



City of La Quinta

AGENDA CATEGORY:

CITY / SA / HA / FA MEETING DATE: August 5, 2014

BUSINESS SESSION:

ITEM TITLE: ACCEPT PLANNING COMMISSION DECISION TO APPROVE CONDITIONAL USE AND SITE DEVELOPMENT PERMITS FOR THE CHATEAU AT LAKE LA QUINTA EXPANSION

CONSENT CALENDAR: 6

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Accept the Planning Commission decision approving Conditional Use Permit 1995-020, Amendment 1, and Site Development Permit 2013-931, subject to conditions as adopted under Planning Commission Resolution Nos. 2014-016 and 2016-017, respectively, for the Chateau at Lake La Quinta Expansion.

EXECUTIVE SUMMARY:

- On July 8, 2014, the Planning Commission (PC) conducted a public hearing to consider permits necessary for the Chateau at Lake La Quinta to expand its operations from 11 to 24 rooms (see Attachment 1). Both permits were unanimously approved.
- The PC's review addressed architectural and landscaping design, parking, and compatibility with surrounding residential uses.
- One Lake La Quinta resident spoke in favor of the project during the public hearing. There were no comments, verbal or written, in opposition.
- Per the La Quinta Municipal Code, City Council approval is required for any PC action approving multi-story commercial buildings adjacent to residential properties. The expansion affects the existing one-story north wing of the building, and involves adding six rooms in a new second floor.

FISCAL IMPACT:

None.

BACKGROUND & ANALYSIS:

The 0.96-acre property, located at Caleo Bay Drive (see Attachment 2), was

developed in 1995 as a bed and breakfast, which included 11 guest rooms and an innkeeper's residence. The current owner wishes to renovate a portion of the existing garage structure and add 13 rooms for a total of 24. Site Plans (Attachment 3) indicate additional parking spaces and certain landscaping modifications. A revised parking area will provide 24 of the 27 spaces required to accommodate the new rooms. The remaining three spaces will be located at the La Quinta Memory Care; the applicant has entered into a parking agreement with La Quinta Memory Care to use their excess parking stalls, which will be accessed and secured as part of a valet service.

The north wing of the existing single-story building will be remodeled (this wing was the innkeeper's residence and garage). The first floor will be converted into seven guest suites, and a second floor will be constructed and improved with six guest suites. The remodeled building will embrace the architectural theme of the existing buildings.

The lakefront area will be reconfigured to incorporate a terraced design, stairways and a decomposed granite path that will connect the upper and lower areas. The main entry and parking area landscaping will be refreshed by replacing the seven African Sumac trees and adding six Honey Mesquites. The plant pallet incorporates species compatible with the southwestern desert, and consistent with existing project landscaping.

ENVIRONMENTAL REVIEW:

The PC determined that this project is exempt from environmental review.

PUBLIC REVIEW:

The PC's public hearing was advertised in *The Desert Sun* newspaper on June 27, 2014, and notice was mailed to all property owners within 500 feet of the site, including the Lake La Quinta Homeowners Association. No comments, other than one supporting comment from a Lake La Quinta resident at the public hearing, were received. The appeal period ended on July 23, 2014, with no filing or inquiry.

PLANNING COMMISSION ACTION:

On July 8, 2014, the PC voted 3-0 (Commissioners Wright and Wilkinson absent) to approve the project applications (Attachment 4). Several questions were posed by PC members and addressed by either staff or the applicant.

ALTERNATIVES:

City Council may remand the item to the PC with specific direction, or remove it from the consent calendar. Should the item be removed from the consent calendar, the permit must be noticed for public hearing before the City Council.

Report prepared by: Wallace Nesbit, Principal Planner

Report approved for submission by: Les Johnson, Community Development Director

Attachments:

1. Project Information
2. Project Area Map
3. Site Development Permit Plan Set
4. Planning Commission July 8, 2014, Resolutions and Minutes

ATTACHMENT 1

Project Information

CASE NUMBER: CONDITIONAL USE PERMIT 1995-020, AMENDMENT 1
SITE DEVELOPMENT PERMIT 2013-931

APPLICANT: JON LEGARZA

PROPERTY OWNER: LLQ PARTNERS, LLC

REQUEST: CONSIDERATION OF ARCHITECTURAL AND
LANDSCAPE PLANS FOR EXPANSION OF AN EXISTING
HOTEL, FROM 11 EXISTING APPROVED ROOMS TO 24
TOTAL ROOMS FOR THE CHATEAU AT LAKE LA
QUINTA

ARCHITECT: SANBORN A/E, INC

**LANDSCAPE
ARCHITECT:** RGA LANDSCAPE ARCHITECTS, INC

ENGINEER: SANBORN A/E, INC

LOCATION: 78120 CALEO BAY DRIVE – EAST SIDE OF CALEO BAY,
IMMEDIATELY SOUTH OF LAKE LA QUINTA DRIVE

**GENERAL PLAN
DESIGNATION:** GENERAL COMMERCIAL

**ZONING
DESIGNATION:** COMMUNITY COMMERCIAL

**SURROUNDING
ZONING/LAND USES:**

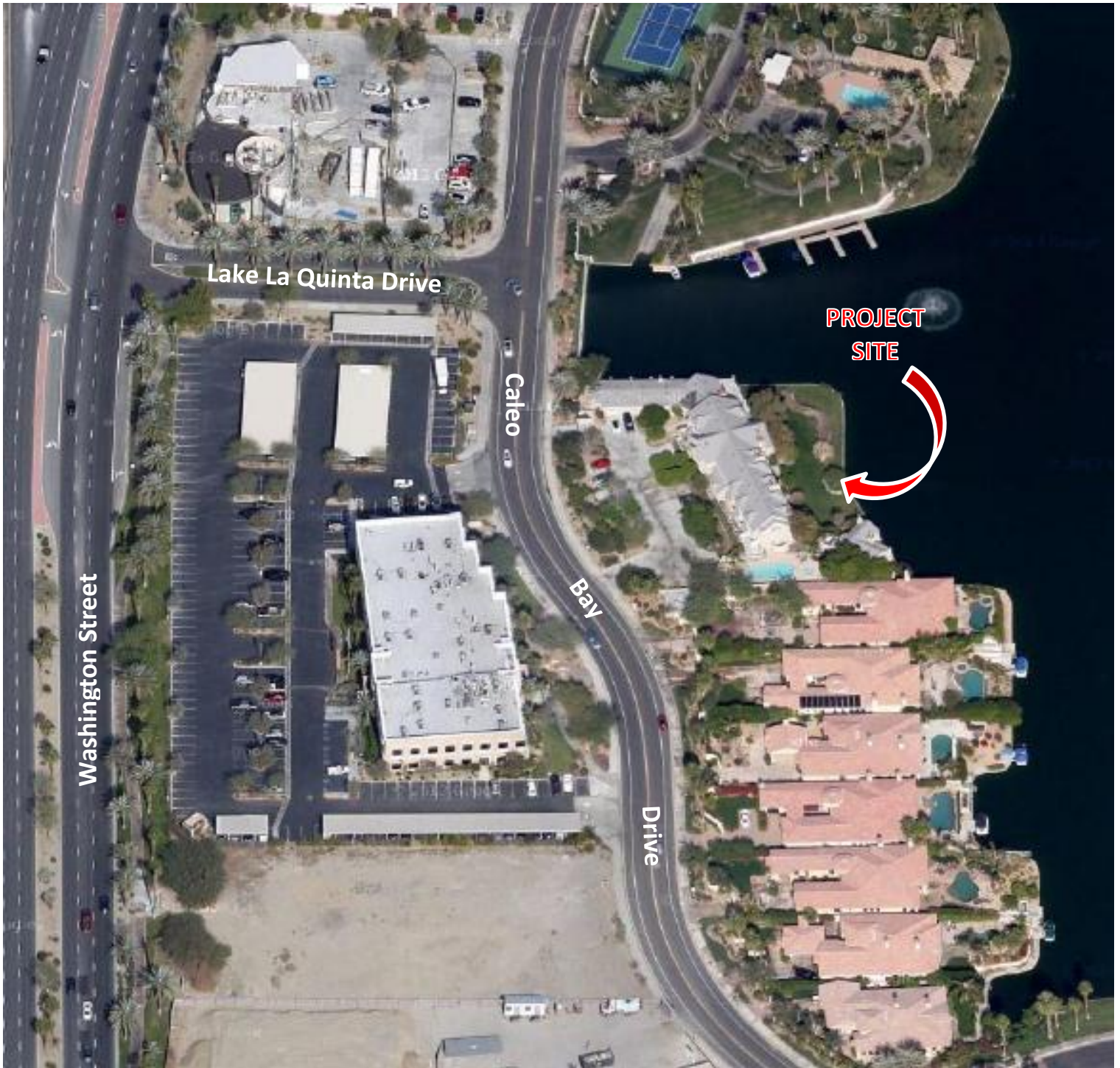
NORTH: GENERAL COMMERCIAL
EXISTING LAKE LA QUINTA RECREATION

SOUTH: LOW DENSITY RESIDENTIAL
EXISTING SINGLE FAMILY

EAST: OPEN SPACE/RECREATION
EXISTING LAKE; LAKE LA QUINTA

WEST: GENERAL COMMERCIAL
EXISTING MEDICAL OFFICE COMPLEX

**SUBDIVISION
INFORMATION:** PARCEL 8 OF PM 27892 (11 COMMERCIAL LOTS)
RECORDED 2/18/94



CONDITIONAL USE PERMIT 95-020, AMEND. #1
SITE DEVELOPMENT PERMIT 2013-931
THE CHATEAU EXPANSION

Project
Area
Map



ATTACHMENT 3

RECEIVED

FEB 11 2014

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT

SDP 2013-931 THE CHATEAU EXPANSION COVER SHEET

OWNER/DEVELOPER:

