



City of La Quinta

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

AGENDA CATEGORY:

ITEM TITLE: ADOPT RESOLUTIONS TO APPROVE SPECIFIC PLAN 2006-081, AMENDMENT 1, AND SITE DEVELOPMENT PERMIT 2013-937 FOR CANYON RIDGE, A 74 SINGLE-FAMILY SUBDIVISION ON 28.3 ACRES

BUSINESS SESSION:

CONSENT CALENDAR:

STUDY SESSION:

PUBLIC HEARING: 1

RECOMMENDED ACTION:

Adopt a resolution approving Specific Plan 2006-081, Amendment No. 1, subject to certain Findings and Conditions of Approval; and

Adopt a resolution approving Site Development Permit 2013-937, subject to certain Findings and Conditions of Approval.

EXECUTIVE SUMMARY:

- The Canyon Ridge Specific Plan area is located immediately north of the Laguna de la Paz community, on the west side of Washington Street.
- The Specific Plan is being amended to represent a change in the architecture of the homes, remove guest suites, and address other minor amendments.
- The Site Development Permit allows the construction of 74 homes on 28 acres, as well as private streets, common open space and a system of trails and paseos.
- The original two-story home design is removed from the project.
- A secondary access drive will be constructed (including a traffic signal) providing access to Washington Street opposite Lake La Quinta Drive.

FISCAL IMPACT:

None.

BACKGROUND/ANALYSIS:

This property has previously received multiple entitlement approvals. Originally conceived as a permanent location for the La Quinta Arts Foundation, the land was subsequently purchased by Laing Luxury Homes, and a Specific Plan and Site Development Permit was approved in 2006. The homes proposed in the 2006 project were to be a mixture of single and two-story homes in height, including multiple "guest suites" or second units.

The current applicant proposes no substantive changes to the project other than a change in the housing unit architecture and layout (Attachments 1 and 2).

Specific Plan Amendment:

The Specific Plan is being amended to incorporate the new product type, update development standards to fit the product type, and make other minor amendments including references and mapping associated with the new General Plan. The previously approved Specific Plan included a provision for "Guest Suites," or second units, which have been eliminated from this proposal. In addition, the homes proposed are now single story, while the previous approval allowed two-story structures. Finally, the proposed project has deleted the entry tower previously proposed, and replaced it with a traditional gate entry (Attachment 3).

The Specific Plan, as amended, is consistent with the General Plan, and does not vary significantly from the development standards previously approved for the site. The proposed development standards are generally consistent with the Zoning Ordinance, although reduced setbacks are approved, and will be applied to the project site.

Architecture:

There are two unit types proposed. The Hacienda units will be located on larger lots (about 10,000 square feet in size) along the perimeter of the project. The Bungalow units are 'clustered' in the center of the project (about 6,300 square feet in size). Bungalow lots are accessed by common driveways, and connected with 'shared gardens' that provide pedestrian access to the units. As a result, bungalow units will have side or rear-loaded garages not directly visible from the street.

Two Hacienda floor plans are identified, each with two elevations, and three Bungalow floor plans, also with two elevations. The architectural style is Spanish or Mediterranean influenced, including stone accents, tile roofs and stucco finish. The color palette is typical desert tones, including tans, browns and rusts. Wrought iron accents and shutters are also part of the design palette.

All homes are single story, with maximum building heights up to 22 feet. Clearstory windows are provided in several models, taking advantage of the building height and bringing light into the interior space (Attachment 4).

Landscaping:

Landscaping of the entire site has been considered with this review, including unit streetscapes, common open space areas, pedestrian walkways within and adjacent to the project, and a recreation space. A central recreation space is proposed, and will include a ramada and outdoor furniture.

The Architectural and Landscaping Review Board and Planning Commission recommend the recreation space become a dog park. A condition of approval is included with the Specific Plan and Site Development Permit addressing this amenity. The Planning Commission also recommended tiering the proposed 6 to 19 foot-high retaining wall and limiting its height to 8 feet for any portion of the wall.

Lighting:

Lighting proposed within the project includes wrought iron sconces at the entry and garages of the homes and landscape lighting in the front yards.

Secondary Access:

The proposed project includes construction of a secondary access connection with Washington Street. This access point is proposed along the north property line with the access being constructed on the adjacent St. Francis of Assisi Catholic Church property (Attachment 5). The secondary access was part of the previous 2006 approval and includes a traffic signal at Washington Street and Lake La Quinta Drive. This will also serve as an additional access to Saint Francis Church, connecting with the existing parking lot. As a result, the southbound connection of the frontage road with Washington Street will close when the new intersection and signal are established, as this connection will interfere with the signal operation. The applicant and church representatives are in the process of amending an existing agreement regarding this aspect of the project. A condition is included requiring a copy of the agreement be provided to the City prior to approval of the project's Final Tract Map.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW

The proposed project was reviewed under the provisions of the California Environmental Quality Act and it was determined that the project has been previously studied for the original Specific Plan (Environmental Assessment 2006-579), that neither the project nor site conditions have changed substantially, and that no further review is required.

