



# City of La Quinta

**CITY / SA / HA / FA MEETING DATE:** February 4, 2014

**AGENDA CATEGORY:**

**ITEM TITLE:** ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE OFF-SITE AND ON-SITE IMPROVEMENTS FOR AMENDED TRACT MAP NOS. 31732 AND 31733, PALIZADA

**BUSINESS SESSION:**

**CONSENT CALENDAR:** 3

**STUDY SESSION:**

**PUBLIC HEARING:**

---

## **RECOMMENDED ACTION:**

Adopt a resolution to extend the time for completion of the off-site and on-site improvements as specified in the approved Subdivision Improvement Agreements for Amended Tract Map Nos. 31732 and 31733, Palizada.

## **EXECUTIVE SUMMARY:**

- Palizada is located near the intersection of Avenue 60 and Monroe Street (Attachment 1). Since the amended map approval in 2006, no development has occurred beyond rough grading of the site.
- The developer, KB Home Coastal, Inc., has requested City Council approval of a time extension of the Subdivision Improvement Agreements (SIAs) to allow more time to complete the new proposed tentative map.
- The developer proposes to replace these existing SIAs with new SIAs for the improvements associated with the new map.

## **FISCAL IMPACT:**

None. Bonds of sufficient value are currently in place to secure these improvements, which include off-site and on-site street improvements and on-site grading as well as storm drain, sidewalk, perimeter wall, dry utilities, water, and sewer improvements.

## **BACKGROUND/ANALYSIS:**

On April 15, 2004, City Council approved Amended Tentative Map Nos. 31732 and 31733. No development has occurred other than rough grading of the entire site.

In a letter received on December 2, 2013 (Attachment 2), the developer requests a time extension in order to complete processing of a new tentative map. The developer is reconfiguring the site plan to increase the number of residential lots by reducing the lot sizes and adding a four-acre amenity lot. Amenities will include: a clubhouse, putting green, swimming pools, tennis and bocce ball courts, community garden areas, and a dog park.

The developer feels this will provide a better layout for an active adult lifestyle community to meet shifting market conditions. Once the new tentative map is approved, the developer will process new SIAs and securities for the new project so the existing securities can be released. Staff received no requests regarding these improvements, and these improvements are not needed until this property is developed

**ALTERNATIVES:**

Since the developer is moving forward with a new tentative map application that is nearing the public hearing stage, staff does not recommend an alternative to the recommended action.

Report prepared by: Edward J. Wimmer, P.E., Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer

- Attachments:
1. Vicinity Map
  2. Letter from KB Home Coastal, Inc.

**RESOLUTION NO. 2014 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING AN EXTENSION OF TIME FOR THE COMPLETION OF THE OFF-SITE AND ON-SITE IMPROVEMENTS AS SPECIFIED IN THE APPROVED AMENDED SUBDIVISION IMPROVEMENT AGREEMENTS UNTIL FEBRUARY 4, 2015 FOR AMENDED TRACT MAP NOS. 31732 AND 31733, PALIZADA**

**WHEREAS**, the City Council approved the Off-site and On-site Amended Subdivision Improvement Agreements (SIAs) for Amended Tract Map Nos. 31732 and 31733, Palizada on April 7, 2006; and

**WHEREAS**, Section 6. Completion of Improvements, of the approved SIA requires that the developer begin construction of the improvements within ninety days and complete the construction within twelve months after the approval of the Agreement; and

**WHEREAS**, failure by the developer to complete construction of the improvements by May 15, 2013, shall constitute cause for the City, in its sole discretion and when it deems necessary, to declare the Subdivider in default of the approved agreement; and

**WHEREAS**, Section 8. Time Extension, of the approved SIA allows for, at the City Council's sole and absolute discretion, an extension of time for completion of the improvements with additions or revisions to the terms and conditions of the Agreement.

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

**SECTION 1.** The time for the completion of the off-site and on-site improvements as required by the approved SIA is extended to February 4, 2015.

**SECTION 2.** The time extension for completing the improvements shall expire when City offices close for regular business on February 4, 2015 if the installation of the off- and on-site improvements has not been completed.

**SECTION 3.** The provided security amount as required in the approved SIA is satisfactory. No additional securities are required.

SECTION 4. All other terms, responsibilities and conditions as listed in the approved SIA shall remain in full force and effect.