OWNER: LLO PARTNERS, L.L.C.
801 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145
(702) 639-8425

ARCHITECT: SANBORN A/E INC.
ALLEN M. SANBORN, ARCHITECT-C16991
71-780 SAN JACINTO DR.
SUITE E-1
RANCHO MIRAGE, CA. 92270
(760) 423-0600

UTILITY NOTIFICATIONS:

ELECTRIC: SO. CALIFORNIA EDISON
760-202-4291
GAS: SO. CALIFORNIA GAS CO.
760-324-4691
ATTN: BERTRUM WILLIAMS
TELEPHONE: VERIZON
760-778-3601
ATTN: LARRY MOORE
TELEVISION: TIME WARNER
760-674-5452
ATTN: DAVE SCRIVNER
SEWER/WATER: COACHELLA VALLEY WATER DISTRICT
P.O. BOX 1058
COACHELLA, CA 92236
(760) 398-2651

ASSESSOR'S PARCEL NUMBERS

643-200-008

LEGAL DESCRIPTION

PARCEL 8 OF PARCEL MAP NO. 27892, P.M.B. 182/66
RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

LAND USE INFORMATION

EXISTING GENERAL PLAN = M/RC
EXISTING ZONING = CPS
EXISTING LAND USE = HOTEL
PROPOSED LAND USE = HOTEL

AREA INFORMATION

SITE AREA:	.96 ACRES	41,817 SF.	100%
BUILDING AREA FOOTPRINT:		8,902 SF.	22%
DEMOLITION 1 FLOOR:		-2,580 SF.	
NEW FIRST FLOOR REMODEL:		2,571 SF.	
NEW SECOND FLOOR ADDITION:		2,331 SF.	
NET ADDITIONAL SF.:		2,322 SF.	
HARDSCAPE DRIVES AND WALKS:		16,515 SF.	39%
LANDSCAPING AREA:		16,420 SF.	39%
WQMP AREA NOTE:			
IMPERMEABLE PARKING ADDED:		4,336 SF.	

PARKING TABULATION

PARKING REQUIRED:
24 EXISTING ROOMS @ 11 SPACE/ROOM = 27
ADA PARKING REQUIRED = 1
REGULAR PARKING SPACES PROVIDED = 28
ADA PARKING PROVIDED = 1

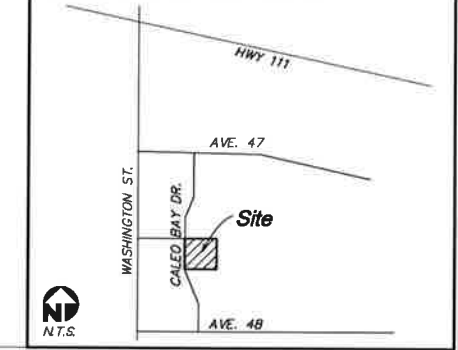
BUILDING INFORMATION

BUILDING STORES = 2 EXISTING
GREATEST HEIGHT OF BUILDING = 28'-0"
OCCUPANCY CLASSIFICATION = R-3
TYPE OF CONSTRUCTION = V-N SPRINKLERED
NOTE:
THERE IS NO NEW LIGHTING PROPOSED AS PART OF THIS PROJECT

SHEET INDEX

- A10 SITE PLAN
- L500 LANDSCAPE PLAN
- L501 LANDSCAPE SCHEDULE AND LIGHTING
- A60 ELEVATIONS
- A50 ROOF PLAN
- A20 FLOOR PLAN
- A21 DEMOLITION PLAN

VICINITY MAP/LOCATION MAP



SANBORN A/E INC.
ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
SUITE E-1
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603



APN: 643-200-008

PROJECT TITLE:
THE CHATEAU AT
LAKE LA QUINTA

78-120 CALEO BAY
La Quinta, California

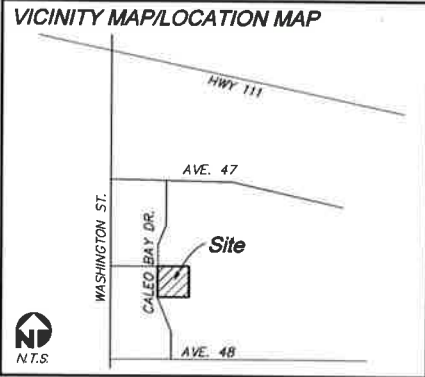
SHEET TITLE:
INDEX SHEET

OWNER:
LLO PARTNERS, L.L.C.
801 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145
(702) 639-8425

ARCHITECT:
SANBORN A/E INC.
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SUITE E-1
RANCHO MIRAGE, CA. 92270
(760) 423-0600

W.O.	13-127	SCALE	AS SHOWN
FILE NAME	C10 INDEX SHEET		
SAVE DATE	9/11/2013		
DRAWN	AMS		
SHEET NO.	C1.0		

ATTACHMENT 3



OWNER/DEVELOPER:
 OWNER: LLO PARTNERS, L.L.C.
 801 S. RAMPART BLVD.
 LAS VEGAS, NEVADA 89145
 (702) 639-8425

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GAS: SO. CALIFORNIA GAS CO.
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 ATTN: BERTRUM WILLIAMS

TELEPHONE: VERIZON
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 ATTN: LARRY MOORE

TELEVISION: TIME WARNER
 760-674-5452
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SEWER/WATER: COACHELLA VALLEY WATER DISTRICT
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ASSESSOR'S PARCEL NUMBERS
 643-200-008

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 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

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APN: 643-200-008

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 THE CHATEAU AT LAKE LA QUINTA

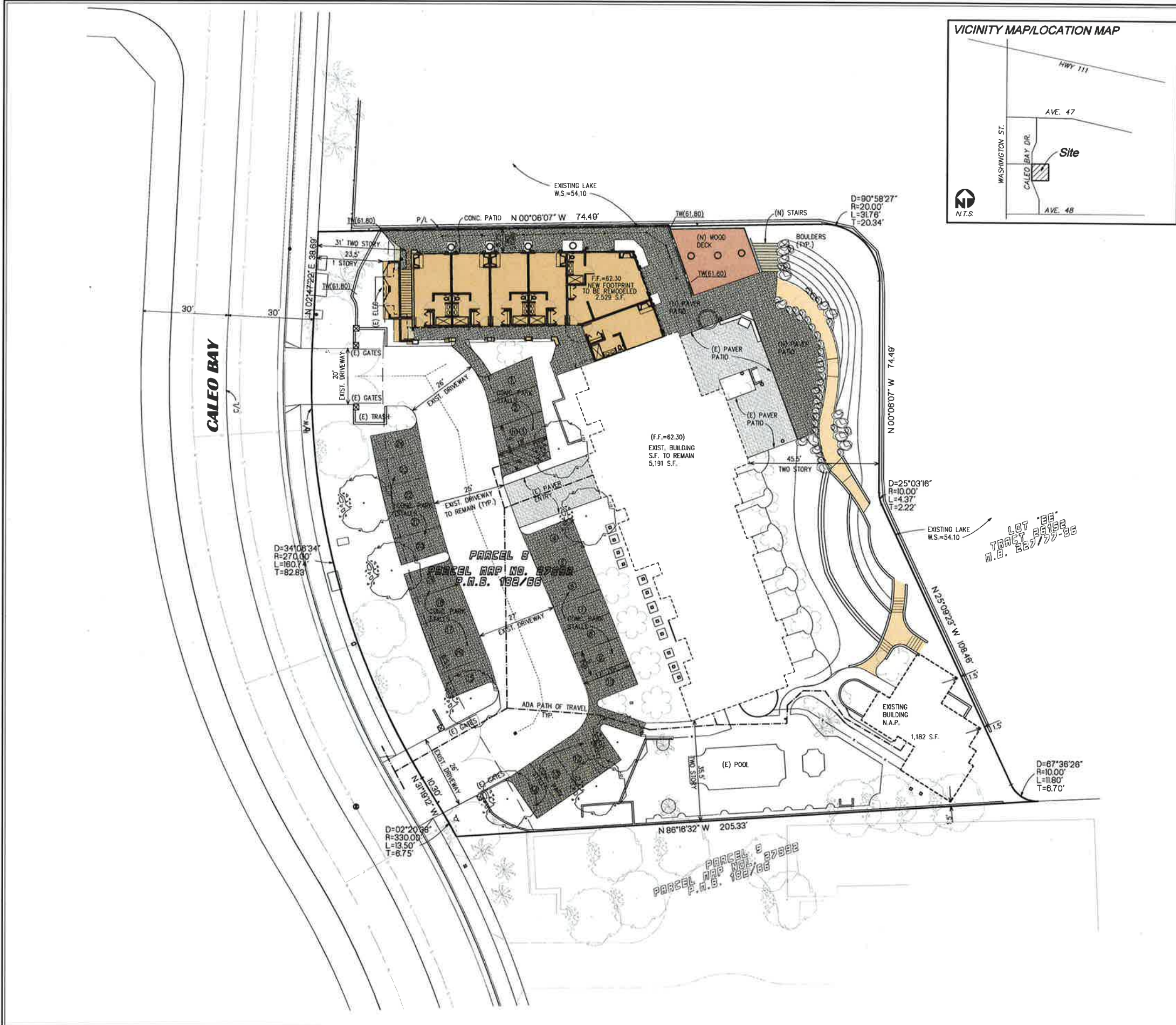
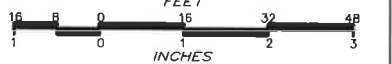
78-120 CALEO BAY
 La Quinta, California

