



**PLANNING COMMISSION
MINUTES
TUESDAY, JUNE 24, 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, 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, Associate Planner Jay Wu, and Office Assistant Beatrice Acosta

Commissioner Blum led the Commission in the Pledge of Allegiance.

PUBLIC COMMENT

Public Speaker: Mr. Philip Bettencourt, La Quinta Resident, CA – introduced himself as recently appointed Planning Commissioner and said he was looking forward to serving on the Commission.

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 June 10, 2014, as submitted and modified to reflect the arrival of Commissioner Weber. Motion carried unanimously.

PUBLIC HEARINGS

1. Continued from June 10, 2014 – Environmental Assessment 2014-636 and Amended Final Map 32742 submitted by Monterra Properties, LLC proposing to reconfigure a previously approved 14-acre, 40 single-family residential lot subdivision in order to relocate the primary access from Monroe Street to Brown Deer Park Road while maintaining an exit-only access on Monroe Street. Project:

Monterra (TR 32742). CEQA: Addendum to Environmental Assessment 2004-515 has been prepared for consideration. 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.

Public Speaker: Mr. Mark Ladeda, Developer, La Quinta, CA – introduced himself, and said he was in consent with the proposed Conditions of Approval.

Public Speaker: Mr. Jerry McDonald, General Manager for the PGA West Fairways Association, La Quinta, CA – introduced himself and explained the gate access to Monroe Street is an exit only access with a pressure sensitive pad mechanism; thus, allowing it to be used by any person within the development.

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

Motion – A motion was made and seconded by Commissioners Blum/Wright to adopt Resolution 2014-014 approving Environmental Assessment 2014-636 as submitted with staff’s recommendations. Motion passed unanimously.

Motion – A motion was made and seconded by Commissioners Blum/Wright to adopt Resolution 2014-015 approving Amended Final Map 32742 as submitted with staff’s recommendations. Motion passed unanimously.

2. Sign Permit Application 2014-1787 submitted by Swain Sign Inc. proposing a sign program for Extra Space Storage located on the northeast corner of Adams Street and Corporate Center Drive (46-600 Adams Street).

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 7:16 p.m.

Public Speaker: None.

Chairperson Barrows declared the PUBLIC HEARING CLOSED at 7:17 p.m.

Motion – A motion was made and seconded by Commissioners Wright/Blum to approved Sign Permit Application 2014-1787 as submitted with staff’s recommendations. Motion passed unanimously.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meetings of June 17, 2014.

DIRECTOR'S ITEMS

1. Staff said that the Grand Opening for the Coral Mountain Apartments development was scheduled for Thursday, June 26, 2014, at 11:00 a.m.
2. Staff said that the City Council would like to recognize and thank all Commission and Board Members for their service. Staff will notify the Commission as soon as a specific date for this item is identified.
3. Chairperson Barrows said it was a privilege to have had the opportunity to work with such great staff and fellow Commissioners, and thanked staff for their support of the Planning Commission and the City.
4. Commissioner Weber said it was a great experience to have served on the Planning Commission and to have worked with staff, and it was his hope that his service would continue in the future.
5. Vice Chair Wright and Commissioner Wilkinson thanked Chairperson Barrows and Commissioner Weber for their loyal service on the Commission and said that they will be greatly missed.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Blum/Wright to adjourn this meeting at 7:29 p.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California



**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



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

CALL TO ORDER

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

PRESENT: Commissioners Bettencourt, Fitzpatrick, Wilkinson and Vice Chair Wright

ABSENT: Commissioner Blum

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

Commissioner Bettencourt led the Commission in the Pledge of Allegiance.

APPOINTMENT OF OFFICERS

1. Appointment of Planning Commission Chairperson

Motion – A motion was made and seconded by Commissioners Wilkinson/Bettencourt to nominate Vice Chairperson Wright as Chairperson. AYES: Commissioners Bettencourt, Fitzpatrick, Wilkinson, and Wright. NOES: None. ABSENT: Commissioner Blum. ABSTAIN: None.

2. Appointment of Planning Commission Vice Chairperson

Motion – A motion was made and seconded by Commissioners Wright/Fitzpatrick to nominate Commissioner Wilkinson as Vice Chairperson. AYES: Commissioners Bettencourt, Fitzpatrick, Wilkinson, and Chairman Wright. NOES: None. ABSENT: Commissioner Blum. ABSTAIN: None.