PLANNING COMMISSION RECOMMENDATION:

On June 10, 2014, the Planning Commission held a public hearing on the matter, and unanimously recommended to the City Council approval of the Specific Plan Amendment and Site Development Permit. The Commission expressed its support of the site and building design, supported the Architectural and Landscaping

Review Board's recommendations and the applicant's request for flexibility in the retaining wall's design (Attachment 6).

AGENCY AND PUBLIC REVIEW:

Public Agency Review:

The request was sent to all applicable City departments and affected public agencies on February 13 and 25, 2014 respectively. All written comments received are on file and available for review with the Community Development Department. All applicable comments have been incorporated in the recommended Conditions of Approval.

SB-18 Native American Tribal Consultation:

The City notified local tribes of the Specific Plan Amendment, and offered consultation. One request for consultation was received from the Agua Caliente Band of Cahuilla Indians. City staff met with Tribal representatives on April 24, 2014. The project's history, as well as the City's monitoring requirements, were discussed and the Tribe is satisfied that its cultural interests are being protected.

Public Notice:

This project was advertised in *The Desert Sun* newspaper on July 3, 2014, and mailed to all property owners within 500 feet of the site. No comments have been received; any written comments received will be distributed at the hearing.

ALTERNATIVES:

Alternative actions include approving the Specific Plan and Site Development Permit with modified conditions of approval that address any specific concern of the Council, or directing the matter back to the Planning Commission for further consideration as deemed appropriate by City Council.

Report prepared by: Nicole Sauviat Criste, Consulting Planner

Approved for submission by: Les Johnson, Community Development Director

- Attachments:
1. Project Information
 2. Vicinity Map
 3. Specific Plan 2006-081, Amendment No. 1
 4. Site Development Permit Plan Set
 5. Secondary Access Exhibit
 6. June 10, 2014 Planning Commission meeting minutes

RESOLUTION 2014 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING SPECIFIC PLAN
2006-081, AMENDMENT NO. 1, FOR THE CANYON
RIDGE PROJECT**

**CASE NO.: SPECIFIC PLAN 2006-081, AMENDMENT NO. 1
APPLICANT: WEST COAST HOUSING PARTNERS**

WHEREAS, the City Council of the City of La Quinta, California did, on the 15th day of July, 2014, hold a duly noticed public hearing to consider a request by West Coast Housing Partners for consideration of an amendment to the existing Canyon Ridge Specific Plan in order to modify architectural style, remove Guest Suites and make other minor amendments, more particularly described as:

APN: 760-240-014

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 10th day of June, 2014, hold a duly noticed Public Hearing to consider a recommendation on said Specific Plan Amendment, and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2014-011, recommending to the City Council approval of Specific Plan 2006-081, Amendment No. 1; and,

WHEREAS, the Community Development Department published a public hearing notice in *The Desert Sun* newspaper on July 3, 2014, as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and,

WHEREAS, the Community Development Department completed Tribal Consultation as required under SB 18, met with the Agua Caliente Band of Cahuilla Indians, addressed their questions and concerns, and no further action is necessary; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following mandatory findings pursuant to Section 9.240.010 of the La Quinta Municipal Code to justify City Council approval of said Specific Plan Amendment:

1. Consistency with the General Plan
The proposed Specific Plan amendment is consistent with the goals and

policies of the La Quinta General Plan in that the proposed homes are of high quality and provide a master planned community for the residents.

2. Public Welfare

Approval of the proposed specific plan amendment will not create conditions materially detrimental to public health, safety and general welfare as the Community Development Department has determined that this Specific Plan has been previously analyzed under CEQA, conditions have not changed and the project will not result in any new impact not previously considered.

3. Land Use Compatibility

The proposed Specific Plan amendment incorporates land uses that are compatible with zoning on adjacent properties. The design regulations specified in the Specific Plan amendment are compatible with the residential development adjacent to the site.

4. Property Suitability

The uses permitted in the specific plan amendment are suitable and appropriate for the subject property in that the proposed amendment makes no change in the density or intensity of development on the site. The current specific plan area is served without adverse impact by all necessary public services and utilities.

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

SECTION 1. That the above recitations are true and constitute the findings of the City Council in this case;

SECTION 2. That the City Council does hereby approve Specific Plan 2006-081, Amendment No. 1, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 15th day of July, 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:

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

**CITY COUNCIL RESOLUTION 2014-
CONDITIONS OF APPROVAL - RECOMMENDED
SPECIFIC PLAN 2006-081, AMENDMENT NO. 1
CANYON RIDGE
ADOPTED: JULY 15, 2014**

