



**PLANNING COMMISSION  
MINUTES  
TUESDAY, APRIL 22, 2014**

**CALL TO ORDER**

A regular meeting of the La Quinta Planning Commission was called to order at 7:04 p.m. by Chairperson Barrows.

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

ABSENT: Commissioner Weber

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

Vice Chair Wright led the Commission in the Pledge of Allegiance.

**PUBLIC COMMENT**

**CONFIRMATION OF AGENDA**

Community Development Director Johnson stated that the item listed under the Correspondence and Written Material section, submitted by Board Member Rooker, was withdrawn per his request and will be brought back at a future time.

Agenda confirmed.

**APPROVAL OF MINUTES**

Motion – A motion was made and seconded by Commissioners Blum/Wright to approve the Planning Commission Minutes of March 11, 2014 as submitted. AYES: Commissioners Blum, Wilkinson, Vice Chair Wright, and Chairperson Barrows. NOES: None. ABSENT: Commissioner Weber. ABSTAIN: None.

**PUBLIC HEARINGS**

1. Site Development Permit 2013-934 submitted by T.D. Desert Development LP for the construction of 39 new single-family homes on 11.21 acres and an amendment to Final Map 31681-3. Project: Andalusia at Almeria, within the existing Andalusia at Coral Mountain project. CEQA: reviewed under Environmental Assessment 2003-483. Location: southeast corner of Madison Street and Avenue 58.

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

Chairperson Barrows declared the PUBLIC HEARING OPEN at 7:11 p.m.

Public Speaker: Mr. Nolan Sparks, Construction Manager with T.D. Desert Development, L.P., La Quinta, CA – introduced himself, gave a brief presentation of the project and answered the Commission’s questions.

Mr. Sparks requested that the Commission remove Condition of Approval No. 14-A for the Site Development Permit 2013-934 application in reference to a precise grading plan as proposed based on the fact that the Public Works Department had subsequently determined it was not needed.

Principal Engineer Ed Wimmer said the Public Works Department was in support of the removal of Condition of Approval No. 14-A.

Commissioner Wilkinson inquired about the Architectural and Landscaping Review Board’s comments in regards to the direct pedestrian walkway from the street leading to the front entry. Staff replied the applicant had indicated that this would be made available as an option to homebuyers to add if they so desired, rather than making it a standard feature. Staff noted that currently there were 160 completed homes within the Andalusia project that do not have this feature.

Chairperson Barrows declared the PUBLIC HEARING CLOSED at 7:16 p.m.

Motion – A motion was made and seconded by Commissioners Wilkinson/Wright to adopt Resolution 2014-007 approving Site Development Permit 2013-934, as submitted with staff’s recommendations and the removal of Condition of Approval No. 14-A.

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

Motion – A motion was made and seconded by Commissioners Wilkinson/Wright to adopt Resolution 2014-008 approving an amendment to Final Map 31681-3, as submitted with staff's recommendations. AYES: Commissioners Blum, Wilkinson, Vice Chair Wright, and Chairperson Barrows. NOES: None. ABSENT: Commissioner Weber. ABSTAIN: None.

2. Conditional Use Permit 2014-157 submitted by Shadow Rock Church to establish a church in an existing 7,840 square-foot building. Project: Shadow Rock Church. CEQA: exempt from environmental review pursuant to Section 15332 (Infill Development). Location: La Quinta Valley Plaza commercial center at the northwest corner of Dune Palms Road and Highway 111 (79-390 Highway 111).

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

Chairperson Barrows noted that a memorandum from Public Works Director Timothy Jonasson dated April 22, 2014 was distributed to the Commission prior to the Planning Commission meeting was called to order requesting revisions to the recommended Conditions of Approval numbers 4, 6, 8, and 9 for this item.

Staff provided clarification to the proposed revised Conditions of Approval and answered the Commission's questions.

Chairperson Barrows declared the PUBLIC HEARING OPEN at 7:27 p.m.

Public Speaker: Mr. Jerry Herman, Project Manager, La Quinta, CA – introduced himself and gave a brief overview of the project. He stated the applicant concurred with the requested revisions by the Public Works Department to the recommended conditions of approval and asked that the Commission amend Condition of Approval No. 3 extending the expiration date from four to six years, more specifically from April 22, 2018 to 2020.

Commissioner Blum expressed a concern that a six-year period might be perceived as a permanent location for the proposed use instead of a temporary one which is what the intent of the Conditional Use Permit was.

Chairperson Barrows asked if there was any specific reason that would not allow the Commission to extend the proposed time period of the Conditional Use Permit. Staff replied there was no reason to prevent future extensions. Staff noted there was no base time period for Conditional Use Permits as they can be extended in perpetuity, although, great caution was exercised in doing so.

Discussion followed regarding other Conditional Use Permit approvals for different types of businesses in the City of La Quinta and their approved time-frames. Community Development Director Johnson explained that it was not uncommon for Conditional Use Permits to be granted without an end date. The approvals were determined on a case-by-case basis and the proposed use.

Chairperson Barrows declared the PUBLIC HEARING CLOSED at 7:35 p.m.

Motion – A motion was made and seconded by Commissioners Wright/Blum to adopt Resolution 2014-009 approving Conditional Use Permit 2014-157 as submitted with staff’s recommendations, the proposed revisions to the Conditions of Approval submitted by Public Works Director Jonasson dated April 22, 2014, and amending Condition of Approval No. 3 by extending the expiration date to April 22, 2020.

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

## **BUSINESS SESSION**

1. Site Development Permit 2013-933 submitted by Nexus Palm Springs for the construction of 11 new single-family homes on 9.14 acres. Project: The Orchards (TR 36279). CEQA: reviewed under Environmental Assessment 2010-608. Location: southwest corner of Madison Street and Vista Bonita Trail (Avenue 51).

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

Speaker: Mr. Chris Pardo, Architect with Elemental Architecture, Palm Springs, CA – introduced himself, gave a brief description of the project, and answered the Commission’s questions.

Speaker: Mr. Thomas K. Docsi, Landscape Architect and President of TKD Associates, Inc., Rancho Mirage, CA – introduced himself and answered the Commission’s questions regarding the proposed landscape design for the project.

General discussion followed regarding the intended use of the proposed project, the proposed architectural style and its compatibility with the surrounding areas. Staff provided examples of similar uses and architectural style homes currently in existence within the adjacent areas to the north and west of the project.

Commissioner Blum noted to the Commission that the Architectural and Landscaping Review Board's recommendation was to deny this project on a 2-1 vote.

Motion – A motion was made and seconded by Commissioners Wright/Wilkinson to approve Site Development Permit 2013-933 as submitted with staff's recommendations. AYES: Commissioners Wilkinson, Vice Chair Wright, and Chairperson Barrows. NOES: Commissioner Blum. ABSENT: Commissioner Weber. ABSTAIN: None.

**CORRESPONDENCE AND WRITTEN MATERIAL** – None

**COMMISSIONER ITEMS**

1. Report on City Council meetings of March 18 and April 1 and 15, 2014.

**DIRECTOR'S ITEMS** – None

**ADJOURNMENT**

There being no further business, it was moved and seconded by Commissioners Wright/Wilkinson to adjourn this meeting at 8:06 p.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant  
City of La Quinta, California

