



COMMUNITY DEVELOPMENT DEPARTMENT

January 2014 Report

The Community Development Department is responsible for planning, building and safety, animal control, code compliance and housing services.



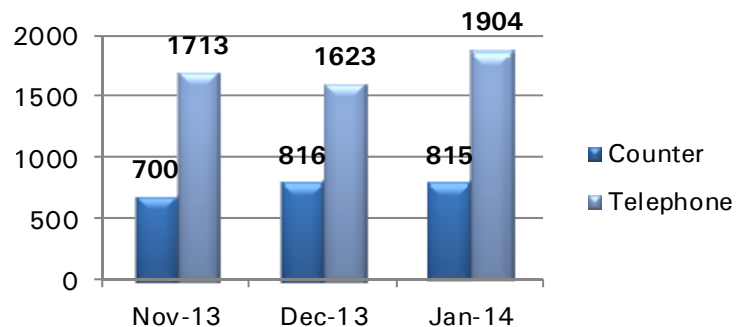
Department Highlights

- 2035 General Plan and Zoning Consistency Review and Revision underway, first review draft available Spring 2014.
- County of Riverside Economic Development Agency estimates \$144,000 in CDBG funds for 2014/2015 program year.
- City Staff working closely with software consultant CRW to develop and implement new permit tracking software.
- New permit activity continues to remain strong into first month of 2014.

PERMIT CENTER/ CUSTOMER SERVICE

The Permit Center assists the public by providing permits development activities, special events, housing assistance and resolution of animal control or code compliance activities.

Permit Center Customer Contacts



The Planning Division works with residential and commercial property/business owners and developers to ensure development in the City is constructed consistent with the City's goals and policies.

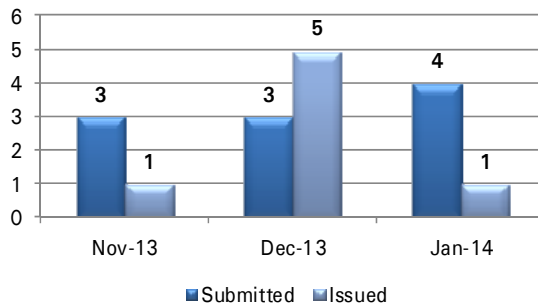
Advanced Planning Activity

2035 General Plan Zoning Consistency Review and Revision – Staff and consultant began review and revision of City's existing zoning code in July 2013. Completion of the 1st review draft is targeted for release in March/April 2014.

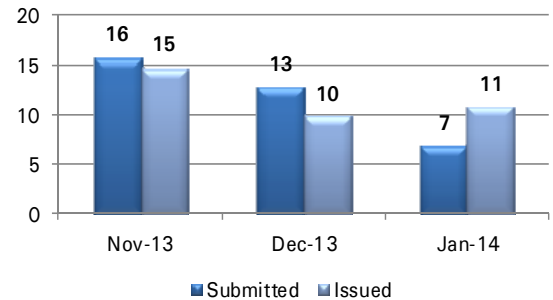
Entitlement Permits—Include site development permits, conditional use permits, subdivision maps, etc.

Administrative Permits –Include sign applications, temporary use permits, minor use permits, final landscaping

Entitlement Permits



Administrative Permits



The City of La Quinta provides housing ranging from apartments to large single family homes. In addition, the City's development standards provide for affordable sale and rental housing for lower income households.

Home Rental Program

The La Quinta Housing Authority currently owns 28 single family dwellings located in the La Quinta Cove, the homes are part of the City of La Quinta's Affordable Housing inventory.

Occupied	27
Vacant	0
Section 8 Assisted	21
La Quinta Affordable Housing Program Assisted	6

Housing Development Update

Coral Mountain Apartments

- ◆ On-site office now open (760) 771-9800 and taking applications.
- ◆ Model units completed and opened in January 2014 for public viewing.
- ◆ Grand Opening tentatively set for March 2014.