GENERAL

1. The applicant 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 Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Specific Plan 2006-081 Amendment No. 1 shall be developed in compliance with these conditions, and the approved Specific Plan document. In the event of any conflicts between these conditions and the provisions of Specific Plan 2006-081 Amendment No. 1, these conditions shall take precedence.
3. Within 30 days of City Council approval, applicant shall provide five paper copies and one electronic (pdf) version of the Final Specific Plan document, as amended by this action, to the Community Development Department. The Final Specific Plan shall include all text and graphics except as amended by this action, all amendments per this action, and correction of any typographical errors, internal document inconsistencies, and other amendments deemed necessary by the Planning Director. The Specific Plan shall be amended to include the following:
 - A. The retaining system along the west border of the property shall be redesigned and approved by the City Engineer and Community Development Department. Said retaining system shall incorporate a tiered design where any portion of the vertical face of the wall that is greater than eight (8) feet in height is stepped back a minimum of six (6) feet. The resulting step-back area(s) shall not exceed a maximum slope of 3:1 and shall be landscaped with a variety of cascading vines and large shrubs in order to soften the overall mass of the walls.
 - B. The central recreational space shall include benches and dog park components, including a water source and pet clean-up facilities.
4. Prior to approval of Final Map 35060, the applicant shall provide the City with a fully executed agreement between West Coast Housing Partners and Saint Francis of Assisi Catholic Church, demonstrating that the parties have agreed to the timing, responsibilities and construction of an access driveway from the west end of the Church's southern parking lot onto the secondary access along the northern property line of the Canyon Ridge project.

RESOLUTION 2014 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING SITE
DEVELOPMENT PERMIT 2013-937, INCLUDING SITE,
ARCHITECTURAL, AND LANDSCAPING PLANS FOR THE
CANYON RIDGE PROJECT**

**CASE NO.: SITE DEVELOPMENT PERMIT 2013-937
APPLICANT: WEST COAST HOUSING PARTNERS**

WHEREAS, the City Council of the City of La Quinta, California did, on the 15th day of July, 2014, hold a duly noticed public hearing to consider a request by West Coast Housing Partners for approval of site, architectural, and landscaping plans for a 74 unit single family project located on the west side of Washington Street, between Avenue 47 and Avenue 48 in the City of La Quinta, more particularly described as:

APN: 760-240-014

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 10th day of June, 2014, hold a duly noticed Public Hearing to consider a recommendation on said Site Development Permit, and after hearing and considering all testimony and arguments, did adopt Planning Commission Resolution 2014-012, recommending to the City Council approval of Site Development Permit 2013-937; and,

WHEREAS, the Community Development Department published a public hearing notice in *The Desert Sun* newspaper on July 3, 2014 as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did make the following mandatory findings to justify approval of said Site Development Permit:

1. Consistency with the General Plan

The single family homes and the density of the project is consistent with the Low Density Residential land use designation in the General Plan. The project is consistent with the policies of the General Plan, particularly insofar as the project proposes high quality residential units in a master planned project.

2. Consistency with the Zoning Code and Canyon Ridge Specific Plan (SP 06-081) as amended

The proposed development, as conditioned, is consistent with the development standards of the City's Zoning Code and Specific Plan 06-081, as amended, in terms of project location, architectural style, building height, building mass, and landscaping.

3. Compliance with the California Environmental Quality Act (CEQA)

Processing of this Site Development Permit for the proposed use is in compliance with the provisions of the California Environmental Quality Act. The Community Development Department has determined that this area has been previously analyzed under CEQA, conditions have not changed, and the proposed project will not create any new impact that has not already been considered.

4. Architectural Design

The architecture and layout of the buildings are compatible with, and not detrimental to, the development adjacent to the site, and consistent with the development standards in the Municipal Code and Specific Plan 06-081.

5. Site Design

The site design, as conditioned, will be compatible with, and not detrimental to, surrounding development, and with the overall design quality prevalent in the City, in terms of interior circulation, vehicle parking, and pedestrian access. The homes are properly sized with regards to height and floor area, mass and scale.

6. Landscape Design

The proposed project is consistent with the landscaping standards and plant palette and implements the standards for landscaping and aesthetics established in the General Plan and Zoning Code. The project landscaping, as conditioned, will comply with the City's water tolerant landscaping requirements, and will integrate into the community's existing landscaping.

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

SECTION 1. That the above recitations are true and constitute the findings of the City Council in this case;

SECTION 2. That the City Council does hereby approve Site Development Permit 2013-937, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 15th day of July, 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:

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

GENERAL

1. The applicant 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 Site Development Permit, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Site Development Permit 2013-937 shall comply with all applicable conditions and/or mitigation measures for the following related approval:

Tentative Tract Map 35060

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall adjudicate the conflict by determining the precedence.

3. The Site Development Permit shall expire on July 15, 2016 and shall become null and void in accordance with La Quinta Municipal Code Section 9.200.080, unless a building permit has been issued. A time extension may be requested per LQMC Section 9.200.080.
4. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:
 - Riverside County Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Water Quality Management Plan(WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
 - La Quinta Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District (DSUSD)
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)

**CITY COUNCIL RESOLUTION 2014-
CONDITIONS OF APPROVAL - RECOMMENDED
SITE DEVELOPMENT PERMIT 2013-937
CANYON RIDGE
ADOPTED: JULY 15, 2014
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- California Regional Water Quality Control Board (CRWQCB)
- State Water Resources Control Board
- SunLine Transit Agency (SunLine)
- South Coast Air Quality Management District Coachella Valley (SCAQMD)

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When these requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

5. Coverage under the State of California Construction General Permit must be obtained by the applicant; who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharger Identification (WDID) number to the City prior to the issuance of a grading or building permit.
6. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.
 1. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP") to the State Water Resources Control Board.

