

**RESOLUTION NO. 2002-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING OF DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR TOURIST COMMERCIAL USES, MEDIUM DENSITY RESIDENTIAL AND A NEIGHBORHOOD PARK GENERALLY BOUNDED BY MILES AVENUE ON THE NORTH, COACHELLA VALLEY STORMWATER CHANNEL ON THE SOUTH, WASHINGTON STREET ON THE WEST AND INCO CENTURY SINGLE FAMILY SUBDIVISION ON THE EAST**

**CASE NO.: SPECIFIC PLAN 2001-055  
APPLICANT: CITY OF LA QUINTA REDEVELOPMENT AGENCY**

**WHEREAS**, the City Council of the City of La Quinta, California, did on the 5th day of February, 2002, hold a duly noticed Public Hearing to consider Specific Plan 2001-055, to allow the development of resort uses, Medium Density Residential and a neighborhood park generally located at the southeast corner of Miles Avenue and Washington Street, north of the Coachella Valley Stormwater Channel; and

**WHEREAS**, the Planning Commission of the City of La Quinta, California, did on the 22nd day of January, 2002, hold a duly noticed Public Hearing to consider Specific Plan 2001-055, to allow the development of resort uses, Medium Density Residential and a neighborhood park generally located at the southeast corner of Miles Avenue and Washington Street, north of the Coachella Valley Stormwater Channel, and more particularly described as:

APNs 604-04-12, 604-04-13, 604-04-23 and 604-04-37

**WHEREAS**, said Specific Plan has complied with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended (Resolution 83-63), in that an Environmental Assessment (EA 2001-436) was prepared for Specific Plan 2001-055 and found that although the proposed project will have environmental impacts, all impacts can be mitigated to a less than significant level; and

**WHEREAS**, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said City Council did make the following mandatory findings of approval to justify approving Specific Plan 2001-055:

1. The proposed Specific Plan is consistent with the goals and policies of the La Quinta General Plan in that the parcels have been designated for Tourist

Commercial, Medium Density Residential and Park and Recreation on the Land Use Map, as amended with General Plan Amendment 2001-083.

2. This Specific Plan will not create conditions materially detrimental to the public health, safety, and welfare in that the commercial development will occur at a major intersection and medium density residential will provide buffering to the residential land uses to the east.
3. That the Specific Plan is compatible with the existing and anticipated area development in that the project is to be located on land designated as Tourist Commercial and Medium Density Residential.
4. That the project will be provided with adequate utilities and public services to ensure public health and safety.

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

1. That the above recitations are true and constitute the findings of the City Council in this case;
2. That it does hereby confirm the conclusion that Environmental Assessment 2001-436 assessed the environmental concerns of the Specific Plan; and,
3. That it does approve Specific Plan 2001-055 for the reasons set forth in this Resolution.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the La Quinta City Council held on this 5th day of February, 2002, by the following vote, to wit:

**AYES:** Council Members Adolph, Henderson, Mayor Pro Tem Sniff

**NOES:** None

**ABSENT:** Council Member Perkins, Mayor Peña

**ABSTAIN:** None

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STANLEY SNIFF, Mayor Pro Tem

City of La Quinta, California

**ATTEST:**

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JUNE S. GREEK, CMC, City Clerk  
City of La Quinta, California  
(City Seal)

**APPROVED AS TO FORM:**

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M. KATHERINE JENSON, City Attorney  
City of La Quinta, California

**CITY COUNCIL RESOLUTION 2002-09  
CONDITIONS OF APPROVAL - APPROVED  
SPECIFIC PLAN 2001-055  
FEBRUARY 5, 2002**

The Specific Plan document shall be modified to include the following:

1. Page 6. Land Use Area II. Detached Dwelling Units. The development standards shall be changed in that the minimum livable floor area for single family detached excluding the garage shall be 1,200 square feet for no less than 30%.
2. Page 7. Land Use Area III. B. Permitted Uses. Add a #5. Parking Lot.
3. Page 14. Off-Site Improvements. The Public Works Department shall consider the option to install a left turn pocket for Seeley Drive southbound.
4. The Specific Plan shall assume the name of the development in the future.