PUBLIC COMMENT

CONFIRMATION OF AGENDA - Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Commissioners Wilkinson/Bettencourt to approve the Planning Commission Minutes of June 24, 2014, as submitted. AYES: Commissioners Bettencourt, Fitzpatrick, Wilkinson, and Chairman Wright. NOES: None. ABSENT: Commissioner Blum. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to approve the Planning Commission Minutes of July 8, 2014, as submitted. AYES: Commissioners Bettencourt, Fitzpatrick, Wilkinson, and Chairman Wright. NOES: None. ABSENT: Commissioner Blum. ABSTAIN: None.

PUBLIC HEARINGS

1. Conditional Use Permit 2012-148 submitted by Verizon Wireless proposing the placement of a fifty-four (54) foot tall monopalm tower and equipment enclosure. Project: Verizon Wireless La Quinta Country Club. Location: La Quinta Country Club located at the northwest corner of Eisenhower Drive and Avenue 50 (77750 Avenue 50).

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

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

Public Speaker: Mr. James Rogers, Agent for Verizon Wireless and Site Acquisition Manager with Smartlink, LLC., Irvine, CA – introduced himself, gave detailed description of the project, and answered the Commission's questions.

Discussion followed regarding the monopalm's aesthetic and potential design, possible future co-location, maximum capacity for co-location, and screening for Mr. Boone's residence.

Public Speaker: Mr. Bruce Zahn, General Manager of La Quinta Country Club, La Quinta, CA – introduced himself and said the Country Club had very specific requirements with regards to the carrier and aesthetics of the monopalm in terms of height, image and how it must fit with the existing landscaping. He noted that if the proposed plans of the monopalm were to be drastically changed the Country Club would not be in support of it and emphasized that the Country Club would have to approve any possible future carriers wishing to co-locate.

Public Speaker: Mr. Skip Boone, La Quinta, CA – introduced himself and confirmed that the Commission was in receipt of his e-mail sent on July 22, 2014,

at 4:08 p.m. He said his concerns were clearly stated in the e-mail and he did not have anything further to add.

Chairperson Wright asked Mr. Boone if the adjustment of height and use of Mexican Fan Palms instead of the proposed Date Palms was acceptable to him. Mr. Boone said that the additional trees proposed were along Eisenhower Drive and did not have an aesthetic effect on the monopalm from his line of sight.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:14 p.m.

Commission discussion followed regarding the proposed request and the code guidelines and requirements that govern this type of requests.

Staff stated that the Commission could add a condition of approval requiring Planning Commission approval for any future consideration of co-location which would circumvent any applicable administrative review.

Motion – A motion was made and seconded by Commissioners Wilkinson/Bettencourt to continue Conditional Use Permit 2012-148 to the next regularly scheduled Planning Commission meeting of August 26, 2014, in order to give the applicant additional time to address the Commission’s concerns with regards to maximum capacity. AYES: Commissioners Bettencourt and Wilkinson. NOES: Commissioner Fitzpatrick and Chairperson Wright. ABSENT: Commissioner Blum. ABSTAIN: None.

Motion failed due to tie vote.

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Bettencourt to adopt Resolution 2014-018 approving Conditional Use Permit 2012-148, as submitted with staff’s recommendations and amendment to Conditions of Approval No. 18 and 27 respectively, as identified in the submitted Memorandum, and amending Condition of Approval No. 16 to include *“any deviation from the approved Conditional Use Permit must be brought forward for Planning Commission approval.”* AYES: Commissioners Bettencourt, Fitzpatrick, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Blum. ABSTAIN: None.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL

1. Staff distributed “Understanding the Basics of Land Use and Planning – Guide to Local Planning” to the Commission.

2. Discussion with regards to the Planning Commissioner Academy in the spring organized by the League of California Cities.

COMMISSIONER ITEMS

1. Report on City Council meetings of July 15, 2014.
2. Commissioner Blum is scheduled to attend the August 5, 2014, City Council meeting.
3. The Commission is scheduled to be dark on August 12, 2014.

DIRECTOR'S ITEMS

1. Community Development Director Johnson asked the Commission to direct any correspondence through the City for distribution to the Commission to avoid non-compliance with the Brown Act requirements.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Fitzpatrick to adjourn this meeting at 8:44 p.m. AYES: Commissioners Bettencourt, Fitzpatrick, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Blum. ABSTAIN: None.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California