



City of La Quinta

CITY / SA / HA / FA MEETING DATE: June 17, 2014

AGENDA CATEGORY:

ITEM TITLE: ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE ON-SITE AND OFF-SITE IMPROVEMENTS FOR PARCEL MAP NO. 33954

BUSINESS SESSION:

CONSENT CALENDAR: 4

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Adopt a Resolution to extend the time for completion of the on-site and off-site improvements as specified in the approved Subdivision Improvement Agreements for Parcel Map No. 33954.

EXECUTIVE SUMMARY:

- Final Parcel Map No. 33954, located north of Calle Amigo and east of Avenida Bermudas (Attachment 1), was approved in 2007 for three live/work units.
- The developer, Phoenix Row III, LLC, has requested City Council approval of a time extension of the Subdivision Improvement Agreements to June 17, 2015 to complete the off-site and on-site improvements.
- On-site improvements are not necessary at this time and there have been no requests for either on-site or off-site improvements.

FISCAL IMPACT:

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

BACKGROUND/ANALYSIS:

On November 20, 2007, the City Council approved Parcel Map No. 33954. In a letter dated May 20, 2014, the developer requests an additional time extension due to adverse economic conditions (Attachment 2). The off-site improvements include installing water and sewer connections as well as constructing sidewalk along the project frontage on Calle Amigo. Staff has received no requests regarding these off-site improvements and therefore

recommends approval of a one-year extension to the Subdivision Improvement Agreements for this project.

ALTERNATIVES:

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

Report prepared by: Edward J. Wimmer, P.E., Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer

Attachments: 1. Vicinity Map
 2. Letter from Francis La Branche, Jr. of Phoenix Row III, LLC

RESOLUTION NO. 2014 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING AN EXTENSION OF TIME FOR THE COMPLETION OF THE ON-SITE AND OFF-SITE IMPROVEMENTS AS SPECIFIED IN THE SUBDIVISION IMPROVEMENT AGREEMENTS UNTIL JUNE 17, 2015 FOR PARCEL MAP NO. 33954

WHEREAS, the City Council approved the Subdivision Improvement Agreement (SIA) for Parcel Map No. 33954 on June 12, 2008; and

WHEREAS, Section 6. Completion of Improvements, of the approved SIA requires that the developer begin construction of the improvements within ninety days and complete the construction within twelve months after the approval of the Agreement; and

WHEREAS, failure by the developer to complete construction of the improvements by June 12, 2014 shall constitute cause for the City, in its sole discretion and when it deems necessary, to declare the Subdivider in default of the approved agreement; and

WHEREAS, Section 8. Time Extension, of the approved SIA allows for, at the City Council's sole and absolute discretion, an extension of time for completion of the improvements with additions or revisions to the terms and conditions of the Agreement.

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

SECTION 1. The time for the completion of the on-site and off-site improvements as required by the approved SIAs is extended to June 17, 2015.

SECTION 2. The time extension for completing the improvements shall expire when City offices close for regular business on June 17, 2015 if the installation of the improvements has not been completed.

SECTION 3. The provided security amount as required in the approved SIA is satisfactory. No additional securities are required.

SECTION 4. All other terms, responsibilities and conditions as listed in the approved SIA shall remain in full force and effect.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 17th day of June 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DON ADOLPH, Mayor
City of La Quinta, California

ATTEST:

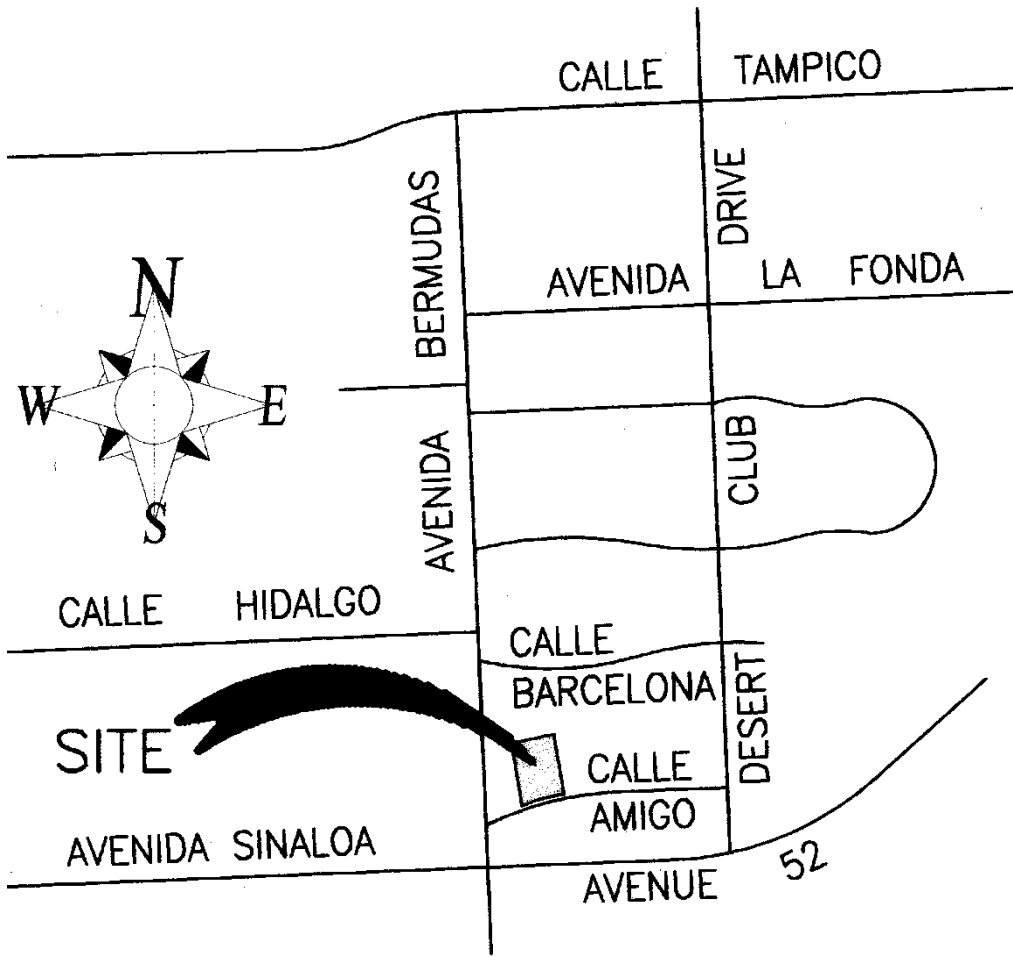
SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

M. KATHERINE JENSON, City Attorney
City of La Quinta, California

PARCEL MAP NO. 33954



VICINITY MAP

NOT TO SCALE

25 Bay Street
Northfield, NH 03276
May 20, 2014

Timothy Jonasson, P.E.
Public Works Director, City Engineer
La Quinta CA 92247-1504

Dear Mr. Jonasson,

The purpose of this letter is to request an extension of a subdivision improvement agreement for off-site and on-site improvements for parcel map 33954, due to continuing adverse economic conditions.

I anticipate commencing and completing this project when the economic climate improves.

Thank you for your consideration.

Sincerely yours,

Francis H. La Branche, Jr.
Francis La Branche, Jr.
Manager

