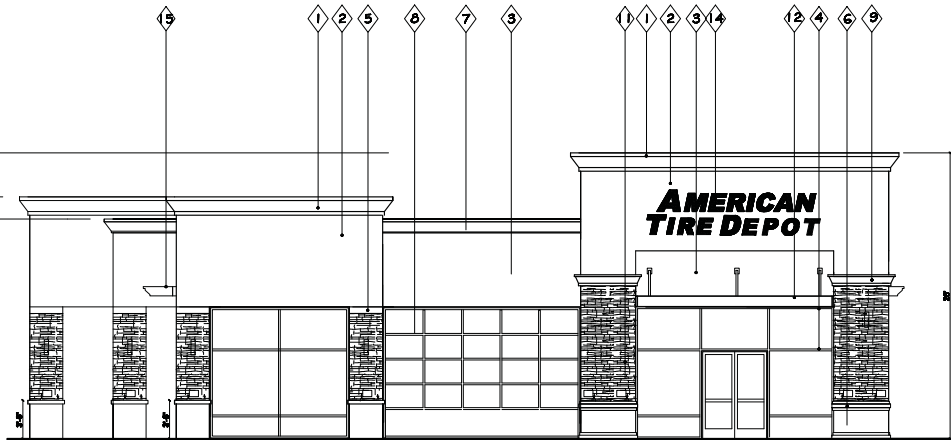
METAL CANOPY EDGE

CONSTRUCTION NOTES

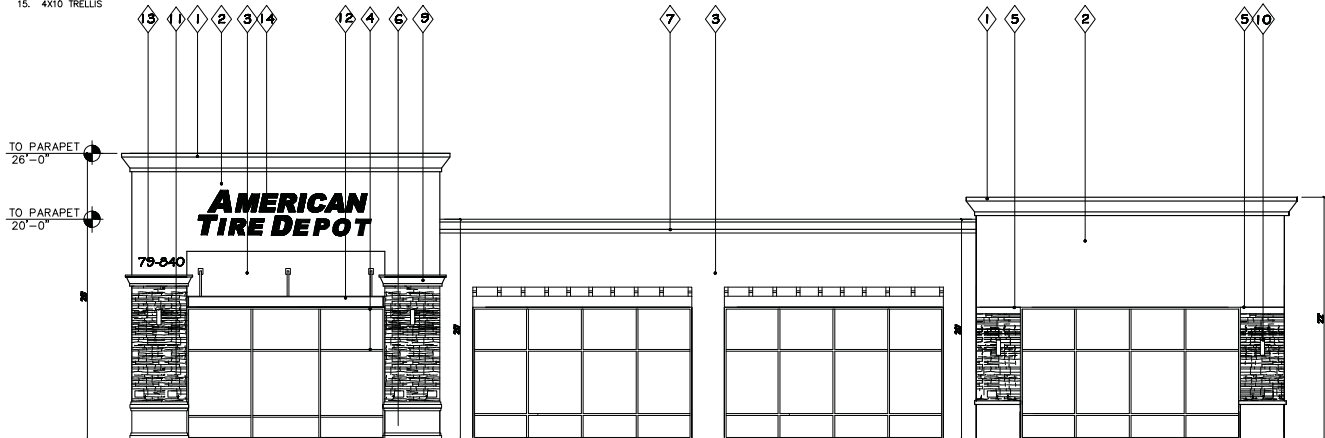
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1. 16" BUILT-UP CROWN MOLDING PAINTED BENJAMIN MOORE GLENWOOD BROWN # 1141
2. 7/8" STUCCO PAINTED BENJAMIN MOORE GLOWING APRICOT #165
3. 7/8" STUCCO PAINTED BENJAMIN MOORE OLD GOLD # 167
4. RED ALUMINUM FRAME W/CLEAR GLASS
5. 8" COLUMN CAP BENJAMIN MOORE GLENWOOD BROWN # 1141
6. COLUMN BASE PRE CAST LIGHT COLOR
7. 14" MOLDING PAINTED BENJAMIN MOORE GLENWOOD BROWN # 1141
8. ROLL UP DOOR BENJAMIN MOORE GLENWOOD BROWN # 1141
9. 10" COLUMN CAP MOLDING BENJAMIN MOORE GLENWOOD BROWN # 1141
10. LIGHT FIXTURE (VORTECH PARZO DOWN LIGHT)
11. CORONADO LEDGER STONE QUICK STACK, CARMEL MOUNTAIN
12. METAL AWNING DUPONT POWDERCOAT BROWN
13. BUILDING ADDRESS NUMBER (12" HIGH) MUST BE ADEQUATELY ILLUMINATED
14. SIGN UNDER SEPARATE PERMIT
15. 4X10 TRELLIS

TO PARAPET 26'-0"
TO PARAPET 22'-0"
TO PARAPET 20'-0"



WEST ELEVATION
SCALE :3/16"= 1'-0"



SOUTH ELEVATION
SCALE :3/16"= 1'-0"

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ELEVATIONS

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
79-840 HIGHWAY 111
LA QUINTA, CA 92283

Rev: _____
Date: _____
Scale: _____
Drawn: _____
Job: _____
Sheet: _____

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of Sheets

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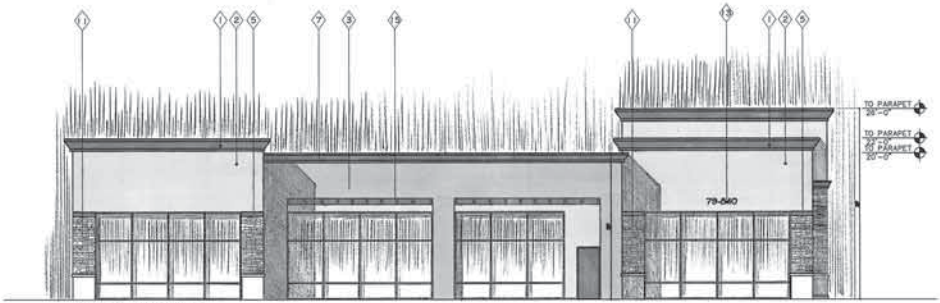
ELEVATIONS