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.

2. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
3. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (LQMC Section 8.70.020 (Definitions)):

- 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
- D. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
- E. The SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City Council.
- F. The owner shall execute and record an agreement that provides for the perpetual maintenance and operation of all post-construction BMPs as required.
7. Permits issued under this approval shall be subject to the provisions of the Development Impact Fee and Transportation Uniform Mitigation Fee programs in effect at the time of issuance of building permit(s).
8. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.
9. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.
10. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

PROPERTY RIGHTS

11. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.
12. Pursuant to the aforementioned condition, conferred rights shall include approvals from the master developer or the HOA over easements and other property rights necessary for construction and proper functioning of the proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of the master development.

STREET AND TRAFFIC IMPROVEMENTS

13. Cul-de-sac improvements that prevent southbound movement on the frontage road in front of St Francis Church shall be completed prior to the energization of the traffic signal at Washington Street at Lake La Quinta Drive, unless otherwise approved by the City Engineer. Improvement plans for these cul-de-sac improvements shall be approved by the City Engineer.
14. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.
15. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Residential	3.0" a.c./4.5" c.a.b.
Collector	4.0" a.c./5.0" c.a.b.
Secondary Arterial	4.0" a.c./6.0" c.a.b.
Primary Arterial	4.5" a.c./6.0" c.a.b.

or the approved equivalents of alternate materials.

16. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design

procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.

17. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
18. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

19. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of LQMC Section 13.24.040 (Improvement Plans).
20. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

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|----|----------------------------|---------------------------------|
| A. | On-Site Rough Grading Plan | 1" = 40' Horizontal |
| B. | PM10 Plan | 1" = 40' Horizontal |
| C. | WQMP | (Plan submitted in Report Form) |

NOTE: A through C to be submitted concurrently.

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|----|--|---------------------------------------|
| D. | Off-Site Street Improvement/Storm Drain Plan | 1" = 40' Horizontal, 1" = 4' Vertical |
| E. | Off-Site Signing & Striping Plan | 1" = 40' Horizontal |

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

- F. On-Site Street Improvements/Signing & Striping/Storm Drain Plan
1" = 40' Horizontal, 1" = 4' Vertical
- G. Street Improvement Plan to Cul-De-Sac St. Francis Church Frontage Road
1" = 40' Horizontal, 1" = 4' Vertical
- H. Traffic Signal Plan
1" = 20' Horizontal

NOTE: D through H to be submitted concurrently.

(Separate Storm Drain Plans if applicable)

The following plans shall be submitted to the Building and Safety Department for review and approval. The plans shall utilize the minimum scale specified, unless otherwise authorized by the Building and Safety Director in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- I. On-Site Residential Precise Grading Plan (submitted to Building and Safety Department)
1" = 30' Horizontal

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

All On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

"Rough Grading" plans shall normally include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2013 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Public Works Department in conjunction with the Site Development Plan when it is submitted for plan checking.

21. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the "Plans, Notes and Design Guidance" section of the Public Works Department at the City website (www.laquinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
22. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
23. Upon completion of construction, and prior to final acceptance of the improvements by the City, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall employ or retain the Engineer Of Record during the construction phase of the project so that the EOR can make site visits in support of preparing "Record Drawing". However, if subsequent approved revisions have been approved by the City Engineer and reflect said "Record Drawing" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

GRADING

24. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
25. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
26. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a civil engineer registered in the State of California,

- B. A preliminary geotechnical ("soils") report prepared by an engineer registered in the State of California,
- C. A Fugitive Dust Control Plan prepared in accordance with LQMC Chapter 6.16, (Fugitive Dust Control), and
- D. A Best Management Practices report prepared in accordance with LQMC Sections 8.70.010 and 13.24.170 (NPDES Stormwater Discharge Permit and Storm Management and Discharge Controls).
- E. WQMP prepared by a qualified professional registered in the State of California.

All grading shall conform with the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by soils engineer, or engineering geologist registered in the State of California.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit. Additionally, the applicant shall replenish said security if expended by the City of La Quinta to comply with the Plan as required by the City Engineer.

- 27. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
- 28. Building pad elevations of perimeter lots shall not differ by more than one foot higher from the building pads in adjacent developments.
- 29. The applicant shall minimize the differences in elevation between the adjoining properties and the lots within this development.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

- 30. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor with applicable compaction tests and over excavation documentation.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

DRAINAGE

31. Stormwater handling shall conform with the approved hydrology and drainage report for Tract Map No. 35060. Nuisance water shall be disposed of in an approved manner.
32. The applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The design storm shall be either the 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off.
33. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.
34. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
35. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
36. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.
37. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to LQMC Section 9.100.040(B)(7).

38. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
39. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
40. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
41. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ..
 - A. For post-construction urban runoff from New Development and Redevelopments Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of BMPs per the approved Water Quality Management Plan (WQMP) for the project as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2013-0011.
 - B. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2013-0011 utilizing BMPs approved by the City Engineer. A project specific WQMP shall be provided which incorporates Site Design and Treatment BMPs utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.
 - C. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMPs.

UTILITIES

42. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
43. The applicant shall obtain the approval of the City Engineer for the location of all

utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.

44. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground. Interim improvements shall be designed and constructed as approved by the City Engineer as well as the appropriate utility provider.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

45. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer. Additionally, grease traps and the maintenance thereof shall be located as to not conflict with access aisles/entrances.

CONSTRUCTION

46. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when directed by the City, whichever comes first.

LANDSCAPE AND IRRIGATION

47. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)
48. Landscape and irrigation plans shall be signed and stamped by a licensed landscape architect.
49. All new landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
50. Front yard landscaping for each dwelling shall consist of, at minimum, 36" box trees

(i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge poles (two-inch diameter) shall be used to brace and stake trees.

51. The applicant shall submit the final landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process as a minor final landscape plan. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justify an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director and/or City Engineer.

Prior to final approval of the installation of landscaping, the Landscape Architect of record shall provide the Community Development Department a letter stating he/she has personally inspected the installation and that it conforms with the final landscaping plans as approved by the City.

If staff determines during final landscaping inspection that adjustments are required in order to meet the intent of the Planning Commission's approval, the Community Development Director shall review and approve any such revisions to the landscape plan.

MAINTENANCE

52. The applicant shall comply with the provisions of LQMC Section 13.24.160 (Maintenance).
53. The applicant shall make provisions for the continuous and perpetual maintenance of perimeter landscaping up to the curb, access drives, sidewalks, and stormwater BMPs.

FEEES AND DEPOSITS

54. The applicant shall comply with the provisions of LQMC Section 13.24.180 (Fees and Deposits). These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.

MISCELLANEOUS

55. The retaining system along the west border of the property shall be redesigned and approved by the City Engineer and Community Development Director. Said retaining system shall incorporate a tiered design where any portion of the vertical face of the wall that is greater than eight (8) feet in height is stepped back a minimum of six (6) feet. The resulting step-back area(s) shall not exceed a maximum slope of 3:1 and shall be landscaped with a variety of cascading vines and large shrubs in order to soften the overall mass of the walls.
56. The central recreational space shall include benches and dog park components, including a water source and pet clean-up facilities.
57. Prior to approval of Final Map 35060, the applicant shall provide the City with a fully executed agreement between West Coast Housing Partners and Saint Francis of Assisi Catholic Church, demonstrating that the parties have agreed to the timing, responsibilities and construction of an access driveway from the west end of the Church's southern parking lot onto the secondary access along the northern property line of the Canyon Ridge project.
58. All doors leading from the garage into the side yards shall swing outwards.

ATTACHMENT 1

Project Information

CASE NUMBER: SPECIFIC PLAN 2006-081, AMENDMENT 1
SITE DEVELOPMENT PERMIT 2013-937

APPLICANT: WEST COAST HOUSING PARTNERS LLC

PROPERTY OWNER: BHT II LA QUINTA 74 LLC

REQUEST: AMENDMENT OF A SPECIFIC PLAN TO ADDRESS
CHANGES IN PRODUCT, AND A SITE DEVELOPMENT
PERMIT FOR THE CONSTRUCTION OF 74 SINGLE
FAMILY HOMES ON 28.3 ACRES

ARCHITECT: BASSENIAN LAGONI

**LANDSCAPE
ARCHITECT:** C2 COLLABORATIVE

ENGINEER: MDS CONSULTING

LOCATION: LOCATED ON THE WEST SIDE OF WASHINGTON
STREET, NORTH OF AVENUE 48 (EXTENDED)

**GENERAL PLAN
DESIGNATION:** LOW DENSITY RESIDENTIAL

**ZONING
DESIGNATION:** LOW DENSITY RESIDENTIAL

**SURROUNDING
ZONING/LAND USES:**

NORTH: LOW DENSITY RESIDENTIAL/
ST. FRANCIS CHURCH

SOUTH: LOW DENSITY RESIDENTIAL/
LAGUNA DE LA PAZ

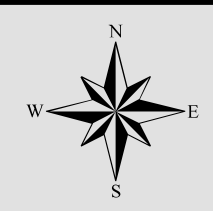
EAST: COMMUNITY COMMERCIAL/
RETAIL AND OFFICE

