



**PLANNING COMMISSION
MINUTES
TUESDAY, NOVEMBER 26, 2013**

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:01 p.m. by Chairperson Barrows.

PRESENT: Commissioners Blum, Wilkinson, Vice Chair Wright, and Chairperson Barrows

ABSENT: Commissioner Weber

STAFF PRESENT: Planning Manager David Sawyer, Principal Planner Wally Nesbit, and Secretary Monika Radeva

Chairperson Barrows led the Commission in the Pledge of Allegiance.

PUBLIC COMMENT - None

CONFIRMATION OF AGENDA - Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Commissioners Blum/Wright to approve the Planning Commission Minutes of November 12, 2013, as submitted. AYES: Commissioners Blum, Wilkinson, Vice Chair Wright, and Chairperson Barrows. NOES: None. ABSENT: Commissioner Weber. ABSTAIN: None.

PUBLIC HEARINGS

1. Site Development Permit 2013-930, as previously reviewed under Environmental Assessment 2002-457, submitted by Toll Brothers Inc., proposing the construction of 70 single family dwellings within Stone Creek Ranch, a 29-acre tract with 76 single-family residential lots and five existing homes. Location: north side of Avenue 58, ± 1/2 mile west of Madison Street.

Principal Planner Wally Nesbit presented the staff report, a copy of which is on file in the Community Development Department.

Chairperson Barrows noted for the record that staff had distributed a Memorandum to the Commission with e-mail correspondence from Ms. Janiffer Baumann, a Stone Creek Ranch resident, La Quinta, CA.

General discussion followed regarding the one and two-story proposed plans and their locations within the development.

Chairperson Barrows declared the PUBLIC HEARING OPEN at 7:15 p.m.

Mr. Allen Janisch, Senior Project Manager with Toll Brothers Inc., Rancho Mirage, CA – introduced himself, gave a brief description of the proposed development, and answered the Commission's questions.

Public Speaker: Mrs. Janiffer Baumann, Stone Creek Ranch resident, La Quinta, CA – introduced herself, spoke favorably of the project, but expressed concerns regarding the five or six proposed two-story homes facing her back yard. She requested the Commission reconsider the setbacks of the proposed homes, the location of windows for privacy, the elevations, and possibly reducing the two-story to single story homes to avoid the loss of privacy.

Public Speaker: Ms. Jenny Hwang, owner of Lot No. 41 within the Stone Creek Ranch development, Henderson, CA – introduced herself, spoke favorably of the project, and asked what conditions and approval processes she would be subject to if she were to build out her lot.

Staff explained the established approval processes in general and encouraged Ms. Hwang to contact the City and schedule an appointment during which staff could address her questions and concerns in more detail and explain what would be required for her particular property.

Mr. Janisch directed the Commission to the submitted Site Development Booklet and the proposed two-story floor plans indicating that the two-story component was very limited in space, consisting only of a bedroom and a bathroom, and located to the front, over a portion of the home, therefore substantially reducing the potential for loss of privacy to the adjacent properties.

Chairperson Barrows declared the PUBLIC HEARING CLOSED at 7:43 p.m.

Motion – A motion was made and seconded by Commissioners Wright/Wilkinson to adopt Resolution 2013-028 approving of Site Development Permit 2013-930, as submitted with staff's recommendations and amending Condition of Approval No. 61 to read as follow:

61. *Two story units shall not be permitted on Lots 4 -18, 22, 23, 36-38, 40, 61, 62, 64 and 68.*

AYES: Commissioners Blum, Wilkinson, and Vice Chair Wright. NOES: Chairperson Barrows. ABSENT: Commissioner Weber. ABSTAIN: None.

2. Conditional Use Permit 2013-154 and a determination of exemption from the California Environmental Quality Act pursuant to CEQA Guideline 15304.4(e), submitted by Tait & Associates, Inc. proposing to allow the temporary placement and use of five temporary metal storage containers during the 2013 Holiday season for the La Quinta Wal-Mart store. Location: The Centre at La Quinta commercial center, south of Highway 111 between La Quinta Centre Drive and Dune Palms Road, 79295 Highway 111.

Principal Planner Wally Nesbit presented the staff report, a copy of which is on file in the Community Development Department.

Chairperson Barrows declared the PUBLIC HEARING OPEN at 8:00 p.m.

Mr. Greg Fick, Project Manager with Tait and Associates, Inc., Santa Ana, CA – introduced himself, asked the Commission to consider amending Condition of Approval No. 2 to allow for the temporary storage containers to be placed on October 15 instead of the 31, as the store was expecting to receive deliveries before October 31, 2013. He said the site was adequately lighted and there was 24 hour security on site, further there was a locked chain link fence around the storage containers. Mr. Fick answered the Commissions' questions.

Chairperson Barrows declared the PUBLIC HEARING CLOSED at 8:02 p.m.

Motion – A motion was made and seconded by Commissioners Wright/Blum to adopt Resolution 2013-029 approving Conditional Use Permit 2013-154 as submitted with staff's recommendations and amending Condition of Approval No. 2 to read as follows:

2. *This Conditional Use Permit allows a total of five (5) temporary metal storage containers to be located at the southwest corner of the property at 79295 Highway 111, to be used for the storage of holiday merchandise for the following periods of time*

- *November 27, 2013 through January 15, 2014*
- *October 15, 2014 through January 15, 2015*

Conditional Use Permit 2013-154 shall expire on January 16, 2015.

AYES: Commissioners Blum, Wilkinson, Vice Chair Wright, and Chairperson Barrows. NOES: None. ABSENT: Commissioner Weber. ABSTAIN: None.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meeting of November 19, 2013.

DIRECTOR'S ITEMS

1. A joint meeting between the Planning Commission and the Architectural and Landscaping Review Board has been tentatively scheduled for January 28, 2014 at 6:00 p.m.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Blum/Wilkinson to adjourn this meeting at 8:06 p.m. AYES: Commissioners Blum, Wilkinson, Vice Chair Wright, and Chairperson Barrows. NOES: None. ABSENT: Commissioner Weber. ABSTAIN: None.

Respectfully submitted,



MONIKA RADEVA, Secretary
City of La Quinta, California