SHEET TITLE:
 SITE PLAN

OWNER:
 LLO PARTNERS, L.L.C.
 801 S. RAMPART BLVD.
 LAS VEGAS, NEVADA 89145
 (702) 639-8425

ARCHITECT:
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 (760) 423-0600

W.D.	13-127	SCALE	1/16"=1'-0"
FILE NAME	A10 SITE PLAN		
SAVE DATE	2/10/2014		
DRAWN	AMS		
SHEET NO.	A1.0		



PLOT DATE 2/10/2014 10:45 AM



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FAX (760) 423-0403



APN: 643-200-008

PROJECT TITLE:
THE CHATEAU AT LAKE LA QUINTA

78-120 CALEO BAY
La Quinta, California

SHEET TITLE:
FLOOR PLAN

OWNER:
LLO PARTNERS, L.L.C.
801 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145
(702) 639-8425

ARCHITECT:
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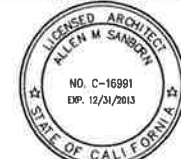
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FILE NAME	A20 FLOOR PLAN		
SAVE DATE	2/10/2014		
DRAWN	AMS		
SHEET NO.			

A2.0

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FAX (760) 423-0403

APN: 643-200-008

PROJECT TITLE:
**LAKE LA QUINTA
HOTEL REMODEL**

78-120 CALEO BAY
La Quinta, California

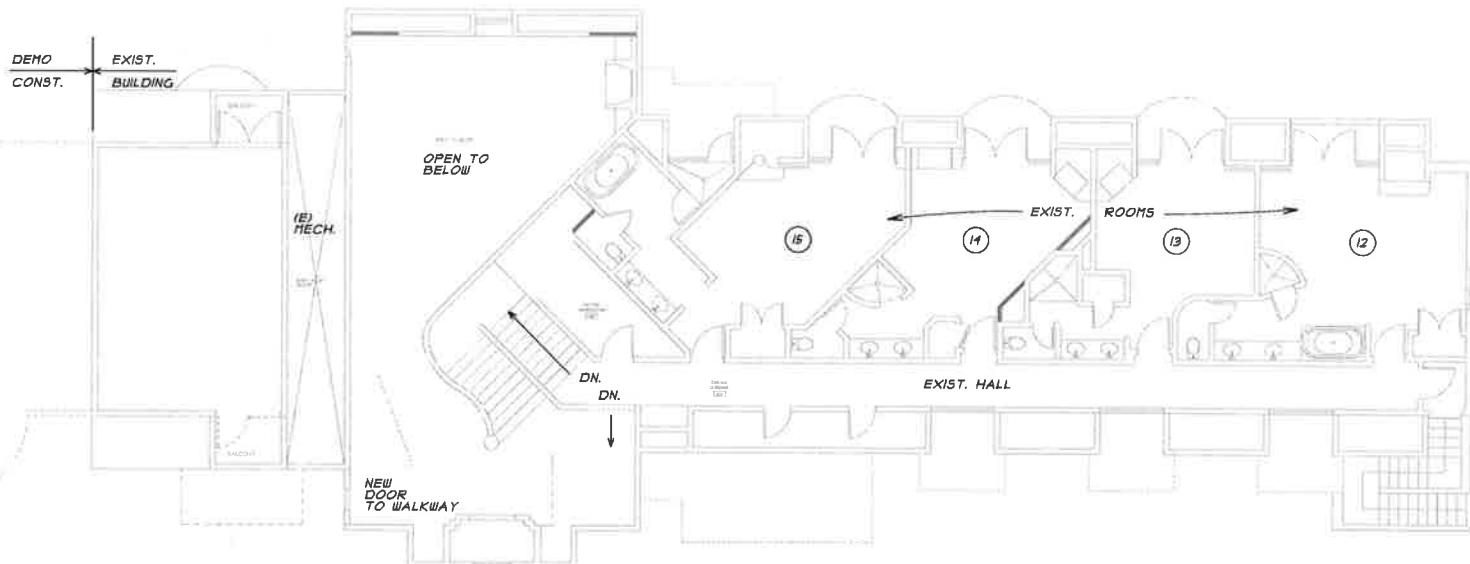
SHEET TITLE:
**DEMOLITION
FLOOR PLAN**

OWNER:
LLO PARTNERS, L.L.C.
801 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145
(702) 639-8425

ARCHITECT:
SANBORN A/E INC.
ALLEN M. SANBORN
ARCHITECT, C16991
71-780 SAN JACINTO DR.
SUITE "E"
RANCHO MIRAGE, CA. 92270
(760) 423-0600

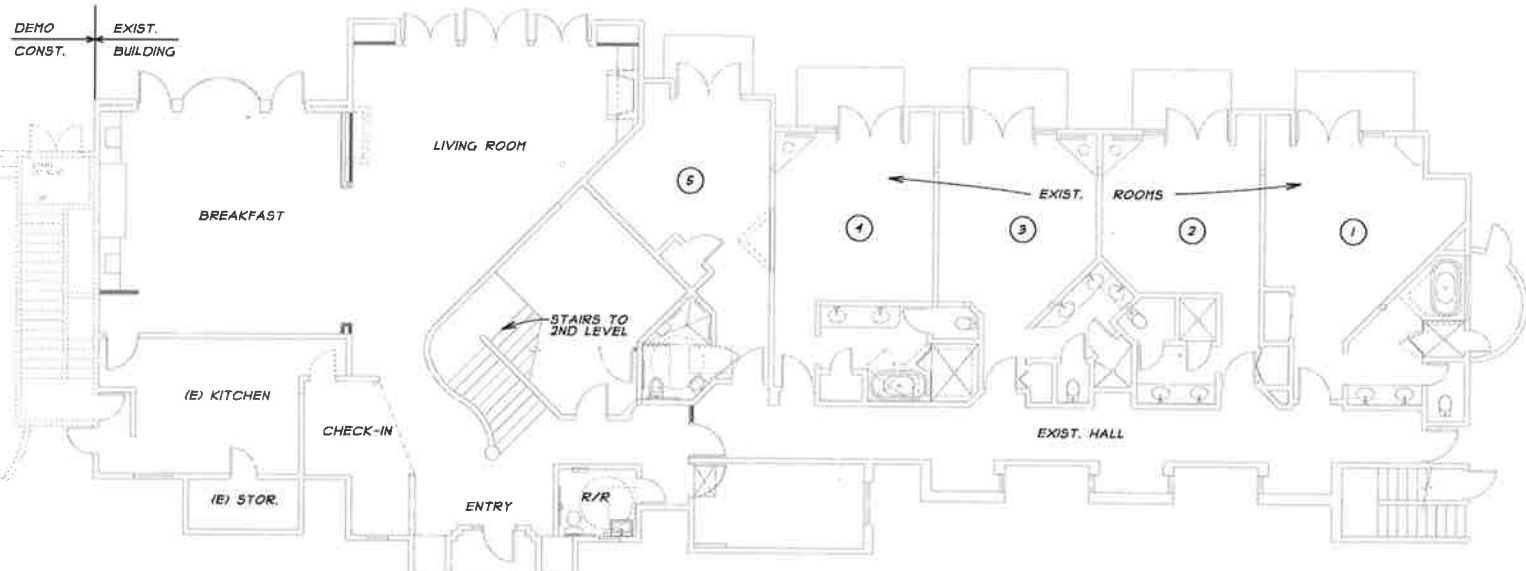
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FILE NAME	A20 FLOOR PLAN		
SAVE DATE	9/10/2013		
DRAWN	AM5		
SHEET NO.			

A2.1



DEMOLITION SECOND FLOOR

1/8"=1'-0"



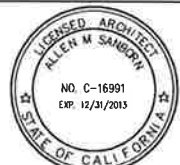
DEMOLITION FIRST FLOOR -2,580 S.F.