WEST: OPEN SPACE

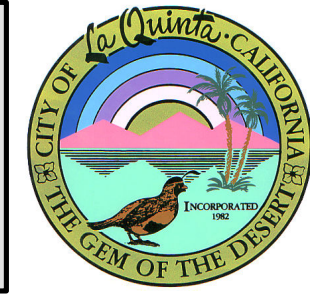
**SUBDIVISION
INFORMATION:** TRACT MAP 35060, PREVIOUSLY APPROVED



Canyon Ridge Vicinity Map

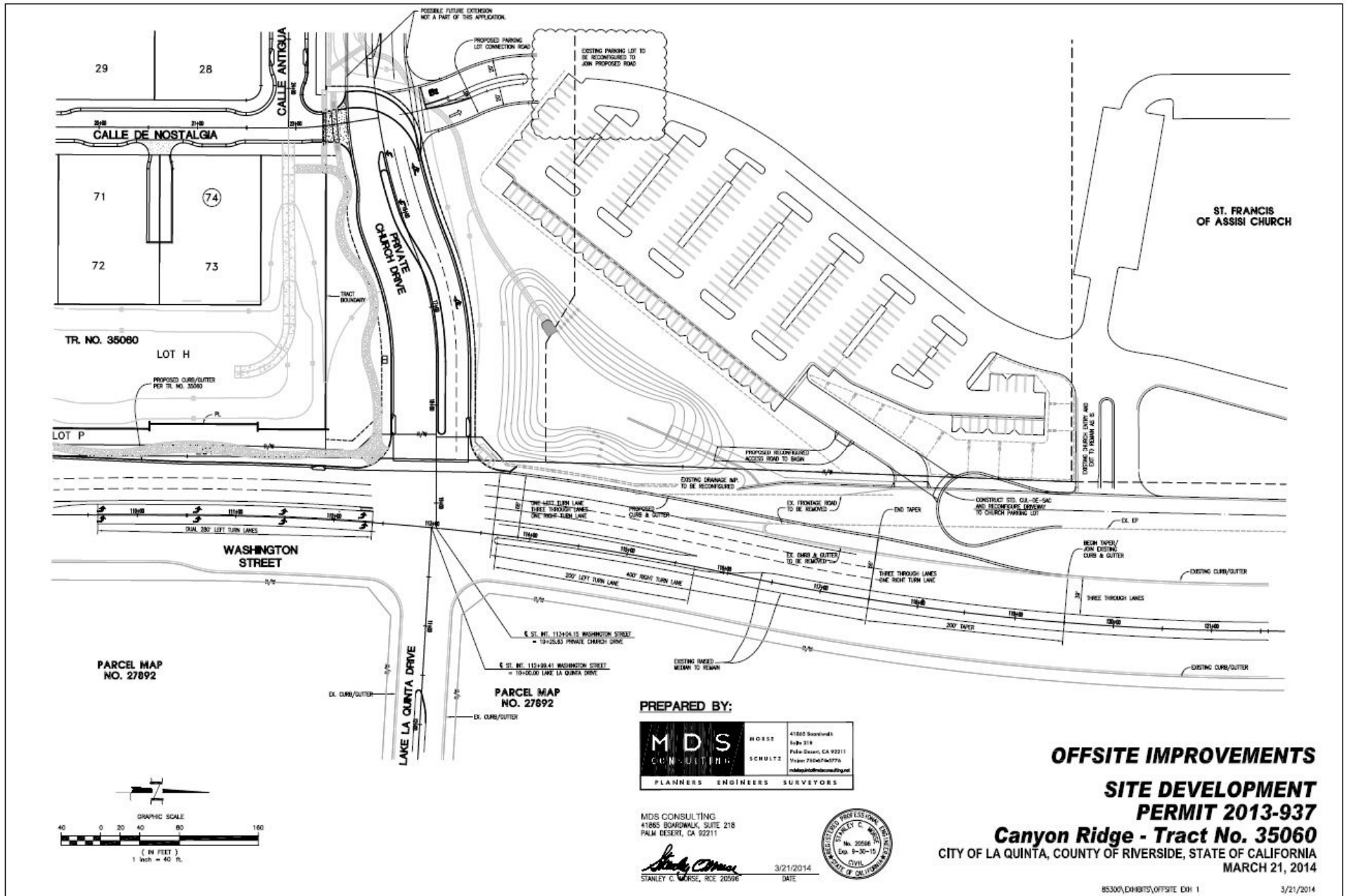


May 21, 2014



City of La Quinta
Planning Division
Community Development Department

SECONDARY ACCESS - PROPOSED IMPROVEMENTS



ATTACHMENT 5

ATTACHMENT 6



PLANNING COMMISSION MINUTES TUESDAY, JUNE 10, 2014

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:00 p.m. by Chairperson Barrows.

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

ABSENT: None

STAFF PRESENT: Community Development Director Les Johnson, Planning Manager David Sawyer, Principal Engineer Ed Wimmer, Attorney Peter Howell with Rutan and Tucker, LLP, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, Executive Assistant Monika Radeva, and Office Assistant Beatrice Acosta

Commissioner Wilkinson led the Commission in the Pledge of Allegiance.

Commissioner Weber joined the Commission at 7:02 p.m. after the Approval of Minutes.

PUBLIC COMMENT

Public Speaker: Ms. Andrea Spirtos, Investment Advisory Board Member, La Quinta, CA – introduced herself and thanked Chairperson Barrows and Commissioner Weber for their loyal service on the La Quinta Planning Commission over the years.