AMERICAN TIRE DEPOT
 FOR: MR. ARA TCHAGHLASSIAN
 79-840 HIGHWAY 111
 LA QUINTA, CA 92253

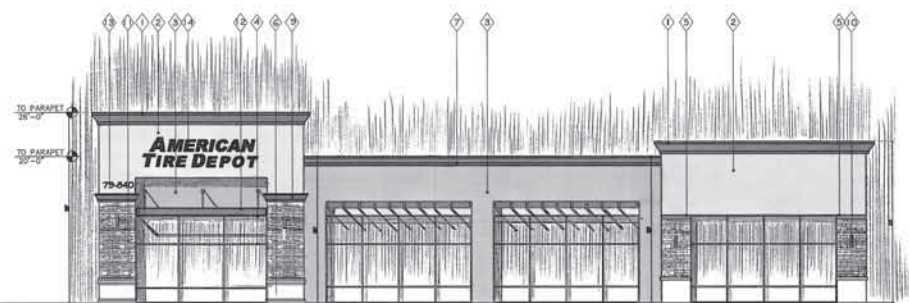
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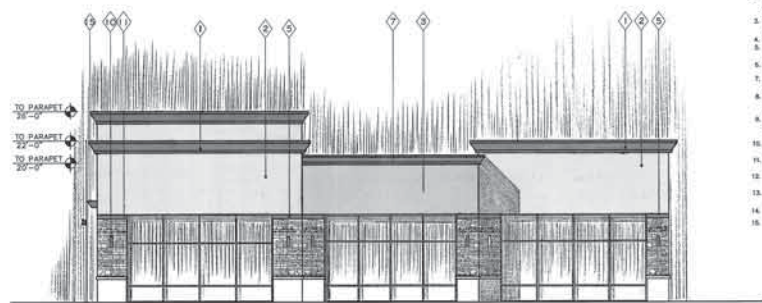
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

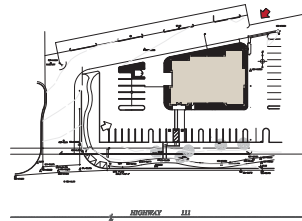


EAST ELEVATION

- CONSTRUCTION NOTES**
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 2. 2"X4" SLOTTED PAINTED BRUNNEN WOOD # 1141
 3. 2"X4" SLOTTED PAINTED BRUNNEN WOOD # 1141
 4. RED ALUMINUM FRAME W/GLASS GLASS 8" COLUMN CAP # 1141
 5. 8" COLUMN CAP # 1141
 6. COLUMN BASE FRAME CAST LIGHT COLOR
 7. 1/2" MOULDING PAINTED BRUNNEN WOOD # 1141
 8. WALL SP. COOL BRUNNEN WOOD # 1141
 9. 1/2" COLUMN CAP MOULDING BRUNNEN WOOD # 1141
 10. LIGHT FIXTURE (OPTION FLOOR DOWN LIGHT)
 11. COULUMN SPACER BRUNNEN WOOD # 1141
 12. BRUNNEN WOOD # 1141
 13. BRUNNEN WOOD # 1141
 14. BRUNNEN WOOD # 1141
 15. BRUNNEN WOOD # 1141

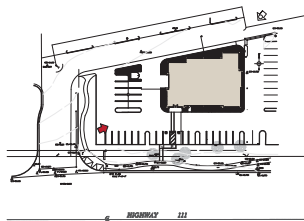


NORTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

NOTE
THE LANDSCAPING SHOWN IN THIS RENDERING
DOESN'T DEPICT THE ACTUAL CONCEPTUAL
LANDSCAPING.



DARKJIAN ASSOCIATES

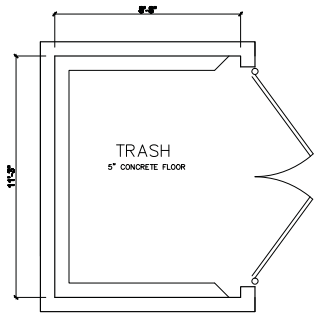
2411 Foothill Blvd.
Pasadena, CA 91107
Tel: (626) 405-0556

PERSPECTIVES

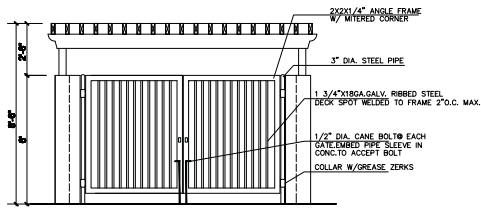
AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
79-840 HIGHWAY 111
LA QUINTA, CA 92253

Rev.:
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Sheet:

A-7
Of Sheets

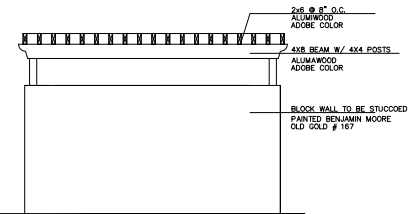


TRASH ENCLOSURE PLAN



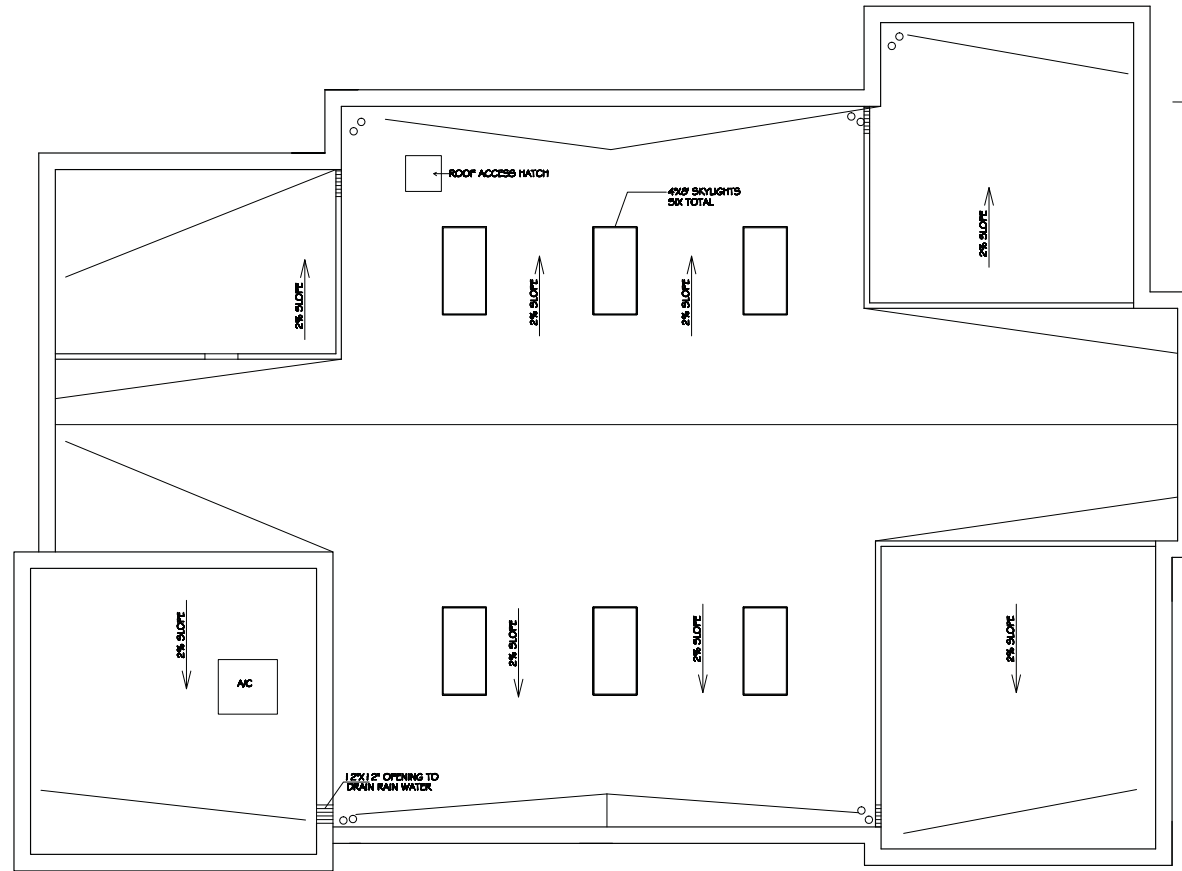
EAST ELEVATION

* DOOR AND FRAME TO BE DARK BRONZE COLOR



WEST ELEVATION

TRASH ENCLOSURE
SCALE 3/16"=1'-0"



ROOF PLAN
SCALE 3/16"=1'-0"

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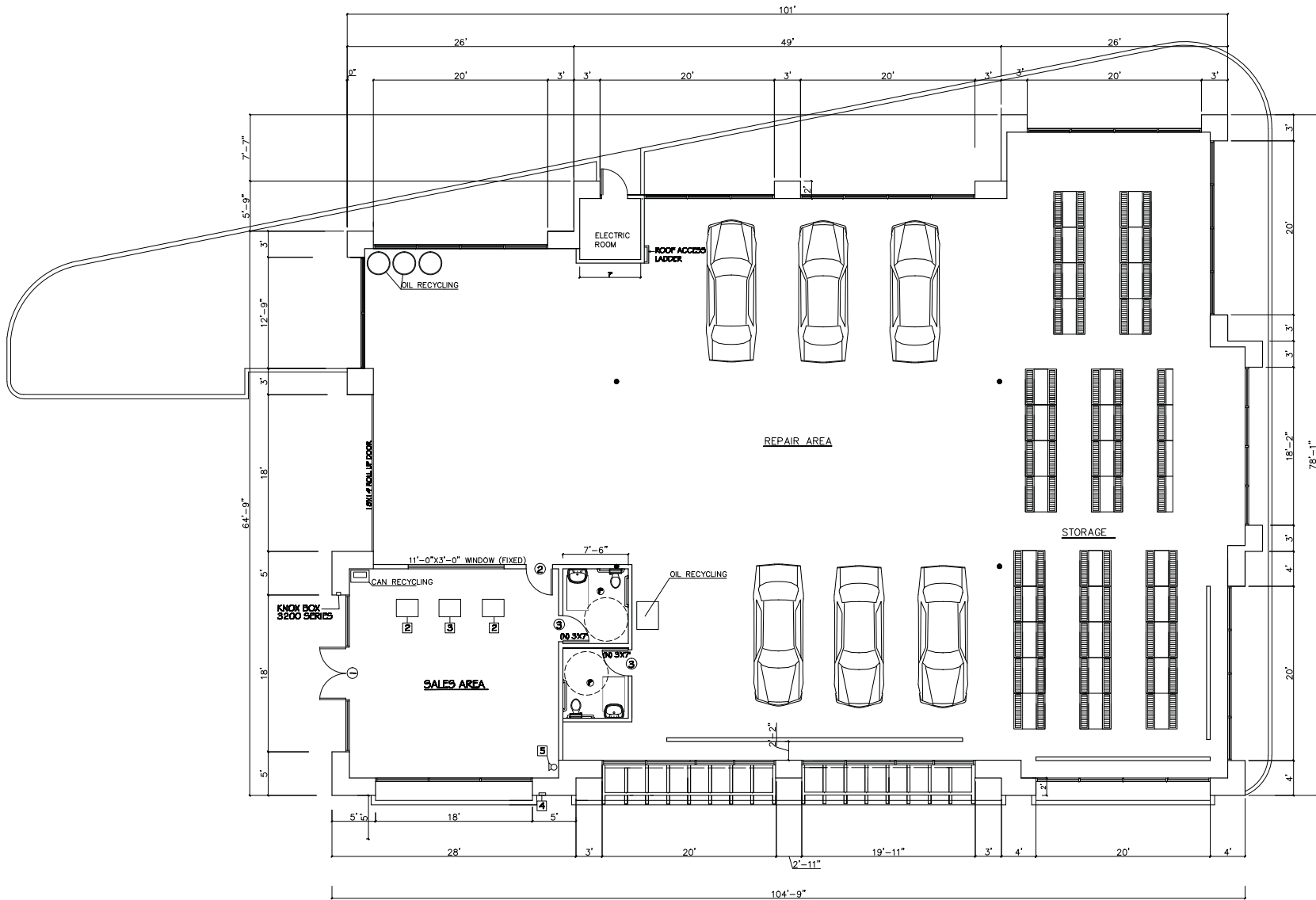
ROOF PLAN

