

CITY COUNCIL RESOLUTION NO. 2003-035
CONDITIONS OF APPROVAL – FINAL
SPECIFIC PLAN 2001-055, AMENDMENT #1
ADOPTED: JUNE 3, 2003

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

The developer shall submit five final documents to the Community Development Department prior to issuance of any permits.

1. The Developer 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 Specific Plan, or any other application pertaining thereto. The City shall have sole discretion in selecting its defense counsel.
2. Add to the Development Standards for Tourist Commercial, page 6, and Office Commercial, Page 8, that the first 150 feet along Washington Street is limited to structure heights of 22 feet.
3. Change, on Page 5 of the Specific Plan, Land Use Area I- 19.51 acre to 19.12-acre.
4. Change, on page 6 of the Specific Plan, Land Use Area II- 11.32 acre to 11.10-acre.
5. Add to Page 6 of the Specific Plan, Tourist Commercial Development Standards- "Minimum perimeter building/landscape setback (in feet) from Cluster Villas at the corner of Miles Avenue and Seeley Drive—18/10."
6. Add the following footnote to Page 6 of the Specific Plan, Tourist Commercial Development Standards- Resort Casitas Maximum building height (ft.) 33*; *within the first 60' along Miles Avenue, measured from the south side of the 20' landscape setback parcel, the Maximum height of the Resort Casitas units is 22'; within the next 60' to 150' along Miles Avenue, the Maximum height of the Resort Casitas units is 26'; the height may be 33' outside the 150' setback.
7. Change, on Page 7 of the Specific Plan, Medium Density Residential (RM) Development standards- Attached Dwelling Units to Two-story Courtyard Single Family Homes.

8. Eliminate on Page 7, Two-story Courtyard single family homes standard for the minimum perimeter building/landscape setback from Tourist Commercial (casita units) 5 feet.
9. Add on, Page 7, Two-story Courtyard single-family homes standard, Interior street building/landscape setback 20 feet.
10. Add on, Page 7, Two-story Courtyard single-family homes standard, minimum front yard setback 20 feet.
11. Change, on Page 7A of the Specific Plan, Medium Density Residential (RM) Development standards- Single Family Cluster Courtyard to One- and Two-Story Single Cluster Courtyard Villas.
12. Page 7A. Single Family Cluster Courtyard Dwelling Units Standards. Add an Interior street building/landscape setback of 20 feet.
13. Page 7A. Single Family Cluster Courtyard Units. Change the setback from Tourist Commercial (casita units) from 5 feet to 10 feet.
14. Page 7A. Single Family Cluster Courtyard Dwelling Units Standards. Change the minimum perimeter building/landscape setback from Tourist Commercial District from 5 feet to 10 feet.
15. Add the following footnote to Page 7A of the Specific Plan, Medium Density Residential (RM) Development standards- One- and Two-Story Single Cluster Courtyard Villas Building Height 28ft*; *within the first 60' along Miles Avenue, measured from the south side of the 20' landscape setback parcel, the Maximum height of the One- and Two-Story Single Cluster Courtyard Villas units is 22'; within the next 60' to 150' along Miles Avenue, the Maximum height of the One- and Two-Story Single Cluster Courtyard Villas units is 26'; the height may be 28' outside the 150' setback.
16. Page 16. On-Site Improvements. Move the last bullet point, The Public Works Department shall consider the option to install a left turn pocket for Seeley Drive southbound, north of Miles Avenue to the off-site improvement section.

17. Exhibit B and F is for illustrative purposes and is subject to modification based upon the development standards in this Specific Plan and applicable Zoning Development Standards.
18. Page 8. Land Use Area IV. Add C. Prohibited Uses: 1. Helicopter Landing Areas; and, 2. Emergency Center.
19. Change, on Page 8 of the Specific Plan, Land Use Area III- 3.02-acre to 2.68-acre.
20. Change, on page 8 of the Specific Plan, Land Use Area IV- 9.73-acre to 9.22-acre.
21. Comply with the Coachella Valley Water District Letter dated January 30, 2002, Attachment A, unless modified by the District.
22. Streets shall be 28 feet wide with 12-foot setbacks with no parking on one side of the street for the One and Two Story Courtyard Villas located north of Seeley Drive and west of the Park.
23. The grading plan shall be approved with the site development permit by the Planning Commission.
24. The HOA shall maintain all common area landscaping in perpetuity.
25. The landscaping shall comply with the Water Efficiency Ordinance.
26. The boundary between the residential development and the park may be designed with compatible uses.
27. Eliminate the last paragraph on Page 22 under Circulation Element.
28. Add Exhibits B-1 (Concept Plan- Development Parcelling), B-2 (Concept Plan- Medical & Surgical Center), and B-3 (Concept Plan- Boutique Hotel) to the Specific Plan