CONFIRMATION OF AGENDA - Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Commissioners Wright/Blum to approve the Planning Commission Minutes of May 13, 2014 as submitted. AYES: Commissioners Blum, Wilkinson, Vice Chair Wright, and Chairperson Barrows. NOES: None. ABSENT: Commissioner Weber. ABSTAIN: None.

PUBLIC HEARINGS

1. Environmental Assessment 2013-633, Specific Plan 2006-081, Amendment 1, and Site Development Permit 2013-937 submitted by West Coast Housing Partners LLC for the consideration of a specific plan amendment and a site development permit to allow construction of 74 single-family homes on 28.3 acres. Project: Canyon Ridge. CEQA: reviewed under Environmental Assessment 2006-579; no changed circumstances or conditions are proposed which would trigger the preparation of subsequent environmental analysis pursuant to Public Resources Code Section 21166. Location: west side of Washington Street, north of Avenue 48 (extended).

Consultant Principal Planner Nicole Criste presented the staff report, a copy of which is on file in the Community Development Department.

Discussion followed regarding environmental review conducted in reference to the stability of the required retaining wall along the western edge of the site and the protection it would provide from any possible rocks falling; the proposed street accesses for the project from Washington Street and Avenue 48, the threshold for street improvement requirements, drainage, landscape lighting, light fixtures, and noise levels.

Chairperson Barrows declared the PUBLIC HEARING OPEN at 7:31 p.m.

Public Speaker: Mr. Whit Hollis, Applicant with West Coast Housing Partners, LLC., Westlake Village, CA – introduced himself, gave a presentation of the proposed project, including details regarding the retention wall and requested that the trees identified in condition of approval 3-A be removed from the proposed wall's landscaping palette due to erosion concerns and the word "wall" in same condition be replaced with the word "system" which would give staff and the applicant flexibility in designing the wall. He said the applicant had also inherited and existing agreement with the church located to the north of the property which was entered into by the previous owner, and both the applicant and the church were working together on ensuring the agreement was complied with. He also answered the Commission's questions in regards to the project's access along Washington Street, and other general questions.

Public Speaker: Mr. Chris Bergh, Project Engineer with MDS Consulting, Palm Desert, CA – introduced himself and stated that the proposed street improvement plans do include a deceleration lane on Washington Street. He noted that the stacking distance from Washington Street to the main entry gate of the project is approximately 200 feet which would provide stacking of eight-to-nine cars.

Public Speaker: Ms. Faye Pokletar, Landscape Architect with C2 Collaborative, San Clemente, CA – introduced herself and answered the Commission’s questions in regards to the proposed landscaping palette and number of trees along Washington Street.

Public Speaker: Mr. Tom Ward, La Quinta Resident and Construction Coordinator for St. Francis of Assisi, CA – introduced himself, advised the Commission that the church was very supportive of the proposed development and was involved in negotiations with the applicant. He expressed concerns regarding egress and ingress for church patrons exiting the property southbound and noted that he has been in communications with West Coast Housing, as well as with staff from both the Public Works and the Community Development Departments who are all actively working on getting these concerns addressed and resolved before the project is presented to City Council for review and consideration.

Chairperson Barrows declared the PUBLIC HEARING CLOSED at 7:50 p.m.

Motion – A motion was made and seconded by Commissioners Blum/Wilkinson to adopt Resolution 2014-011 recommending to the City Council approval of Specific Plan 2006-081, Amendment 1, as submitted with staff’s recommendations and amending Condition of Approval No. 3-A to read:

“ 3-A. The retaining system along the west border of the property shall be redesigned and approved by the City Engineer and Community Development Department. Said retaining system shall incorporate a tiered design where any portion of the vertical face of the wall that is greater than eight (8) feet in height is stepped back a minimum of six (6) feet. The resulting step-back area(s) shall not exceed a maximum slope of 3:1 and shall be landscaped with a variety of cascading vines and large shrubs in order to soften the overall mass of the walls.”

Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Blum/Wilkinson to adopt Resolution 2014-012 recommending to the City Council approval of Site Development Permit 2013-937, as submitted with staff’s recommendations and amending Condition of Approval No. 55 to read:

“ 55. The retaining system along the west border of the property shall be redesigned and approved by the City Engineer and Community Development Department. Said retaining system shall incorporate a tiered design where any portion of the vertical face of the wall that is greater than eight (8) feet in height is stepped back a minimum of six (6) feet.

The resulting step-back area(s) shall not exceed a maximum slope of 3:1 and shall be landscaped with a variety of cascading vines and large shrubs in order to soften the overall mass of the walls."

Motion carried unanimously.

2. Environmental Assessment 2014-636 and Amended Final Map 32742 submitted by Monterra Properties, LLC proposing to reconfigure the recorded map in order to relocate the primary access for a 14-acre tract consisting of 40 single-family residential lots from Monroe Street to Brown Deer Park. Project: Monterra (TR 32742). CEQA: the Community Development Department has prepared an Addendum to Environmental Assessment 2004-515 certified by the City Council on October 5, 2004 for Tentative Tract Map 32742. Location: east side of Monroe Street, between Avenue 54 and Airport Boulevard.