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
78-840 HIGHWAY 111
LA QUINTA, CA 92283

Rev:	
Date:	
Scale:	
Drawn:	
Job:	
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FLOOR PLAN
SCALE 3/16"=1'-0"

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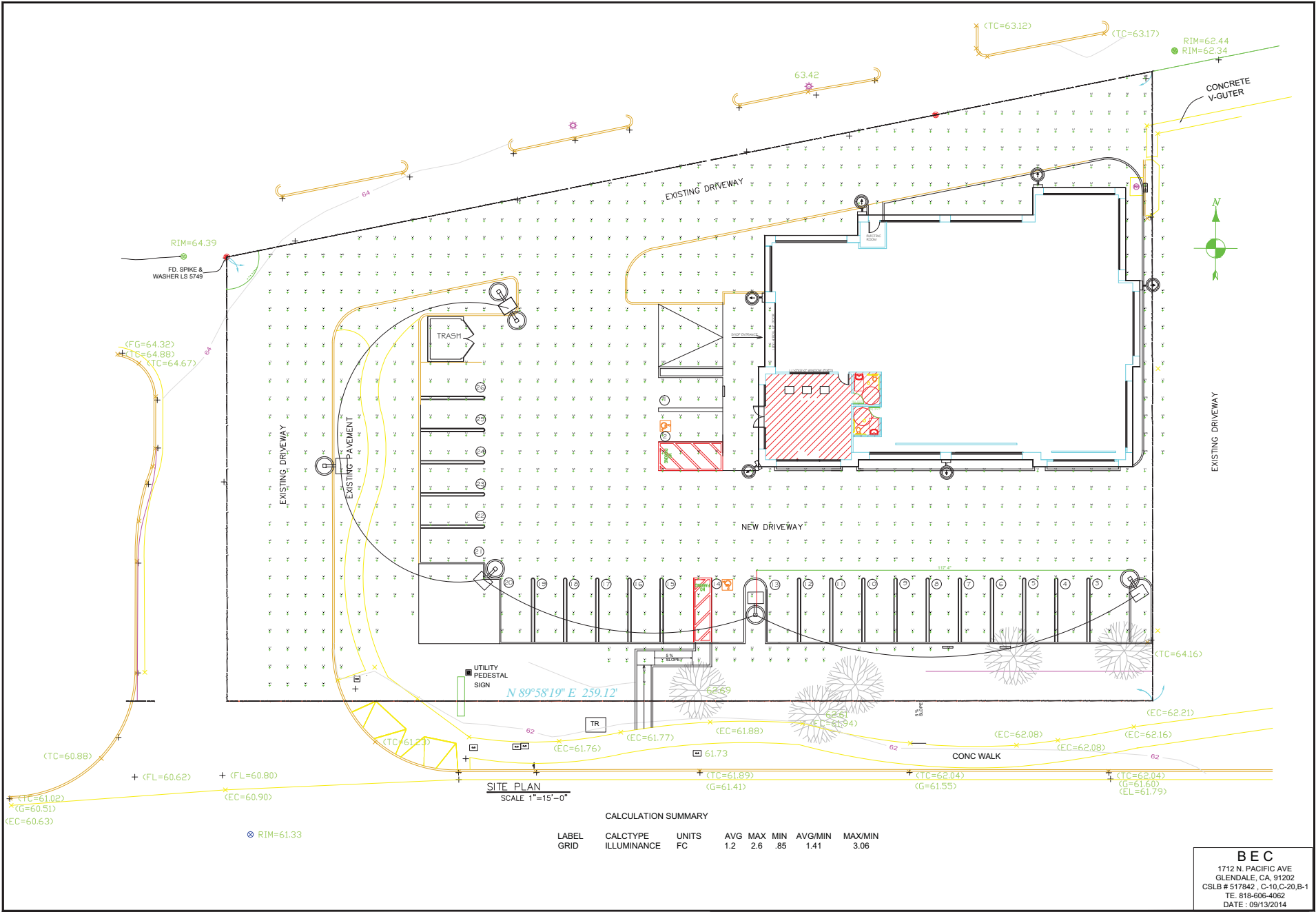
FLOOR PLAN

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
78-840 HIGHWAY 111
LA QUINTA, CA 92253

Rev: .
Date: .
Scale: .
Drawn: .
Job: .
Sheet:

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of Sheets



B.E.C. ELECTRICAL
1712 N. PACIFIC AVE
GLENDALE, CA 91202
TEL: (818) 606-4062

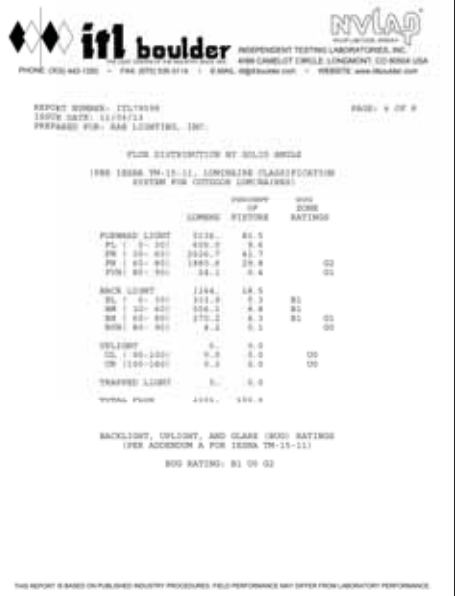
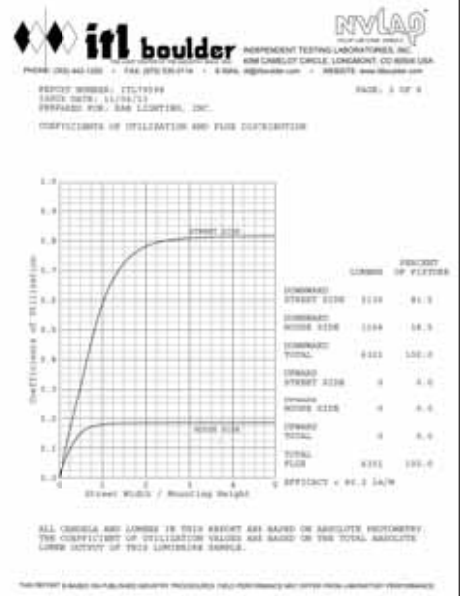
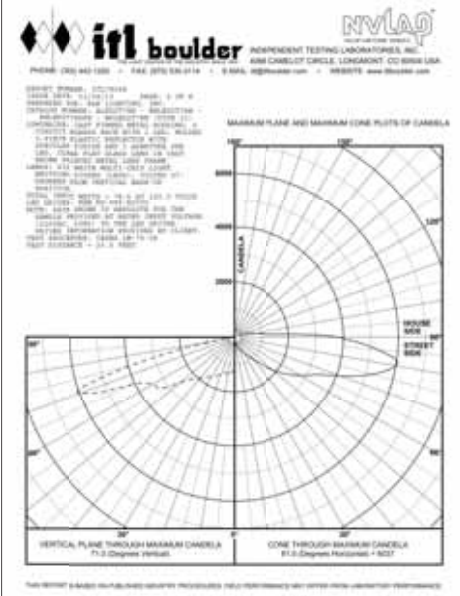
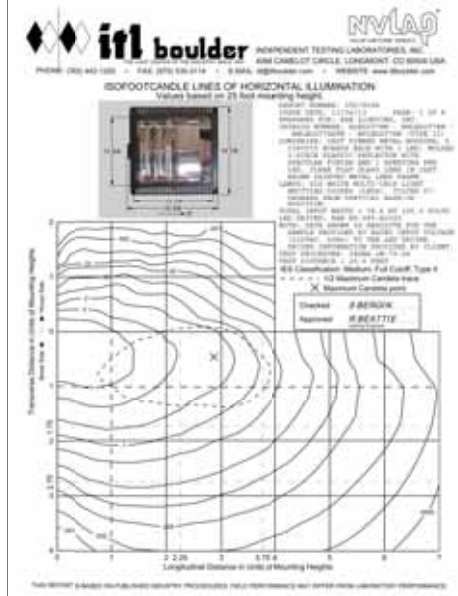
SITE PLAN - LIGHTING LAYOUT

AMERICAN TIRE DEPOT
FOR MR. ARA TCHAGLASIAN
79-840 HIGHWAY 111
LA QUINTA, CA 92553

Rev: _____
CASE NO. _____
Scale: _____
Drawn: _____
Job: _____
Sheet: _____

B E C
1712 N. PACIFIC AVE
GLENDALE, CA 91202
CSLB # 517842, C-10, C-20, B-1
TE: 818-606-4062
DATE: 09/13/2014

E-8
of Sheets



REPORT NUMBER: ITL19199
 ISSUE DATE: 11/19/13
 PREPARED FOR: SAM LIGHTING, INC.

CANDELA TRANSMISSION

STREET WIDTH	CANDELA TRANSMISSION
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6.5	0.0
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REPORT NUMBER: ITL19199
 ISSUE DATE: 11/19/13
 PREPARED FOR: SAM LIGHTING, INC.

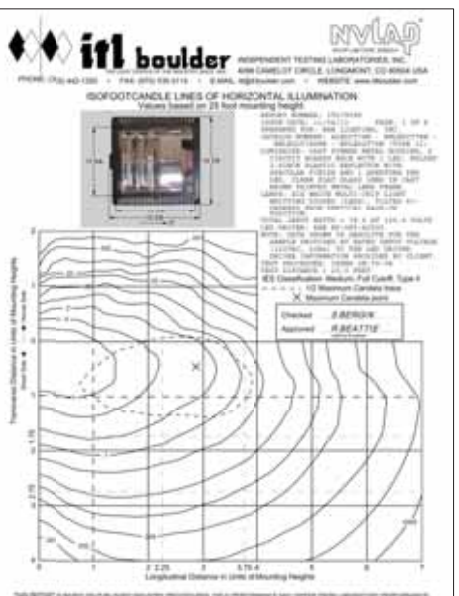
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STREET WIDTH	CANDELA TRANSMISSION
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REPORT NUMBER: ITL19199
 ISSUE DATE: 11/19/13
 PREPARED FOR: SAM LIGHTING, INC.

