



# City of La Quinta

**CITY / SA / HA / FA MEETING DATE:** July 15, 2014

**AGENDA CATEGORY:**

**ITEM TITLE:** ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE ON-SITE AND OFF-SITE IMPROVEMENTS FOR PARCEL MAP NO. 35900, ARNOLD PALMER OFFICE BUILDINGS

**BUSINESS SESSION:**

**CONSENT CALENDAR:** 3

**STUDY SESSION:**

**PUBLIC HEARING:**

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## **RECOMMENDED ACTION:**

Adopt a resolution to extend the time for completion of the on-site and off-site improvements as specified in the approved Subdivision Improvement Agreements for Parcel Map No. 35900, Arnold Palmer Office Buildings.

## **EXECUTIVE SUMMARY:**

- Final Parcel Map No. 35900 for Arnold Palmer office buildings located north of Avenue 52 and east of Desert Club Drive (Attachment 1) was approved in 2008 for three commercial parcels at the Palmer's restaurant site.
- The developer, David Chapman Investments, LLC, has requested City Council approval of a time extension of the Subdivision Improvement Agreements to July 15, 2015 to complete the off-site and on-site improvements.
- On-site improvements are not necessary at this time and there have been no requests for either the on-site or off-site improvements.

## **FISCAL IMPACT:**

None. Bonds of sufficient value are currently in place to secure the incomplete improvements.

## **BACKGROUND/ANALYSIS:**

On October 21, 2008, the City Council approved Parcel Map No. 35900. In a letter dated June 2, 2014 (Attachment 2), the developer explains he cannot warrant the cost of construction until the local economy gets better for commercial real estate, and consequently requests an additional time extension to complete the improvements. The

off-site improvements include installing water and sewer connections for the project. Staff has received no requests regarding these on-site and off-site improvements and therefore recommends approval of a one-year extension to the Subdivision Improvement Agreements for this project.

**ALTERNATIVES:**

Since no requests for the required improvements have been received, staff does not recommend an alternative.

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 David Chapman Investments, LLC

**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 ON-SITE AND OFF-SITE IMPROVEMENTS AS SPECIFIED IN THE SUBDIVISION IMPROVEMENT AGREEMENTS UNTIL JULY 15, 2015 FOR PARCEL MAP NO. 35900, ARNOLD PALMER OFFICE BUILDINGS**

**WHEREAS**, the City Council approved the Subdivision Improvement Agreements (SIA) for Parcel Map No. 35900, Arnold Palmer Office Buildings, on December 1, 2008; 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 January 2, 2014 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 on-site and off-site improvements as required by the approved SIAs is extended to July 15, 2015.

**SECTION 2.** The time extension for completing the improvements shall expire when City offices close for regular business on July 15, 2015 if the installation of the 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 15<sup>th</sup> day of July 2014, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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DON ADOLPH, Mayor  
City of La Quinta, California

**ATTEST:**

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SUSAN MAYSELS, City Clerk  
City of La Quinta, California

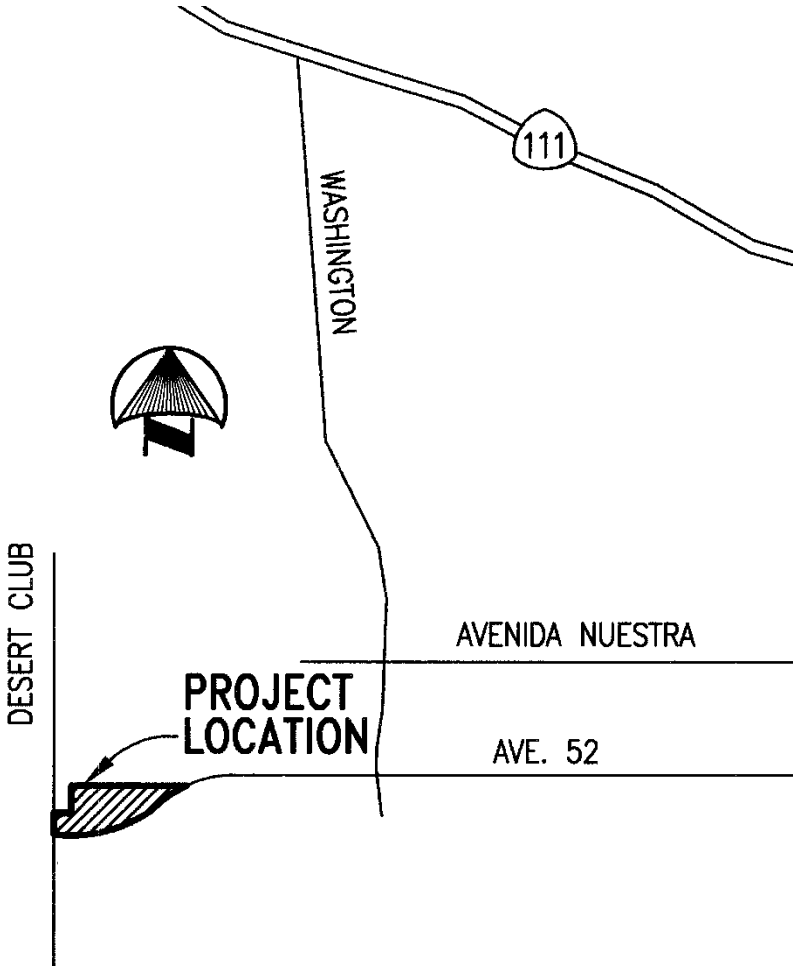
(CITY SEAL)

**APPROVED AS TO FORM:**

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WILLIAM H. IHRKE, City Attorney  
City of La Quinta, California

PM 35900 ARNOLD PALMER OFFICE BUILDINGS



VICINITY MAP

NOT TO SCALE



TO: AMY YU CITY OF LAQUINTA PUBLIC WORKS  
FROM: DAVID CHAPMAN  
Re: PARCEL MAP 35900  
DATE: JUNE 2 2014



Dear Amy,

IN REGARDS TO PM 35900 I HEREBY REQUEST  
A TIME EXTENSION TO COMPLETE THE IMPROVEMENTS  
DUE TO THE ECONOMY. I CANNOT WARRANT THE  
COST OF THE CONSTRUCTION FOR NOW UNTIL  
THINGS GET BETTER WITH THE COMMERCIAL REAL  
ESTATE MARKET LOCALLY. THANK YOU FOR  
YOUR ASSISTANCE WITH THIS MATTER.

ALL MY BEST,

DAVID CHAPMAN