Associate Planner Jay Wu presented the staff report, a copy of which is on file in the Community Development Department.

Staff stated that the applicant submitted a revised map after the staff report for this public hearing was prepared and distributed. The Memorandum dated June 10, 2014 prepared by Community Development Director Johnson and distributed to the Commissioners before the Planning Commission meeting identified the most current revisions to the Amended Final Map 32742. Due to the inadequate amount of time for staff review, staff recommends that this item be continued to the next regularly scheduled Planning Commission meeting of June 24, 2014. Staff suggested that the public hearing be opened to give an opportunity to public to comment on the item.

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

Public Speaker: Ms. Emily Hempmill, Council for Monterra Properties, LLC, Palm Desert, CA – introduced herself, gave a brief overview of the project, noted that the applicant has been in negotiations with the adjacent PGA West development to allow residents from Monterra to purchase golf memberships from PGA West. She stated the applicant has also discussed with the PGA West Master Association and the Fairways Homeowners Association moving the access from Monroe Street to Brown Deer Park Road to make the new residents feel part of the existing community. She noted that after the proposed map was distributed, residents' comments expressed a concern regarding the omission of any access along Monroe Street, and thus, the applicant revised map to address these concerns by still relocating the main entry access to Brown Deer Park Road, but leaving an exit-only access along Monroe Street which will also serve as the construction gate during the build-out of the project.

Public Speaker: Jonathan Shapiro, PGA West Resident, La Quinta, CA – introduced himself, said the developer and the associations had been in communications with the existing residents and he was supportive of the project if it included the exit access point on Monroe Street as it would alleviate some of the traffic that would no longer have to go through Turnberry Street.

Public Speaker: Mr. Jerry McDonald, Representative of the Board of Directors and Manager of the Fairways Association, La Quinta, CA – introduced himself, said the applicant had been in constant communication with the Association during the process of revising the map. He said both the Association and the residents were supportive of the project with the exit-only access along Monroe Street.

Motion – A motion was made and seconded by Commissioners Blum/Wright to continue Environmental Assessment 2014-636 and Amended Final Map 32742 to the next regularly scheduled Planning Commission meeting of June 24, 2014. Motion passed unanimously.

3. Site Development Permit 2014-940 submitted by GHA Companies for the consideration of architectural and landscaping plans for Tract 31087, a 5.0-acre tract consisting of 19 single-family residential lots approved in 2004. Project: Darby Estates. CEQA: previously reviewed under Environmental Assessment 2003-480 prepared for Tentative Tract Map 31087, and approved on August 17, 2004; no changed circumstances or conditions are proposed which would trigger the preparation of subsequent environmental analysis pursuant to Public Resources Code Section 21166. Location: Darby Road; east of Palm Royale Drive.

Associate Planner Jay Wu presented the staff report, a copy of which is on file in the Community Development Department.

Chairperson Barrows declared the PUBLIC HEARING OPEN at 8:21 p.m.

Public Speaker: Mr. Mario Gonzales, Project Manager with GHA Companies, Cathedral City, CA – introduced himself, gave an overview of the project, and answered the Commission's questions.

Chairperson Barrows declared the PUBLIC HEARING CLOSED at 8:28 p.m.

Motion – A motion was made and seconded by Commissioners Wright/Wilkinson to adopt Resolution 2014-013 approving Site Development Permit 2014-940 as submitted with staff's recommendations and amending Condition of Approval No. 53 to read as follow:

“A pedestrian pathway or wider driveway shall be offered to homeowners that provides direct access from the street to the front door areas of the homes. These pathways or wider driveways shall be reviewed and approved by the Community Development Department as part of the Final Landscaping Plan process.”

Motion passed unanimously.

BUSINESS SESSION

1. Consideration of the Architectural and Landscaping Review Board’s request of the Planning Commission to direct staff to amend the La Quinta Municipal Code to require additional pedestrian access be provided from the street to the entrance of individual residential units.

Planning Manager Sawyer presented the staff report, a copy of which is on file in the Community Development Department.

Public Speaker: Ms. Tina Burtel, La Quinta Cove Resident – introduced herself and spoke against having a direct pedestrian pathway from the street to the entrance of the residence as a mandatory requirement.

General discussion followed regarding the pros and cons if such a requirement was made mandatory through the La Quinta Municipal Code including aesthetics, drainage impacts, additional hardscape, etc.

Staff will research the issue and will report back its findings and recommendations to the Commission in August of 2014.

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Discussion of the Commission’s Summer Schedule.

The Commission will be go dark the first meeting in August, 2014.

2. Report on City Council meetings of May 20 and June 3, 2014.

DIRECTOR’S ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Blum/Wright to adjourn this meeting at 9:11 p.m. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Monika Radeva', written in a cursive style.

MONIKA RADEVA, Executive Assistant
City of La Quinta, California