CANDELA TRANSMISSION

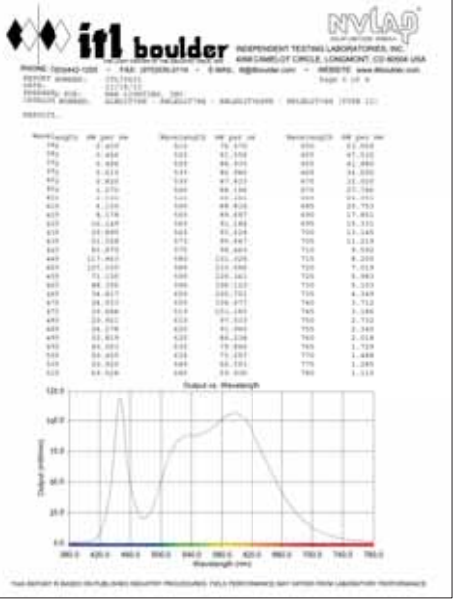
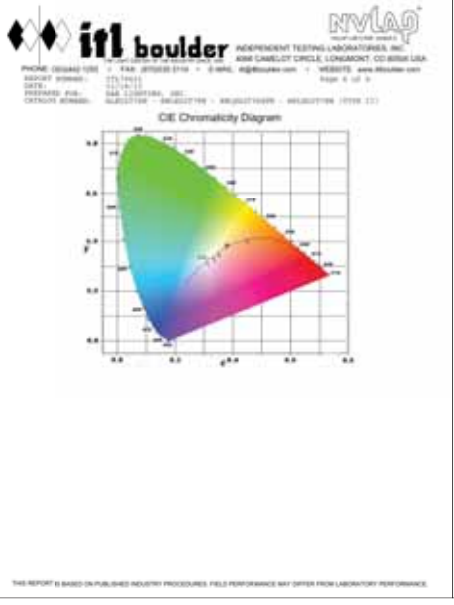
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6.5	0.0
7.0	0.0
7.5	0.0
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8.5	0.0
9.0	0.0
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B.E.C. ELECTRICAL
 1712 N. PACIFIC AVE
 GLENDALE, CA 91202
 TEL: (618) 606-1062

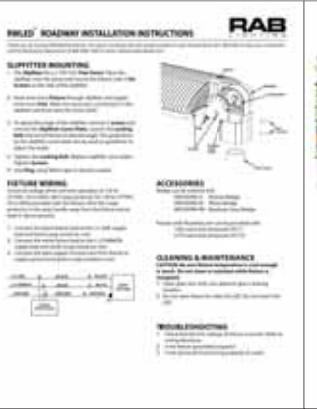
AMERICAN TIRE DEPOT
 FOR MR. ARA TOHAGLIAN
 79-840 HIGHWAY 111
 LA QUINTA, CA 92555

Case No.:
 Scale:
 Date:
 Job:
 Sheet: E-9



B.E.C. ELECTRICAL
 1712 N. PACIFIC AVE
 GLENDALE, CA 91202
 TEL: (818) 606-4062

ROOF POWER LAYOUT



AMERICAN TIRE DEPOT
 FOR MR. ARA TOHAGLAGIAN
 79-840 HIGHWAY 111
 LA QUINTA, CA 92553

B E C
 1712 N. PACIFIC AVE
 GLENDALE, CA 91202
 CSLB # 517842, C-10-C-20, B-1
 TE: 818-606-4062
 DATE: 09/13/2014

Rev: _____
 Case No: _____
 Scale: _____
 Drawn: _____
 Job: _____
 Sheet: _____

CITY OF LA QUINTA

SP 96-027
AMENDMENT #2
JEFFERSON PLAZA
SPECIFIC PLAN

PREPARED BY:
DAVID LI & ASSOCIATES
1000 SAN GABRIEL BLVD. SUITE #101
ROSEMEAD, CA 91770
(626) 288-1218

IN ASSOCIATION WITH:
DARKJIAN ASSOCIATES
2411 E. FOOTHILL BLVD.
PASADENA, CA 91107
(626) 215-4826

FOR
THE AMERICAN TIRE DEPOT
16201 COMMERCE WAY
CERRITOS, CA 90703

SECTION 3.0 SPECIFIC PLAN

3.10 LAND USE

The site is at present vacant, it consists of a gentle sloping terrain with the C.V.W.D.. Storm drain channel at the north edge of the property. The site is covered with desert scrub bush and grasses. Including a few clumps of creosote bush. The adjoining properties have been studied in conjunction with projected development and have not called attention to any adverse or extraordinary circumstances surrounding the area beyond the variances outlined herein. This project will be developed in accordance with ordinances and/or circumstances stipulated by the City of La Quinta.

3.20 ZONING

The subject property has a C.R. (Regional Commercial) designation in place and is within the general plan use designation as Mixed Regional Commercial. The specific uses and requirements of the C.R. zone relevant to this project is outlined in Section 3.2.4.

3.20.1 Outdoor Sales

In addition to those land uses permitted in the C.R. zoning district, the outdoor display and sale of merchandise shall be permitted pursuant to the following guidelines:

- (1) Merchandise shall not impede efficient and safe vehicular and pedestrian circulation;
- (2) The merchandise shall be removed and the premises shall be cleared of all debris and restored to its original condition upon completion of the display and sales event.

3.20.2 Zoning Standards

Jefferson Plaza will be developed following the framework of the general zoning requirements of the C.R. zone of said City.

3.20.3 Deviations from Zoning-Code

the following development standards are proposed as deviations from the City of La Quinta Zoning Ordinance. A brief justification for the request is included.