1/8"=1'-0"

C:\Users\m\p103\Documents\Projects\78-120 Caleo Bay\A20\A2.1.dwg



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FAX (760) 423-0603

APN: 643-200-008

PROJECT TITLE:
**LAKE LA QUINTA
HOTEL REMODEL**

78-120 CALEO BAY
La Quinta, California

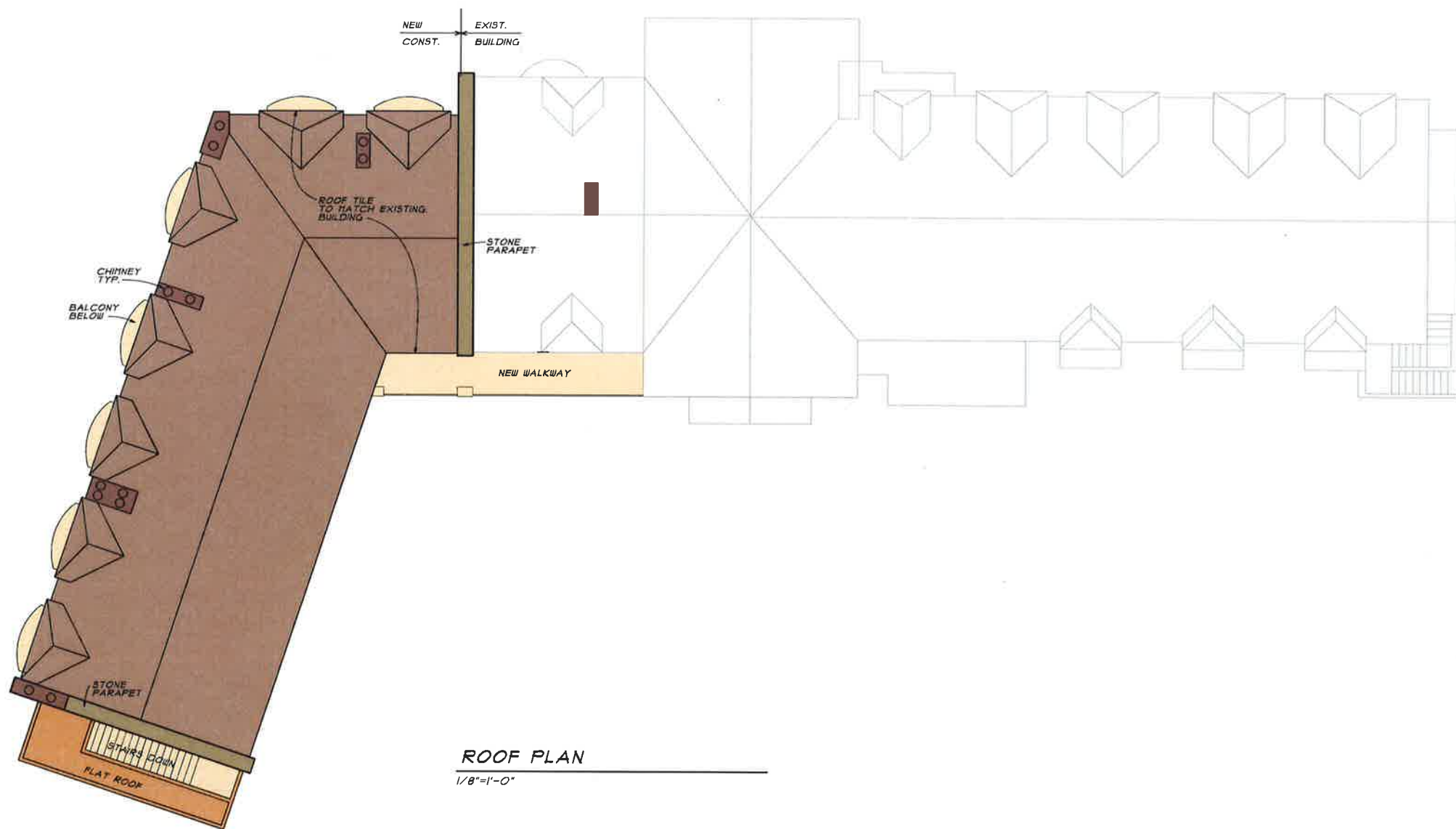
SHEET TITLE:
ROOF PLAN

OWNER:
LLO PARTNERS, L.L.C.
801 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145
(702) 639-8425

ARCHITECT:
SANBORN A/E, INC.
ALLEN M. SANBORN
ARCHITECT, C16991
71-780 SAN JACINTO DR.
SUITE 1E-1
RANCHO MIRAGE, CA 92270
(760) 423-0600

W.O.	13-127	SCALE	1/8"=1'-0"
FILE NAME	A20 FLOOR PLAN		
SAVE DATE	9/1/2013		
DRAWN	AMS		
SHEET NO.			

A5.0



ROOF PLAN

1/8"=1'-0"



APN: 643-200-008

PROJECT TITLE:
**LAKE LA QUINTA
 HOTEL REMODEL**

78-120 CALEO BAY
 La Quinta, California

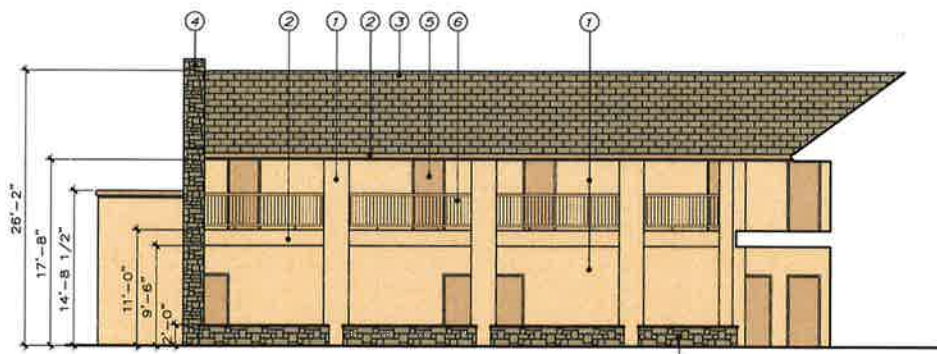
SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

OWNER:
 LLO PARTNERS, L.L.C.
 801 S. RAMPART BLVD.
 LAS VEGAS, NEVADA 89145
 (702) 639-8425

ARCHITECT:
 SANBORN A/E INC.
 ALLEN M. SANBORN
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 SUITE "E-1"
 RANCHO MIRAGE, CA. 92270
 (760) 423-0600

W.D.	13-127	SCALE	1/8"=1'-0"
FILE NAME	A6O ELEVATIONS		
SAVE DATE	9/9/2013		
DRAWN	AMS		

SHEET NO.
A6.0



PARKING ELEVATION - SOUTH

1/8"=1'-0"



PARKING ELEVATION - WEST

1/8"=1'-0"

KEY NOTES

- ① P.C. PLASTER - 3 COAT SYSTEM
 DUNN EDWARDS - DEC749 LINEN WHITE
 MATCH EXISTING BUILDING
- ② P.C. PLASTER - 3 COAT SYSTEM
 DUNN EDWARDS - DEC760 DESERT GRAY
 MATCH EXISTING BUILDING
- ③ CONC. ROOF TILE
 MATCH AND REUSE EXISTING TILE
- ④ STONE VENEER - CORONADO STONE
 SAN FRANCISCO COBBLEFIELD - CSV-2037
- ⑤ DOORS - ENTRY AND SLIDING PATIO
 DUNN EDWARDS - DEC760 DESERT GRAY
- ⑥ WROUGHT IRON RAILING
 BLACK IRON TO MATCH EXISTING



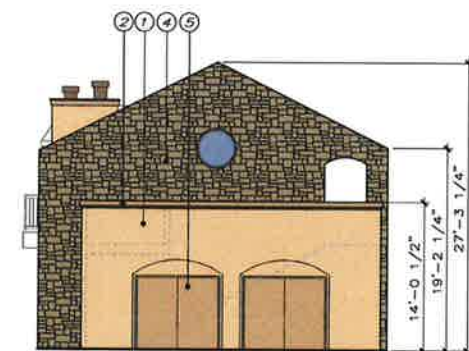
LAKE ELEVATION - EAST

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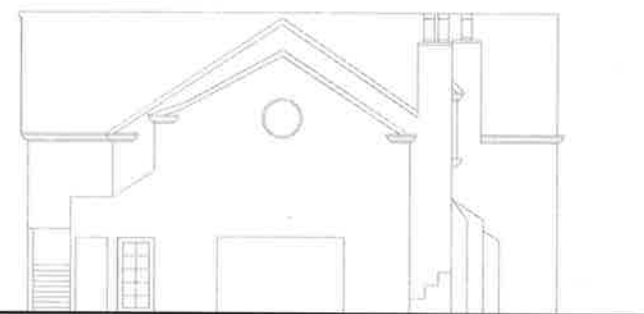
LAKE ELEVATION - NORTH

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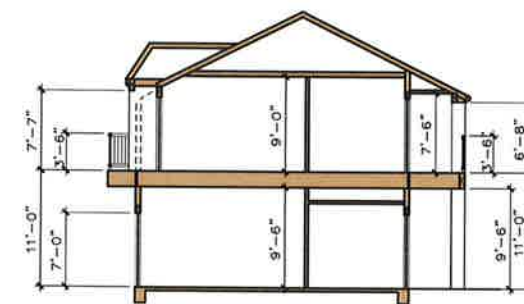
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION - EXIST.

