



City of La Quinta

CITY / SA / HA / FA MEETING DATE: November 18, 2014

AGENDA CATEGORY:

ITEM TITLE: ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE OFF-SITE AND ON-SITE IMPROVEMENTS FOR TRACT MAP NO. 30092, PIAZZA SERENA

BUSINESS SESSION:

CONSENT CALENDAR: 8

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Adopt a resolution to extend the time to complete off-site and on-site improvements as specified in the approved Subdivision Improvement Agreements for Tract Map No. 30092, Piazza Serena.

EXECUTIVE SUMMARY:

- Final Tract Map No. 30092 for the Piazza Serena residential development was approved in 2004. The development is located north of Avenue 58 and west of Monroe Street (Attachment 1).
- The developer, Cado La Quinta, LLC, has requested City Council approval of a time extension of the Subdivision Improvement Agreements to August 2, 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 the on-site or off-site improvements.

FISCAL IMPACT:

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

BACKGROUND/ANALYSIS:

On December 21, 2004, the City Council approved Tract Map No. 30092. The developer has constructed most of the off-site and on-site improvements. The remaining off-site and on-site improvements include median landscaping along Monroe Street, a traffic signal at the development entrance on Avenue 58, capping of the interior streets near the vacant

lots, and minor repairs to some completed improvements. In a letter dated October 10, 2014 (Attachment 2), the developer requests an additional time extension due to the existing real estate market conditions. Staff has received no requests regarding these off-site and on-site improvements. With the current deficit in the Landscape and Lighting District, staff believes that requiring the median landscaping to be constructed now would not be fiscally prudent, and therefore recommends approval of an extension to the Subdivision Improvement Agreements for this project to August 2, 2015.

ALTERNATIVES:

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

Report prepared by: Bryan McKinney, 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 Cado La Quinta, LLC

RESOLUTION NO. 2014 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING AN EXTENSION OF TIME TO AUGUST 2, 2015 FOR THE COMPLETION OF THE OFF-SITE AND ON-SITE IMPROVEMENTS AS SPECIFIED IN THE SUBDIVISION IMPROVEMENT AGREEMENTS FOR TRACT MAP NO. 30092, PIAZZA SERENA

WHEREAS, the City Council approved the Subdivision Improvement Agreements (SIA) for Tract Map No. 30092, Piazza Serena, on February 3, 2005; 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 Agreements; and

WHEREAS, failure by the developer to complete construction of the improvements by August 2, 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 agreements; 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 Agreements.

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 off-site and on-site improvements as required by the approved SIA is extended to August 2, 2015.

SECTION 2. The time extension for completing the improvements shall expire when City offices close for regular business on August 2, 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 18th day of November 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DON ADOLPH, Mayor
City of La Quinta, California

ATTEST:

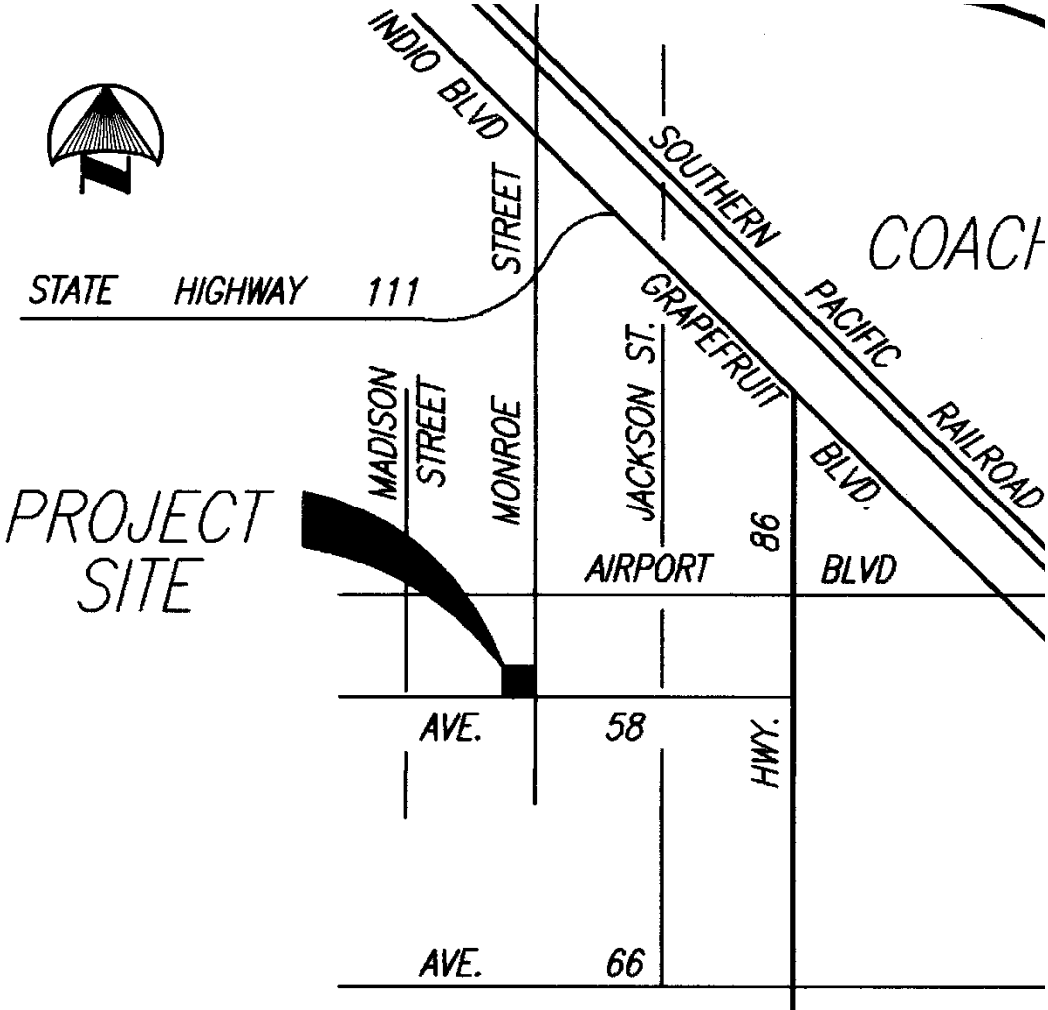
SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

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

TM 30092 – PIAZZA SERENA



VICINITY MAP

NOT TO SCALE

**CADO LA QUINTA LLC
c/o CAPSTONE ADVISORS
1545 FARADAY AVENUE
CARLSBAD, CALIFORNIA 92008
T 760.804.6900 F 760.804.6901**



October 10, 2014

Ms. Amy Yu
City of La Quinta Public Works Department
78-495 Calle Tampico
La Quinta, CA 92247

RE: Time Extension for Subdivision Improvement Agreement
Tract 30092

Dear Ms. Yu,

Currently, our time extension for the onsite and offsite improvements for Tract 30092 expired August 2, 2014. Due to existing real estate market conditions we are requesting an extension of time to complete the offsite and onsite improvements to August 2nd, 2015

The remaining onsite improvements include:

- Final cap near the vacant lots
- Minor repairs to concrete, landscape, irrigation, striping, signage and block wall

The remaining offsite improvements include:

- Traffic signal at the project entrance
- Landscape within the median on Monroe St
- Minor repairs to concrete, landscape, irrigation, striping, and signage

Sincerely,


Katy Dwyer
Authorized Representative