3.20.3.1 Parking Stall Size

The City of La Quinta Zoning Code requires a 9 foot by 20 foot parking stall situated on a 26 foot aisle with a 90 degree parking angle. The applicant is proposing 9 foot by 19 foot parking stalls on 26 foot aisles with a 90 degree parking angle. In areas of overhanging conditions, a 9 foot by 17 foot stall is recommended. The deviation of one foot in the length of the parking stall will result in the more efficient use of the property while maintaining an efficient and safe circulation system. This design feature is based on the experience of the applicant through the construction and ongoing operation of over 400 stores.

3.20.3.2 Number of Parking Stalls Provided

The number of parking spaces proposed for both the Home Depot and other retail uses is 1,146, exceeding the 770 spaces required by the City by 49 percent. With some 400 Home Depot facilities in operation, Home Depot is acutely aware of the particular and unique market conditions associated with their facilities. Based on this practical experience, the parking provided is necessary to serve the needs of the public and will remove the potential for any negative traffic and parking impacts to surrounding properties or public streets due to overflow parking conditions.

3.20.3.3 Percentage of Landscape Area Provided

The increase in the number of parking spaces provided, as discussed above, has a direct impact to the amount of landscape area that can be provided on the project site. The design and materials proposed will ensure the desired effect of softening the visual impact of the development while establishing a high quality and visually pleasing environment. The parking field meets the City's requirement of 5 percent minimum landscape coverage. See exhibit 2.90.2.A "Landscape Plan" for tabulation of area. Additionally, the overall site including the public parkway provides 12.6 percent of landscaped coverage.

3.20.4 Permitted Uses

Regional Commercial:

- Retail stores under 10,000 sq./ft. floor area per business
- Retail stores', 10,000-50,000 sq./ft. floor area
- Retail stores', over 50,000 sq./ft. floor area
- Food, liquor, and convenience stores under 10,000 sq./ t. floor area, open less than 18 hours/day²
- Food, liquor, and convenience stores under 10,000 sq./ft, floor area, open 18 or more hours/day²
- Plant nurseries and garden supply stores, with no propagation of plants on the premises, subject to §9.100.120 (*Outdoor Storage and Display*).

- Banks
- General and professional offices
 - ¹ Other than convenience stores. Items sold may include clothing, groceries, meat, drugs, jewelry, sundries, office supplies, pets, furniture, appliances, hardware, building materials
 - ² With no consumption of alcohol on the premises.
- Medical offices - physicians, dentists, optometrists, chiropractors, and similar practitioners
- Restaurants, other than drive-thru
- Restaurants, drive-thru
- Restaurants, counter take-out with ancillary seating, such as yogurt, ice cream, pastry shops, and similar
- Health clubs, martial arts studios, and dance-studios, 5000 sq./ft. floor area or less
- Health clubs, martial arts studios, and dance studios, over 5000 sq./ft. floor area
- Automobile service stations, with or without minimart
- Car washes
- Auto parts stores, with no repair or parts installation on the premises

3.30 SPECIFIC DESIGN FEATURES

3.30.1 Screen Wall

An eight foot wall, shall be constructed along the north property line, as depicted on the site plan. The purpose of the wall in conjunction with the landscape treatments to be provided adjacent to the wall is to visually screen the development from the existing development to the north of the project site. The screen wall shall be one sided split face block with a two inch cap.

3.30.2 Screening of Rooftop Equipment

Consistent with the Zoning Code, all rooftop and wall mounted mechanical equipment including satellite dish shall be screened from view by means of a parapet wall. Line of site drawings showing how all equipment will be screened shall be submitted for review prior to issuance of a building permit.

3.30.3 Utility Enclosures

Any utility enclosures including pallet enclosures, propane/generator enclosures shall consist of masonry materials sufficient in height to screen all storage with solid painted gates provided, subject to approval of the Community Development Department prior to issuance of a building permit.

3.30.4 Cart Storage

A central designated area and a minimum of two cart corrals shall be provided for the collection and storage of carts, hand trucks and other devices used to carry building materials by shoppers. Additionally, Regular retrieval of used carts shall be provided by the retailer to minimize clutter and circulation problems. The two cart storage areas and central location shall be approved by the Community Development Director, prior to issuance of a building permit. Designated area shall be permanent and provided with screen walls and landscaping and proper signs.

3.30.5 Exterior Lighting

Exterior lighting for the project shall comply with the "Dark Sky" Lighting Ordinance. Plans shall be approved by the Community Development Department prior to issuance of building permits. All exterior lighting shall be down shining and provided with shielding to screen glare from adjacent streets and residential property to the north and east to the satisfaction of the Community Development Department. Parking lot and nursery light standards shall be a maximum 25 feet in height and shall be shielded.

3.40 PROPERTY RIGHTS

All required easements, rights-of-way and other property rights shall be granted prior to issuance of a grading, improvement or building permit for this development.

3.40.1 Right-of-Way Utility Easements

The applicant shall grant public and private street right-of-way utility easements in conformance with the City's General Plan, Municipal Code, applicable specific plans, and as required by the Public Works Director.

Property rights required of this development include:

A. State Route 111 - 86' half of a 172' right-of-way

B. Jefferson Street - 62' half right-of-way transitioning to 81'*half right-of-way on the southerly portion as required for dual left turn lanes and dedicated right turn lane. The applicant may reduce the above right-of-way widths by two feet by reconstructing the west side of the existing Jefferson Street median two feet easterly of the existing location.

Right-of-way grants shall include additional widths as necessary to accommodate additional-width improvements shown on the approved improvement plans.

3.40.2 Utility Easements

The applicant shall grant any easements necessary for placement of and access to utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.

3.40.3 City Entry Sign

An easement shall be granted to the City at the northwest intersection of Highway 111 and Jefferson Street. Said easement shall be for the purpose of installing the City "Entry Sign." Specific location and size of easement shall be approved by the City and recorded prior to final occupancy of the Home Depot.