1/8"=1'-0"



TYP. SECTION

1/8"=1'-0"



SANBORN

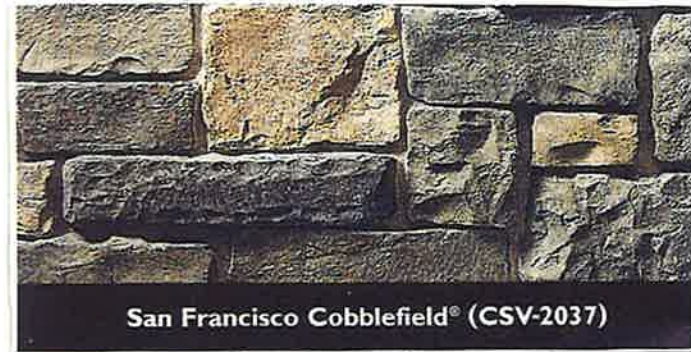
CIVIL ENGINEERING
ARCHITECTURE
LAND SURVEYING

**LAKE LA QUINTA –
COLOR BOARD**

WALLS : P.C. PLASTER – 3 COAT

PAINT COLOR: DUNN EDWARDS –
WALLS: #DEC 749 – LINEN WHITE
ACCENT TRIM: #DEC 760 – DESERT GRAY
EXTERIOR DOORS: #DEC 760 – DESERT GRAY

STONE VENEER: CORONADO STONE
SAN FRANCISCO COBBLEFIELD – CSV-2037



San Francisco Cobblefield® (CSV-2037)

ROOF TILE: CONG. FLAT ROOF TILE TO MATCH EXISTING BLDG





NOTE:
SEE SHEET L-5.01 FOR PLANT LEGENED AND NOTES

NOTE:
TREES, PLANT, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVDW AND USBR EASEMENT OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT FROM CVDW.

RCGA
LANDSCAPE ARCHITECTS, INC.
73001 EL PASO, SUITE 210
PALM DESERT, CA 92260
(760) 599-9924
(760) 773-6616 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: **PRELIMINARY PLANTING PLAN**
PROJECT: **THE CHATEAU AT LAKE LA QUINTA
CALEO BAY LA QUINTA, CA**

SPECIFICATIONS

SHEET	BOOK
PROJECT MANAGER:	BK
DRAWN:	CC
CHECKED:	BK
PROJ. NO.:	R1306
DATE:	02-06-2014
SCALE:	1"=10'-0"
REVISIONS:	N/A



SCALE: 1" = 10'-0"
GRAPHIC SCALE



CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plants, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date: _____ WATER MANAGEMENT DEPARTMENT
CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

SHEET NO:
L-5.00

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	OPTICS/GLARE
	TREE UPLIGHT / KICHLER 16011	15		BRASS	(AG) AGED BRASS	12V	LED	13 WATTS	WARM WHITE	60 DEGREE
	POLE LIGHT MATCH EXISTING	4								
	PATH LIGHT / TO BE SELECTED	5					LED			
	ACCENT LIGHT / KICHLER 16007	9		BRASS	(AG) AGED BRASS	12V	LED	6.5 WATTS	WARM WHITE	35 DEGREE

NOTES:

1. INSTALL ALL LIGHT FIXTURES PER MANUFACTURER'S SPECIFICATIONS.
2. LIGHTING CONTRACTOR SHALL SUPPLY OWNERS REPRESENTATIVE WITH ONE SAMPLE OF EACH FIXTURE FOR APPROVAL PRIOR TO INSTALLATION.
3. NO SUBSTITUTIONS ALLOWED WITHOUT PERMISSION OF LANDSCAPE ARCHITECT.
4. ALL LIGHTING CIRCUITS SHALL BE BY OTHERS.
5. QUANTITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED ON THE PLAN BY THE BIDDING CONTRACTOR.
6. LANDSCAPE LIGHTING AT GENERAL LANDSCAPE SHALL BE OPERATED BY PHOTO CELL 'ON', 24 HR. TIMER 'OFF'.
7. IRRIGATION FOR THIS PROJECT WILL BE DRIP EMITTERS IN ALL PLANTER AREAS EXCEPT FOR LAWN.
8. DRIVEWAY CONCRETE PAVERS AND PATIO PAVERS TO BE SET PER ICPI STANDARDS.

PROJECT AREA TOTALS:

TOTAL SITE = 41,817 SQ.FT.
SCOPE OF WORK PLANTER AREAS = 3994 SQ.FT. = APPROX. 9.5% OF THE TOTAL AREA
EXISTING PLANTER AREAS NOT IN SCOPE OF WORK = 2519 = APPROX. 6% OF TOTAL AREA
LAWN = 1722 SQ.FT. = APPROX. 4% OF THE TOTAL AREA
DECOMPOSED GRANITE AREAS = APPROX. 2357 SQ.FT. = 6%
CONCRETE PAVERS (EXISTING AND NEW) AND DRIVEWAY AREA BY ARCHITECT

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS		
	FICUS FLORIDA	FLORIDA FIG	EXISTING	08 HIGH	12			
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE MULTI-TRUNK	EXISTING	08 HIGH	3			
	PHOENIX DACTYLIFERA	DATE PALM	EXISTING	MOD 0.5	2			
	PROSOPIS GLANDULOSA	HONEY MESQUITE	24"-36" BOX	02 LOW	6	SEE PLAN		
	RHUS LANCEA	AFRICAN SUMAC MULTI-TRUNK	24" BOX	MOD 0.5	7			
	RHUS LANCEA	AFRICAN SUMAC	EXISTING	MOD 0.5	5			
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS		
DL	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	15 GAL	LOW 0.2	14			
DRP	DURANTA REPENS	SKY FLOWER	15 GAL	MOD 0.5	11			
DRW	DURANTA REPENS 'ALBA'	WHITE SKY FLOWER	15 GAL	MOD 0.5	3			
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW 0.2	27			
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	MOD 0.5	46			
ROS	ROSE ICE BURGE SHRUB ROSE	ROSE	5 GAL	MOD 0.5	24			
RH	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	LOW 0.2	53	GROUND COVER		
RUS	RUSELLIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL	LOW 0.2	25			
WD	WEDELIA TRILOBATA	WEDELIA	1 GAL	MOD 0.5	32	GROUND COVER		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	USE	FIELD3	SPACING	QTY	REMARKS
	DECOMPOSED GRANITE 3/8" MINUS	COLOR TO BE BRIMSTONE	COVER AREA COMPLETELY				1,913 SF	SEE DG NOTE
	DECOMPOSED GRANITE 3/8" MINUS	COLOR TO BE BRIMSTONE	COVER AREA COMPLETELY		STABILIZED		444 SF	
	LAWN 1 HYBRID BERMUDA 'TIFWAY GREEN'		500	HIGH 0.8			1,722 SF	
NOTES:								
1. BOULDER TO MATCH EXISTING ON SITE								
2. STEEL HEADER 6", 14 GAUGE, COLOR TO BE BROWN								
3. DECOMPOSED GRANITE 3/8" MINUS W/ 1/4" FINES - COMPACT TO 2" DEPTH AFTER WETTED AND ROLLED. PLACE IN ALL PLANTER AREAS EXCEPT LAWN AREAS OR UNLESS OTHERWISE NOTED.								

1. PLANT QUANTITY: List is provided for the convenience of the contractor/client and is not intended for accurate bidding purposes.
2. PLANT ALLOWANCE: The contractor shall provide \$1000 to be used for additional plant material not indicated on the legend which may be deemed necessary by the landscape architect and approved by the owner's representative. Such plant material will be specified and field located by the landscape architect. If this allowance is not used, or is only partially used, the unused portion shall be credited to the owner.
3. LANDSCAPE ARCHITECT: Shall field review all plant locations prior to planting. Plants shall be placed in their intended locations while still in their containers/boxes.
4. UNIT PRICES: Landscape Contractor shall furnish unit prices for all plant material and irrigation material when submitting the bid to the owner.
5. WARNING: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape Contractor, please contact the Agricultural Commissioner for approval. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's Office.
6. Lawn is not intended to be planted on any slope which exceeds 3:1. The landscape contractor shall verify that that field conditions are such that lawn indicated on this planting plan will be planted on slopes no steeper than 3:1. If field conditions are such that any slope to be planted with lawn is steeper than 3:1, the contractor shall not install the lawn until RGA has conducted a site review, followed by written instructions to the contractor and owner to address the situation.
7. Mounding: All mounding indicated on this planting plan shall be considered decorative, and is not intended to be a part of the site drainage system. All mounding shall be installed so that the toe of the mound is a minimum of 18 inches from any sidewalk or a minimum of 3 feet from any building. Mounding slopes shall not be steeper than 3:1.
8. Site observations by the landscape architect: due to the nature of the construction process, all construction work includes deviation from the plans/approved design. It is imperative that the landscape contractor maintain regular communication with RGA, and that any proposed deviation from these construction documents be discussed in advance with RGA. It is the responsibility of the contractor to request a site observation by RGA to observe any work which deviates from the construction documents.

NOTE:

TREES, PLANT, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVWD AND USBR EASEMENT OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT FROM CVWD.

CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65991 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plants, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date: _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: PRELIMINARY PLANTING PLAN

PROJECT: THE CHATEAU AT LAKE LA QUINTA
CALEO BAY LA QUINTA, CA

SPECIFICATIONS

SHEET BOOK

PROJECT MANAGER: BK

DRAWN: CC

CHECKED: BK

PROJ. NO: R1306

DATE: 02-06-14

SCALE: NTS

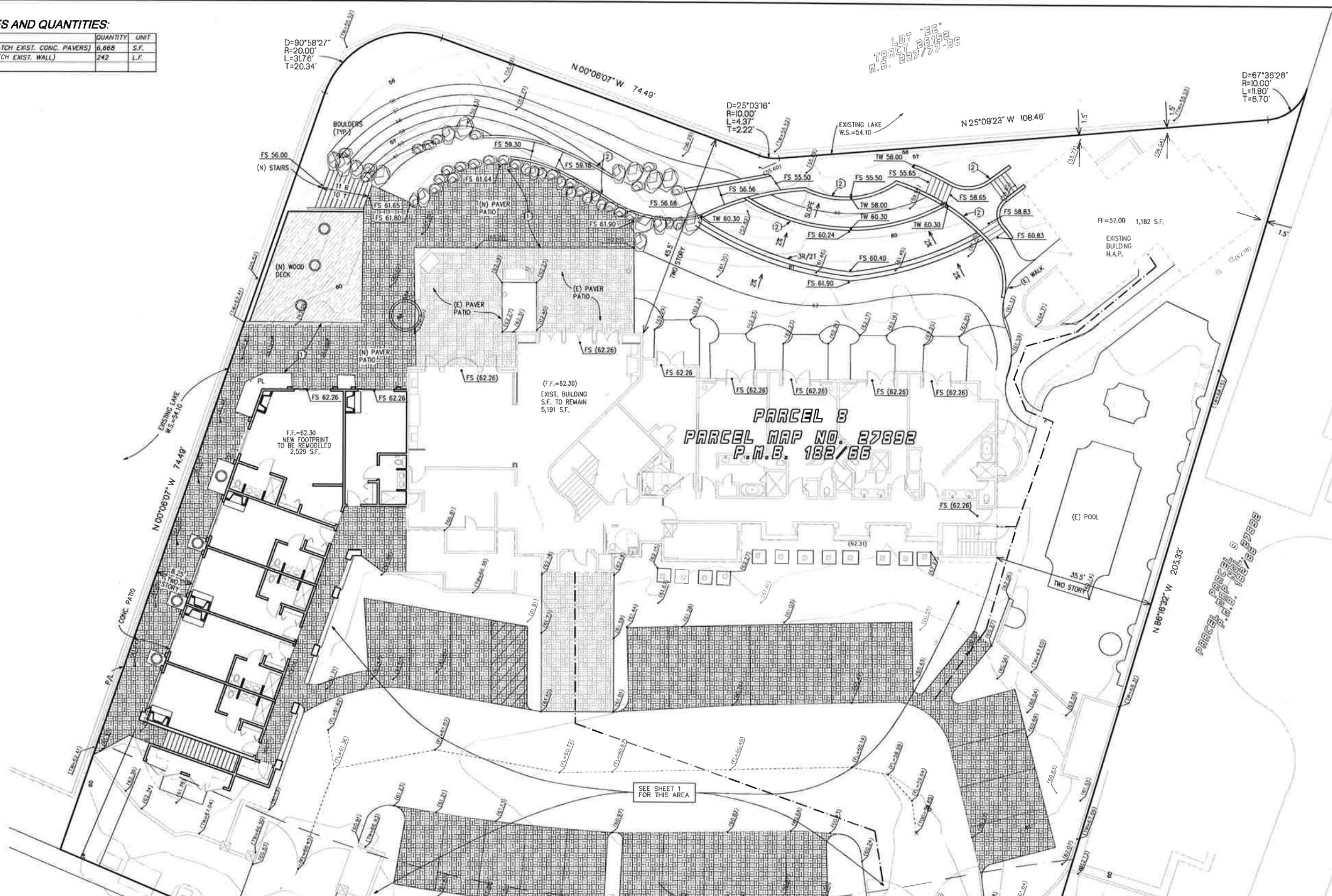
REVISIONS:

	INIT.

SHEET NO: L-5.01

CONSTRUCTION NOTES AND QUANTITIES:

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT CONCRETE PAVER (TO MATCH EXIST. CONC. PAVERS)	6,668	S.F.
2	CONSTRUCT SLIT-FACE WALL (TO MATCH EXIST. WALL)	242	L.F.



**PARCEL 8
PARCEL MAP NO. 27892
P.M.B. 182/66**

**IMPORTANT NOTICE
CALL BEFORE YOU DIG**

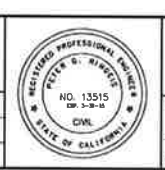
SECTION 1507 OF THE GOVERNMENT CODE REQUIRES ANY INDUSTRY OR TRADE IDENTIFICATION NUMBER BE OBTAINED BEFORE A PERMIT TO EXCAVATE BE ISSUED. FOR YOUR PROTECTION AND THE PROTECTION OF THE PUBLIC, CALL THE UNDERGROUND SERVICE ALERT (USA) TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG.

#	REVISIONS	DATE	APP.

BASIS OF BEARINGS:
BENCHMARK: P.D. 3-1-E
ELEVATION =

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DESIGN BY: J.L.S. SCALE: 1" = 20'
DRAWN BY: A.M.S. DATE: 2/10/2014
CHECKED BY: P.S.R. F.B.: -



SANBORN A/E, Inc.
71780 SAN JACINTO DR., SUITE 600
RANCHO MIRAGE, CA 92270
TEL: (780) 423-0800
FAX: (780) 423-0803

PREPARED UNDER THE SUPERVISION OF:
PETER C. FONGES
P.C.E. 13515 EXP. 3/31/2015

APPROVED BY: CITY OF LA QUINTA

TIMOTHY R. JONSSON, P.E.
PUBLIC WORKS DIRECTOR / CITY ENGINEER
R.C.E. 45843 EXP. 12/31/2014

IN THE CITY OF LA QUINTA, CALIFORNIA
PRELIMINARY GRADING PLAN
THE CHATEAU AT LAKE LA QUINTA
78-120 CALEO BAY

PARCEL B OF PARCEL MAP NO. 27892, P.M.B. 182/66, O.R.
IN SECTION , TOWNSHIP 5 SOUTH, RANGE 7 EAST, S.B.M.

SHEET NO. **2**
OF 2 SHEETS
FOR: KENNY SOMERS
NO. 13-127

2/10/2014 2:26 PM C:\Users\pfrank\Documents\Frank\13-127 Lake La Quinta\Map 01025

ATTACHMENT 4

PLANNING COMMISSION RESOLUTION 2014 - 016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 1995-020, AMENDMENT 1, ALLOWING EXPANSION OF AN EXISTING HOTEL USE, FROM 11 APPROVED ROOMS TO 24 ROOMS

**CASE NO.: CONDITIONAL USE PERMIT 1995-020, AMENDMENT 1
APPLICANT: JON LEGARZA**

WHEREAS, the Planning Commission of the City of La Quinta, California did, on the 8th day of July, 2014, hold a duly noticed Public Hearing to consider a request by Jon Legarza for approval of a use expansion for The Chateau at Lake La Quinta, located at 78120 Caleo Bay Drive, more particularly described as:

Parcel 8 of PM 27892

WHEREAS, the Community Development Department published a public hearing notice in *The Desert Sun* newspaper on June 27, 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 Planning Commission did make the following mandatory findings pursuant to Section 9.210.020 of the Municipal Code to justify approval of said Conditional Use Permit:

1. Consistency with General Plan
The proposed use is consistent with the General Plan land use designation of General Commercial. The City's General Plan policies relating to General Commercial land uses encourage a full range of such uses within the City, and the proposed use maintains those policies.
2. Consistency with Zoning Code
As conditioned, the proposed use is consistent with the provisions of the zoning code. Hotel uses are permitted in the Community Commercial zone with approval of a Conditional Use Permit. The proposed hotel will have minimal impacts on the surrounding land uses, and will conform to the development standards applicable to the use.

3. Compliance with the California Environmental Quality Act (CEQA)
Processing of this Conditional Use Permit for the proposed use complies with the provisions of the California Environmental Quality Act. The Community Development Department has determined that this project is exempt from environmental review pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act, as the proposed project meets the criteria (a) through (e) of said Section for an infill development project.

4. Surrounding Uses
As conditioned, approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity. The proposed use is an expansion of an existing hotel use, is in conformance with all current fire, health, and building codes, and conditions of approval have been incorporated to ensure that adequate parking to accommodate the expansion will be provided for. The combination of the expanded onsite parking and provision of off-site parking through a required parking agreement meets the anticipated demand of the expanded hotel use.

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

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case;

SECTION 2. That it does hereby approve Conditional Use Permit 1995-020, Amendment 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 City of La Quinta Planning Commission, held on this the 8th day of July, 2014, by the following vote:

AYES: Commissioners Bettencourt, Blum, and Fitzpatrick

NOES: None

Planning Commission Resolution 2014 – 016
Conditional Use Permit 1995-020, Amendment 1
The Chateau at Lake La Quinta
Applicant: Jon Legarza
Adopted: July 8, 2014
Page 3

ABSENT: Commissioner Wilkinson and Vice-Chairperson Wright

ABSTAIN: None

ROBERT WRIGHT, Vice-Chairperson
City of La Quinta, California

ATTEST:

LES JOHNSON, Community Development Director
City of La Quinta, California

GENERAL

1. This use permit may be modified or revoked by the City Council, or Planning Commission, should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare, or materially injurious to property, or improvements in the vicinity, or if the property is operated or maintained, so as to constitute a public nuisance.
2. A minimum of three (3) off-site parking spaces, served by a valet service, shall be provided pursuant to an exclusive long term parking agreement, which shall have an initial term of a minimum of two (2) years and be subject to review and approval by the City. The agreement shall have been approved by the City and executed prior to any occupancy certificate(s) being released for this expansion.