Washington Street Apartments

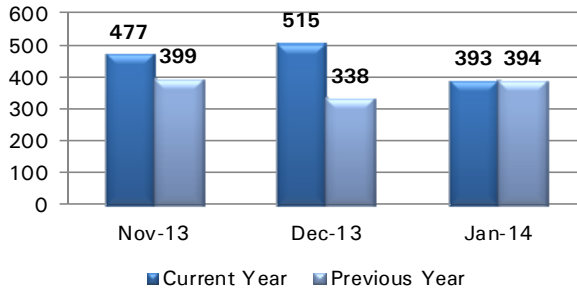
- ◆ Construction improvement and financing proposal pending.
- ◆ Parkway improvement plans in process.



BUILDING

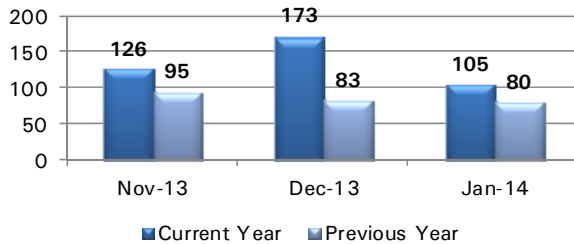
The Building Division administers all building permit applications and plans for compliance with requirements established in the entitlement process, La Quinta Municipal Code, and all currently applicable California Building Standards Codes.

Building Inspections

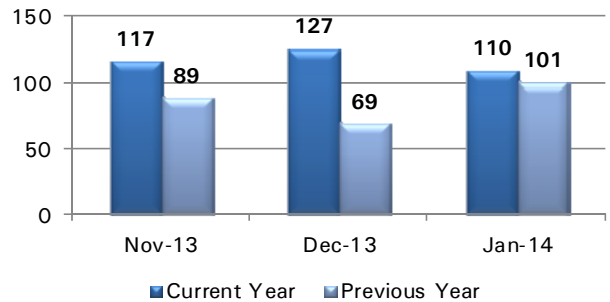


Daily Building Inspections for the months of November, December and January averaged 24 inspections per workday.

Building Permit Applications Received



Building Permits Issued



EMERGENCY SERVICES

The primary function of Emergency Services is to maintain and develop the City's capabilities for all phases of emergency and disaster management: preparedness, response, recovery, and mitigation.

OCTOBER ACTIVITIES:

Staff participated in the Great California ShakeOut disaster exercise, simulating their response actions in concert with police and fire personnel.



NOVEMBER ACTIVITIES:



Staff hosted a 20-hour Community Emergency Response Team (CERT) class. Twenty students learned basic firefighting, search and rescue, and disaster first aid, preparing them to help themselves, their families, and their community after a disaster.

DECEMBER ACTIVITIES:

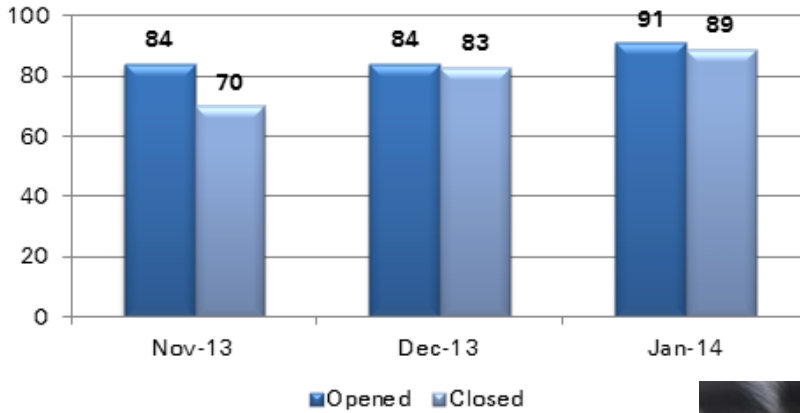
Staff gave a disaster presentation at the La Quinta Palms homeowners' association meeting, providing information about what to expect and how to be prepared for the unthinkable.



Animal Control

The Animal Control Division provides field services responding to reports of stray, lost/found, and injured animals in distress and transports them for medical treatment and shelter when needed, seven days a week.

Animal Control Open vs Closed



Code Compliance

The Code Compliance Division addresses numerous issues including abandoned vehicles, property maintenance, health & safety, building code compliance, zoning, substandard housing, and other topics that can have an adverse impact on residential and commercial neighborhoods in the City.

Code Compliance Requests