3.50 UTILITIES

3.50.1 Existing Utilities

All existing and proposed utilities within or adjacent to the proposed development shall be installed underground. High-voltage power lines which the power authority will not accept underground are exempt from this requirements.

3.50.2 Underground Utilities

In areas where hardscape surface improvements are planned, underground utilities shall be installed prior to construction of surface improvements. The applicant shall provide certified reports of utility trench compaction tests for approval of the Public Works Director.



**ARCHITECTURAL AND LANDSCAPING
REVIEW BOARD
MINUTES**

WEDNESDAY, NOVEMBER 19, 2014

CALL TO ORDER

A special meeting of the La Quinta Architectural and Landscaping Review Board was called to order at 10:03 a.m. by Planning Manager David Sawyer.

PRESENT: Board Members Richard Gray, Kevin McCune, and Ray Rooker

ABSENT: None

STAFF PRESENT: Planning Manager David Sawyer, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Planning Manager Sawyer led the Board into the Pledge of Allegiance.

PUBLIC COMMENT – None

CONFIRMATION OF AGENDA – Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Board Members Gray/McCune to approve the Architectural and Landscaping Review Board Minutes of August 13, 2014, as submitted. Motion passed unanimously.

BUSINESS SESSION

1. Site Development Permit 2014-942 submitted by Beazer Homes Holdings Corp. proposing the development of a single family subdivision consisting of 82 units, as well as common area facilities on 20.8 acres. Project: Watermark Villas. Location: northwest corner of Avenue 52 and Jefferson Street.

Consultant Principal Planner Nicole Criste presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Ms. Kettie Cole, Vice President with Beazer Homes, Brea, CA – introduced herself, gave a detailed presentation of the proposed project, and answered the Board’s questions.

Mr. David Neault, Landscape Architect with Neault Associates Inc., Temecula, CA – introduced himself and answered the Board’s questions with regards to the proposed landscaping, tree palette and specifications.

Mr. Vance Graham, AIA, Principal with Bassenian Lagoni, Newport Beach, CA – introduced himself and answered the Board’s questions with regards to the project’s architectural design, the pool and surrounding recreational facilities, the paseo path, stucco, roofing options, and driveway accessibility in relation to the parking spaces in the courtyard alley street.

The Board recommended that staff discuss the potential for right-in-right-out access from Jefferson Street.

Motion – A motion was made and seconded by Board Members Gray/McCune recommending approval of Site Development Permit 2014-942, as submitted with staff’s recommendations and the addition of the following conditions of approval:

- A walking path with dog watering and clean up stations shall be added on the outer (east, west, and south sides) edge of the retention basin.
- Benches, trellis, dog watering stations, and layered or meandering landscaping shall be added along the paseo path.
- Benches and picnic tables shall be added in the turf area located on the east side of the pool.
- Additional and more dynamic color options shall be added to the architectural color palette.
- The Olive and Rhus lancia trees shall be 36’ boxes, all other trees shall be 24’ boxes.
- All plantings shall be per specifications in the landscaping plan submitted October 15, 2014.
- Only the Rhus lancia tree shall be standard trunk, all other trees shall be multi-trunk.

Motion passed unanimously.

2. Site Development Permit 2013-936 submitted by Bedros Darkjian proposing the construction of a 6,720 square-foot tire retail and installation store on a 0.89-acre vacant pad within the Jefferson Square commercial center. Project: American Tire Depot. Location: north of Highway 111, between Jefferson Street and Dune Palms Road (79-840 Highway 111).

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. Bedros Darkjian, AIA, Project Manager with Darkjian Associates, Pasadena, CA – introduced himself, gave a brief overview of the projects, and answered the Board’s questions.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending approval of Site Development Permit 2013-936 as submitted with staff’s recommendations and the addition of the following condition of approval:

- At the front entrance, replace the California Pepper tree with a palm tree.
- Reduce the density of trees, while maintaining shading requirements.
- Incorporate a darker paint palette.
- Utilize a climbing vine (bougainvillea) along the south-facing elevation.

Motion passed unanimously.

3. Site Development Permit 2014-1005, Minor Adjustment 2014-0008, and Minor Adjustment 2014-0009 submitted by Prest Vuksic Architects proposing the construction of a new commercial retail center, including a 17,020 square-foot market (ALDI), a 3,750 square-foot drive-through restaurant (In-n-Out Burger), and a 8,500 square-foot retail pad for future commercial development. Project: La Quinta Square. Location: south of Highway 111, along Simon Drive.

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. David Drake, Project Manager with Prest Vuksic Architects, Palm Desert, CA – introduced himself, gave a detailed presentation of the project, and answered the Board’s questions.

Mr. Kevin Staley, Property Owner and Principal with The Magellan Group, Inc., Los Angeles, CA – introduced himself and answered the Board’s questions with regards to the design of the commercial center.

Ms. Katie Sanchez, Development Coordinator with In-N-Out Burger, Baldwin Park, CA – introduced herself and answered the Board’s questions with regards to the restaurant’s drive-thru operations, standard wait time, accessibility of the service entrance to the delivery trucks and frequency of deliveries.

Mr. Walter Deissler, Manager Development and Architecture Architect with In-N-Out Burger, Baldwin Park, CA – introduced himself and answered the Board’s questions with regards to the fast-food restaurant’s standard service operations and deliveries.

Mr. Keith Pelan, AICP, Planner with Kimley Horn, Orange, CA – introduced himself and answered the Board’s questions with regards to the proposed architectural design.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending approval of Site Development Permit 2014-1005, Minor Adjustment 2014-0008, and Minor Adjustment 2014-0009 as submitted with staff’s recommendations. Motion passed unanimously.

CORRESPONDENCE AND WRITTEN MATERIAL – None

REPORTS AND INFORMATIONAL ITEMS – None

BOARD MEMBER ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Board Members Gray/McCune to adjourn this meeting at 12:07 a.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California