At the conclusion of the parking agreement's first two-year term, the applicant shall provide the Community Development Department with an updated parking analysis reviewing the actual parking demand during the previous two-year period. If upon review of the analysis, it is determined the off-site parking provided through the required agreement is not necessary for the operation of the hotel and any associated activities, the Community Development Director may waive this condition. If it is determined the off-site parking is necessary, the parking agreement, or similar agreement approved by the Community Development Department, shall be required for the continued operation and use of three (3) of the proposed hotel rooms.

1. Conditional Use Permit 1995-020, Amendment 1, shall comply with all applicable conditions and/or mitigation measures for the following related approval:
 - Site Development Permit 2013-931

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. Any expansion of this use or substantial modification that results in a change of use shall require an amendment of this conditional use permit. Minor modifications to this Conditional Use Permit shall be considered by the Community Development Director in accordance with LQMC 9.200.090, and

**PLANNING COMMISSION RESOLUTION 2014 - 016
CONDITIONS OF APPROVAL – ADOPTED
CONDITIONAL USE PERMIT 1995-020, AMENDMENT 1
THE CHATEAU AT LAKE LA QUINTA
APPLICANT: JON LEGARZA
JULY 8, 2014
PAGE 2 OF 2**

may require notification of surrounding property owners prior to such approval. All other amendments shall be processed in accordance with LQMC 9.200.100.

4. The Conditional Use Permit shall expire on July 8, 2016 and shall become null and void in accordance with La Quinta Municipal Code Section 9.200.080, unless the use has been established. A time extension may be requested per LQMC Section 9.200.080.
5. Individual guest rooms shall not contain cooking facilities.

PLANNING COMMISSION RESOLUTION 2014 - 017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING DEVELOPMENT PLANS ALLOWING EXPANSION OF AN EXISTING HOTEL USE, FROM 11 APPROVED ROOMS TO 24 ROOMS

**CASE NO.: SITE DEVELOPMENT PERMIT 2013-931
CLASS 32 CEQA EXEMPTION**

APPLICANT: JON LEGARZA

WHEREAS, the Planning Commission of the City of La Quinta, California, did on the 8th day of July, 2014, hold a duly noticed Public Hearing to consider the request by Jon Legarza for a Site Development Permit to allow construction of a two-story building addition, to expand an existing hotel use from 11 existing approved rooms to 24 total rooms, located at 78120 Caleo Bay Drive, more particularly described as:

PARCEL 8 OF PM 27892

WHEREAS, the Community Development Department published the public hearing notice in *the Desert Sun* newspaper on the 27th day of June, 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 of all interested persons desiring to be heard, the Planning Commission did make the following mandatory findings pursuant to Section 9.210.010 of the Zoning Code to justify approval of said Site Development Permit:

1. The proposed Site Development Permit is consistent with the La Quinta General Plan land use designation of General Commercial. The City's General Plan Policies relating to General Commercial encourage a wide range of commercial opportunities and support services.
2. The proposed Site Development Permit is consistent with the La Quinta Zoning Code, as the project contemplates land uses that are permitted under existing Community Commercial zoning, and which were previously addressed in the EIR certified for the La Quinta General Plan. Specifically, an application for amendment of the existing Conditional Use Permit has been prepared and reviewed, as required under the permitted use provisions of the Zoning Code. The expansion of the pre-existing hotel use as proposed is consistent with the intent and purpose of the La Quinta Zoning Code.

3. The proposed Site Development Permit complies with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended (City Council Resolution 83-63). The La Quinta Community Development Department has determined that the request is exempt from CEQA under Guideline Section 15332; Class 32 (Infill Development), in that the proposal meets all criteria as stated in said Section 15332.
4. The architectural design aspects of the proposed Site Development Permit will be compatible with, and not detrimental to, surrounding development in the areas surrounding Lake La Quinta, and with the overall design quality prevalent in the City.
5. The site design aspects of the proposed Site Development Permit will be compatible with, and not detrimental to, surrounding development in the Lake La Quinta area, and with the overall design quality prevalent in the City. The building pad, mass and footprint are consistent with the original project approval and with the existing building for The Chateau at Lake La Quinta.
6. The project landscaping for the proposed Site Development Permit has been designed to unify and enhance visual continuity of the proposed project with the surrounding development, and is consistent with and upgrades the existing landscape design for the site.

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

SECTION 1. That the above recitations are true and correct, and constitute the findings of the Planning Commission for this Site Development Permit;

SECTION 2. That it does hereby approve Site Development Permit 2013-931 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 Planning Commission held on this 8th day of July, 2014, by the following vote:

AYES: Commissioners Bettencourt, Blum, and Fitzpatrick

NOES: None

Planning Commission Resolution No. 2014 - 017
Site Development Permit 2013-931
The Chateau at Lake La Quinta
Applicant: Jon Legarza
Adopted: July 8, 2014
Page: 3

ABSENT: Commissioner Wilkinson and Vice-Chairperson Wright

ABSTAIN: None

ROBERT WRIGHT, Vice-Chairperson
City of La Quinta, California

ATTEST:

LES JOHNSON, Community Development Director
City of La Quinta, California

PLANNING COMMISSION RESOLUTION 2014 – 017
CONDITIONS OF APPROVAL – ADOPTED
SITE DEVELOPMENT PERMIT 2013-931
THE CHATEAU AT LAKE LA QUINTA
APPLICANT: JON LEGARZA
JULY 8, 2014
Page 1 of 15

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. This Site Development Permit shall expire on July 8, 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.
3. Site Development Permit 2013-931 shall comply with all applicable conditions and/or mitigation measures for the following related approval:
 - Conditional Use Permit 1995-020, Amendment #1

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.

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)

PLANNING COMMISSION RESOLUTION 2014 – 017
CONDITIONS OF APPROVAL – ADOPTED
SITE DEVELOPMENT PERMIT 2013-931
THE CHATEAU AT LAKE LA QUINTA
APPLICANT: JON LEGARZA
JULY 8, 2014
Page 2 of 15

- 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.
 - A. 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.
 - B. 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.

- C. 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.

- E. 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.

- F. 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. The applicant shall execute and record an agreement that provides for the perpetual maintenance and operation of all post-construction BMPs as required.

- 7. 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.

- 8. 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.

- 9. 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

10. 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 access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements. These access rights include, but are not limited to, access rights over proposed and/or existing private streets that access public streets, open space/drainage and parking facilities.
11. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, park lands and common areas.
12. The applicant shall furnish proof of easements, or written permission as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.

STREET AND TRAFFIC IMPROVEMENTS

13. The applicant shall comply with the provisions of LQMC Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
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. The applicant shall extend improvements beyond the SDP boundaries to ensure they safely integrate with existing improvements (e.g. grading, traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).
15. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks.

PARKING LOTS and ACCESS POINTS

16. The design of parking facilities shall conform to LQMC Chapter 9.150 and in particular the following:
- A. The parking stall and aisle widths and the double hairpin stripe parking stall design shall conform to LQMC Chapter 9.150.
 - B. Cross slopes should be a maximum of 2% where ADA accessibility is required including accessibility routes between buildings.
 - C. Building access points shall be shown on the Precise Grading Plans to evaluate ADA accessibility issues.
 - D. Accessibility routes to public streets and adjacent development shall be shown on the Precise Grading Plan.
 - E. Parking stall lengths shall be according to LQMC Chapter 9.150 and be a minimum of 17 feet in length with a 2-foot overhang for standard parking stalls and 18 feet with a 2-foot overhang for handicapped parking stall or as approved by the City Engineer. One van accessible handicapped parking stall is required per 8 handicapped parking stalls.

Entry drives, main interior circulation routes, corner cutbacks, ADA accessibility route to public streets and other features shown on the approved construction plans, may require additional street widths and other improvements as may be determined by the City Engineer.

17. 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:

Parking Lot & Aisles (Low Traffic)	3.0"	a.c./4.5" c.a.b.
Parking Lot & Aisles (High Traffic)	4.5"	a.c./5.5" c.a.b.
Loading Areas	6" P.C.C./4"	c.a.b.

or the approved equivalents of alternate materials.

18. 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.
19. 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.

20. 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).
21. 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.
 - A. On-Site Precise Grading Plan 1" = 20' Horizontal
 - B. PM10 Plan 1" = 40' Horizontal
(if disturbed area is greater than 1 acre)

NOTE: A and B to be submitted concurrently.

**PLANNING COMMISSION RESOLUTION 2014 – 017
CONDITIONS OF APPROVAL – ADOPTED
SITE DEVELOPMENT PERMIT 2013-931
THE CHATEAU AT LAKE LA QUINTA
APPLICANT: JON LEGARZA
JULY 8, 2014
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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 plans shall show 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.

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 2010 California Building Code accessibility requirements associated with each door. The assessment must comply with the 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.