**PASSED, APPROVED** and **ADOPTED** at a regular meeting of the La Quinta City Council held on this 4<sup>th</sup> day of February 2014, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

DON ADOLPH, Mayor  
City of La Quinta, California

**ATTEST:**

---

SUSAN MAYSELS, City Clerk  
City of La Quinta, California

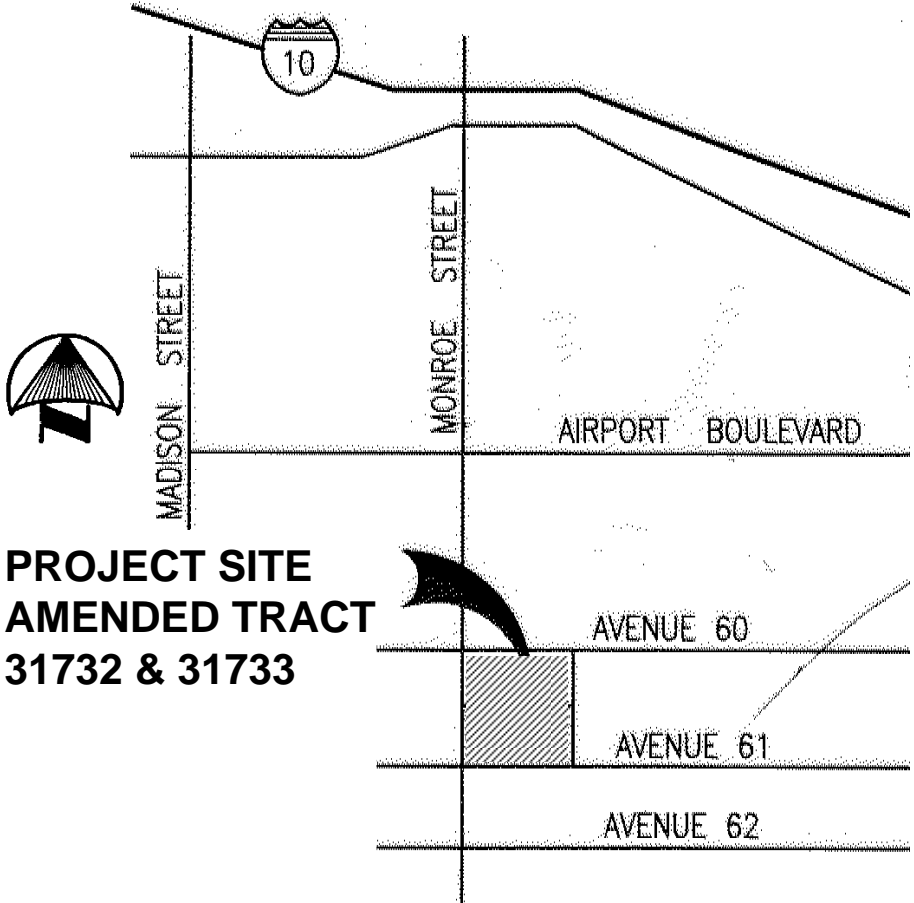
(CITY SEAL)

**APPROVED AS TO FORM:**

---

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

AMENDED TM 31732 & 31733 PALIZADA



**PROJECT SITE  
AMENDED TRACT  
31732 & 31733**

**VICINITY MAP**

NOT TO SCALE



October 22, 2013

City of La Quinta  
Public Works Dept.  
78-495 Calle Tampico  
La Quinta, CA 92253

Attn: Timothy R. Jonassen, P.E., Public Works Director/City Engineer

RE: Amended Tract 31732 & 31733, Palizada Project at Ave. 60 & Monroe

Mr. Jonassen,

As a result of providing an alternative site layout geared toward an active adult lifestyle community to meet shifting market conditions, KB Home Coastal, Inc. has proposed to the City of La Quinta a re-subdivision of two existing recorded tract maps, Amended Tract Maps No. 31732 and No. 31733, into one overall map, Tentative Tract Map No. 36305.

The new proposed subdivision Tentative Tract Map is nearing staff approval to be scheduled for a Planning Commission hearing. It is proposed that once the new subdivision improvement agreements and related bonds can be prepared and submitted to the City, based on the Tentative Tract Map 36305, these will replace those related to the original Amended Tracts 31732 and 31733 agreements and bonds.

For the above stated reasons we ask that the Subdivision Improvement Agreements for the Amended Tracts 31732 and 31733 be extended for an additional two years until October, 2015.

If you have any questions or concerns please call me direct at 951-691-5235.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Michael H. Freeman, Jr.', written over a white background.

Michael H. Freeman, Jr.  
VP Land and Forward Planning  
KB Home Coastal, Inc.