In addition to the normal set of improvement plans, a "Site Development" plan is required to be submitted for approval by the Building Official, Community Development Director and the City Engineer. "Site Development" plans shall normally include all on-site surface improvements including but not limited to finish grades for curbs & gutters, building floor elevations, wall elevations, parking lot improvements and ADA requirements.

22. 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.la-quinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.

23. The applicant shall furnish a complete set of all approved improvement plans on a storage media acceptable to the City Engineer (currently mylars).
24. 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

25. The applicant shall comply with the provisions of LQMC Section 13.24.050 (Grading Improvements).
26. 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.
27. 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 a professional registered in the State of California,
 - C. 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).

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.

28. 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.
29. Building pad elevations on the grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the SDP exhibits, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval, or as approved by the City Engineer.
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.

DRAINAGE

31. Stormwater handling shall conform with the approved hydrology and drainage report for The Chateau or as approved by the City Engineer.
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. 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.
34. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
35. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
36. The development shall be graded to permit storm flow to flow out of the development through a designated overflow and into the historic drainage relief route.
37. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
38. 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 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.

UTILITIES

39. The applicant shall comply with LQMC Section 13.24.110 (Utilities).

40. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

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

41. 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.

LANDSCAPE AND IRRIGATION

42. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).
43. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
44. Site and building lighting and electrical plans shall be provided for any new or replacement lighting as part of the building plan check review process.
45. All new and modified 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). Irrigation plans shall provide for an appropriately designed deep watering system for all tree wells.
46. The applicant shall submit the final landscape plans, to include all proposed landscape area lighting, for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process. 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 justifies 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 landscape inspection that adjustments are required in order to meet the intent of the Planning Commission approval, the Community Development Director shall review and approve any revisions to the landscape plan.

47. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5th Edition" or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.
48. The final landscape planting plan shall be revised to replace the Honey Mesquite trees with a suitable lower maintenance species (Desert Museum Palo Verde, Tipuana Tipu or similar).

MAINTENANCE

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

FEES AND DEPOSITS

51. 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).

52. The applicant shall comply with the applicable 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.
53. Provision shall be made to comply with the terms and requirements of the City's adopted Art in Public Places program in effect at the time of issuance of building permits.
54. Permits issued under this approval shall be subject to the Coachella Valley Multi-Species Habitat Conservation Plan/Natural Community Habitat Conservation Plan Mitigation Fee, in accordance with LQMC Chapter 3.34.
55. A fee of \$50.00, payable to Riverside County, is due to this office within 24 hours of Planning Commission approval. This is required by the County to post the Notice of Exemption and offset costs associated with AB 3158 (Fish and Game Code 711.4).
56. A fee of \$72.00, payable to City of La Quinta, is due within 24 hours of any final approval. This is required by the City to prepare the Notice of Exemption.

FIRE DEPARTMENT

57. For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 1000 GPM for a 2-hour duration at 20 PSI..
58. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.
59. Applicant/Developer shall mount blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. It should be 8 inches from centerline to the side that the fire hydrant is

on, to identify fire hydrant locations.

60. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
61. Fire Apparatus access roads and driveways shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lanes shall be constructed with a surface so as to provide all weather driving capabilities.
62. Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours..
63. Install a complete fire sprinkler system. Fire sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project Structural Engineer to certify with a "wet signature", that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system. All fire sprinkler risers shall be protected from any physical damage.
64. The FCD and PIV shall be located to the front of building within 50 feet of approved roadway and within 200 feet of an approved hydrant. Sprinkler riser room must have indicating exterior and/or interior door signs. A C-16 licensed contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.
65. Install an alarm monitoring system for fire sprinkler system(s) with 20 or more heads, along with current permit fees, to the Fire Department for review and approval prior to installation.
66. No hazardous materials shall be stored and/or used within the building, which

exceeds quantities listed in 2013 CBC. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.

67. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2013 California Building Code.
68. Electrical room doors, if applicable, shall be posted "ELECTRICAL ROOM" on outside of door. Fire Alarm Control Panel room doors, if applicable, shall be posted "FACP" on outside of door. Fire Riser Sprinkler room doors, if applicable, shall be posted "Fire Riser" on outside of door. Roof Access room doors, if applicable, shall be posted "Roof Access" on outside of door.
69. Access shall be provided to all mechanical equipment located on the roof as required by the Mechanical Code.
70. Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Automatic gates shall be provided with backup power.
71. The minimum dimension for gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.
72. Nothing in these Fire Department conditions shall be construed as encompassing structural integrity. Review of this plan does not authorize or approve any omission or deviation from all applicable regulations. Final approval is subject to plan reviews and field inspections. All questions regarding the meaning of the code requirements should be referred to the Riverside County Fire Department at 760-863-8886.



**PLANNING COMMISSION
MINUTES
TUESDAY, JULY 8, 2014**

CALL TO ORDER

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

PRESENT: Commissioners Bettencourt, Blum, and Fitzpatrick

ABSENT: Commissioner Wilkinson and Vice Chair Wright

STAFF PRESENT: Community Development Director Les Johnson, Planning Manager David Sawyer, Principal Engineer Ed Wimmer, Principal Engineer Bryan McKinney, Principal Planner Wally Nesbit, and Executive Assistant Monika Radeva

Commissioner Blum led the Commission in the Pledge of Allegiance.

APPOINTMENT OF OFFICERS

Staff stated that Commissioner Wilkinson and Vice Chair Wright were not able to attend this meeting and had requested the Commission's consent to reschedule the Appointment of Officers to the next regularly scheduled Planning Commission meeting of July 22, 2014. The Commission consented to the request.

PUBLIC COMMENT

CONFIRMATION OF AGENDA - Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Commissioners Bettencourt/Blum to continue the approval of Planning Commission Minutes of June 10, 2014, to the next regularly scheduled Planning Commission meeting on July 22, 2014. AYES: Commissioners Bettencourt, Blum, and Fitzpatrick. NOES: None. ABSENT: Commissioner Wilkinson and Vice Chair Wright. ABSTAIN: None.

PUBLIC HEARINGS

1. Conditional Use Permit 1995-020, Amendment 1, and Site Development Permit 2013-931 submitted by LLQ Partners, LLC, proposing the expansion of an existing hotel, from 11 existing rooms to 24 rooms. Project: The Chateau at Lake La Quinta. CEQA: exempt from environmental review pursuant to Section 15332 (Class 32, Infill Development). Location: east side of Caleo Bay, immediately south of Lake La Quinta Drive (78-120 Caleo Bay).

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

Commissioner Blum declared the PUBLIC HEARING OPEN at 7:07 p.m.

Public Speaker: Mr. Ken Marts, resident of Lake La Quinta, La Quinta, CA – introduced himself and said he was in support of the proposed project. He noted he had seen several events held at the property and they were always well managed and in compliance with the established end time of 10:00 p.m. He said, in his opinion, the project would add value to the surrounding communities.

Public Speaker: Mr. Jon Legarza, Applicant, Las Vegas, NV – introduced himself and acknowledged the Commission’s concerns regarding parking along Caleo Bay Drive and said that management will work with City staff on obtaining a Temporary Use Permit approval for special events that will address any parking challenges. He gave a detailed description of the project and answered the Commission’s questions.

Commissioner Blum declared the PUBLIC HEARING CLOSED at 7:33 p.m.

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Bettencourt to adopt Resolution 2014-016 approving Conditional Use Permit 1995-020, Amendment 1, as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, and Fitzpatrick. NOES: None. ABSENT: Commissioner Wilkinson and Vice-Chair Wright. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Bettencourt to adopt Resolution 2014-017 approving Site Development Permit 2013-931 as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, and Fitzpatrick. NOES: None. ABSENT: Commissioner Wilkinson and Vice Chair Wright. ABSTAIN: None.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL

1. Memorandum from Vice Chairperson Robert Wright.
2. Memorandum from Commissioner Wilkinson.

COMMISSIONER ITEMS

1. Report on City Council meetings of July 1, 2014.
2. Commissioner Blum stated he will not be able to attend the July 15, 2014, City Council meeting. Commissioner Bettencourt will attend the meeting in his place.

DIRECTOR'S ITEMS

1. Community Development Director Johnson said there would be a change of the staff representative for the Commission from the City's Public Works Department. Principal Engineer Ed Wimmer said it has been his pleasure to serve as the engineering technical advisor for the Commission; however, Principal Engineer Bryan McKinney will be taking over the development services division and will be replacing him.
2. Staff said that the City Council would like to recognize and thank all outgoing Commission and Board Members for their service. This was originally anticipated to occur during the July 15, 2014, meeting; however, it was been postponed to a future date that has not yet been determined. Staff will ensure that the Commission is notified when this item is rescheduled.
3. Staff said that as part of the City's ongoing efforts to improve its permit and application process, on June 30, 2014, the Community Development Department launched Phase I of a new permit tracking software program. The new system allows staff to electronically submit, process, review, and issue permits. The City continues to work towards implementation of Phase II, scheduled for late August, 2014, which will include an online Customer Service portal and Business Licenses processing.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Fitzpatrick to adjourn this meeting at 7:43 p.m. AYES: Commissioners Bettencourt, Blum, and Fitzpatrick. NOES: None. ABSENT: Commissioner Wilkinson and Vice-Chair Wright. ABSTAIN: None.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California