



**PLANNING COMMISSION
MINUTES
TUESDAY, AUGUST 26, 2014**

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:01 p.m. by Chairperson Wright.

PRESENT: Commissioners Bettencourt, Blum, Wilkinson and Chairperson Wright

ABSENT: Commissioner Fitzpatrick

STAFF PRESENT: Community Development Director Les Johnson, Deputy City Attorney Kathy Jenson, Planning Manager David Sawyer, Principal Planner Wally Nesbit, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Commissioner Bettencourt led the Commission in the Pledge of Allegiance.

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 July 22, 2014, as corrected. **AYES:** Commissioners Bettencourt, Wilkinson, and Chairperson Wright. **NOES:** None. **ABSENT:** Commissioner Fitzpatrick. **ABSTAIN:** Commissioner Blum.

PUBLIC HEARINGS

1. Environmental Assessment 2014-635, Conditional Use Permit 2014-158, Site Development Permit 2014-938, and Sign Application 2014-1765 submitted by Jack Tarr Development for consideration of Phase 4 of Washington Park commercial center proposing the construction of a 42,427 square-foot 12-screen movie theater, parking lot, and the establishment of three future restaurant pads. Project: Washington Park Phase 4. CEQA: consideration of a Negative Declaration of environmental impact. Location: south side of Highway 111, between

Washington Street/Simon Drive, Adams Street, and Avenue 47 (46-795 Washington Street).

Associate Planner Jay Wu presented the staff report, a copy of which is on file in the Community Development Department.

Chairperson Wright declared the PUBLIC HEARING OPEN at 7:28 p.m.

Public Speaker: Mr. Bill Sanchez, Project Manager with Jack Tarr Development and Director of Operations with CSG Retail Management, Indio, CA – introduced himself, gave a detailed presentation of the proposed project, and answered the Commission’s questions regarding the proposed lighting, landscaping palette, perimeter wall, traffic impact, parking requirements, three restaurant pads, pedestrian connectivity with the future restaurant pads within Phase 4, alcoholic beverage control requirements, and signage.

Public Speaker: Mr. Haseeb Qureshi, Senior Associate and Traffic Consultant with Urban Crossroads, Irvine, CA – introduced himself and answered the Commission’s questions with regards to the traffic impact this project would have on the community.

Public Speaker: Mr. Alvyn Riemer, La Quinta, CA – introduced himself and said he was in support of the proposed project as it will not only eliminate a large vacant lot, but it will also bring additional business to Washington Park and the surrounding commercial centers which will result in more revenue for the business owners and new jobs for the community.

Public Speaker: Mr. Baird Boucher, Washington Park business owner, La Quinta, CA – introduced himself and said he was in support of the proposed project. He said the movie theater would be very beneficial to the surrounding businesses and the community. He stated he did not anticipate that the project would have a substantial traffic impact to the surrounding areas and gave examples of adjacent businesses and Saint Francis of Assisi, that deal with a similar amount of traffic volume.

Public Speaker: Mr. Bob Reordan, Trilogy resident, La Quinta, CA - introduced himself and said that he and his wife have lived in La Quinta for eleven years and have always hoped that a movie theater would open in the La Quinta so they wouldn’t have to drive to other communities. He’s very pleased to see this project come to the community.

Public Speaker: Mrs. Shelly Sanderson, Washington Park business owner, La Quinta, CA - introduced herself and said she considers La Quinta to be one of the

best communities in the Coachella Valley. She stated she was very much in support of the proposed project and was looking forward to seeing it through.

Public Speaker: Mrs. Judie Harrison, La Quinta, CA – introduced herself and said there were other locations within the community that were better suited for the proposed project. She inquired as to the zoning designation and allowed uses of the affected area. Staff answered her questions and explained the review and approval process required by the La Quinta Municipal Code. Mrs. Harrison expressed a concern with regards to the traffic impacts this project would have on the residential developments that are located in close proximity to the theater and inquired as to the total number of seats that would be offered.

Public Speaker: Mr. Sanchez addressed the traffic concerns and questions raised by Mrs. Harrison.

Public Speaker: Mr. Qureshi noted that the traffic study accounted for a seasonal variation of trips in calculating the total impact of additional trips this project would generate.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:29 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Wilkinson to adopt Resolution 2014-019, approving a Negative Declaration of environmental impact for Environmental Assessment 2014-635, as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Bettencourt/Wilkinson to adopt Resolution 2014-020 approving Conditional Use Permit 2014-158, as submitted with staff’s recommendations and the addition of Condition of Approval No. 8 to read:

“Service of alcoholic beverages within the theater shall occur in accordance with the following criteria:

- *Sale of alcohol shall be limited to beer, wine, and frozen drinks (mixed drinks or shots are prohibited)*
- *Each purchaser shall be given a wristband after demonstrating they are of legal drinking age*
- *Alcoholic beverages shall be consumed at the concessions area or the auditorium*
- *Theater staff shall perform random auditorium inspections to make sure only those with wristbands are consuming alcoholic beverages*

- *Drinks shall be served in cups; bottles are prohibited*
Any changes to the listed criteria shall be reviewed and approved by the Community Development Director, or may require Planning Commission review of the Conditional Use Permit. Any requirement set forth by a license issued by the California Department of Alcoholic Beverage Control (ABC) to serve alcohol at the theater shall prevail over any conflict or inconsistency with the aforementioned criteria."

AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright.
 NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Bettencourt/Wilkinson to adopt Resolution 2014-021 approving Site Development Permit 2014-938, as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Bettencourt/Wilkinson to approve Sign Application 2014-1765, as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

2. Site Development Permit 2014-1001 submitted by Matt Nevins, Project Manager with RJT Homes, for the consideration of architectural modifications to two approved residential unit plans to be constructed on 34 lots. Project: Codorniz. CEQA: previously approved under Environmental Assessment 2004-505; no further analysis is required. Location: southeast corner of Jefferson Street and Avenue 52.

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 8:42 p.m.

Public Speaker: Mr. Matt Nevin, Project Manager with RJT Homes, Palm Desert, CA – introduced himself, gave a brief description of the project, and answered the Commission’s questions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:43 p.m.

Motion – A motion was made and seconded by Commissioners Blum/Bettencourt to adopt Resolution 2014-022, confirming the environmental determination of the

Community Development Director, and approving Site Development Permit 2014-1001, as submitted with staff's recommendations. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

3. General Plan Amendment 2014-128 and Zone Change 2014-146 submitted by the City of La Quinta for the consideration of amendments to the La Quinta General Plan Map and the La Quinta Zoning Map changing a property from Major Community Facilities to Village Commercial. CEQA: exempt from environmental review pursuant to Section 15061 (B)(3), Review for Exemptions of the CEQA Guidelines. Location: 51-351 Avenida Bermudas.

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 8:52 p.m.

Public Speaker: None.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:52 p.m.

Motion – A motion was made and seconded by Commissioners Wilkinson/Blum to adopt Resolution 2014-023 recommending approval of General Plan Amendment 2014-128, as submitted with staff's recommendations. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Wilkinson/Blum to adopt Resolution 2014-024 recommending approval of Zone Change 2014-146, with a finding of CEQA exemption. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meetings of August 5, 2014.
2. Chairperson Wright is scheduled to attend the September 16, 2014, City Council meeting.

DIRECTOR'S ITEMS

1. Community Development Director Johnson informed the Commissioners of the League of California Cities Planning Commissioner Academy scheduled for March 4 – 6, 2014.
2. Staff noted that any correspondence between the Commissioners should be channeled 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 Blum/Bettencourt to adjourn this meeting at 9:13 p.m. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Chairperson Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California



**PLANNING COMMISSION
MINUTES
TUESDAY, OCTOBER 14, 2014**

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:01 p.m. by Chairperson Wright.

PRESENT: Commissioners Bettencourt, Blum, Fitzpatrick, Wilkinson, and Chairperson Wright

ABSENT: None

STAFF PRESENT: Community Development Director Les Johnson, City Attorney William H. Ihrke, Planning Manager David Sawyer, Principal Engineer Bryan McKinney, and Executive Assistant Monika Radeva

Commissioner Fitzpatrick led the Commission in the Pledge of Allegiance.

PUBLIC COMMENT

CONFIRMATION OF AGENDA - Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Commissioners Bettencourt/Blum to approve the Planning Commission Minutes of August 26, 2014, as submitted. Motion carried unanimously.

PUBLIC HEARINGS

1. Environmental Assessment 2014-1003 and Development Agreement 2014-1001 submitted by Silverrock Development Company, LLC, proposing the development of two hotels with combined 340 hotel rooms, 95 hotel branded residential units, a conference center, approximately 300 resort residential units, approximately 40,000 square feet of retail space, recreation areas, and a 5,000 square-foot golf clubhouse. Project: SilverRock Resort. CEQA: Addendum to previously adopted Mitigated Negative Declaration (EA 2002-453) and subsequent Addendum (EA 2006-568) has been prepared for consideration. Location: generally located southwest of the corner of Jefferson Street and Avenue 52.

Community Development Director Les Johnson presented the staff report, a copy of which is on file in the Community Development Department.

Chairperson Wright declared the PUBLIC HEARING OPEN at 7:14 p.m.

Public Speaker: Mr. John Gamlin, Principal with Premier Land Advisors and Partner with Silverrock Development Company, LLC, La Quinta, CA – introduced himself, gave a detailed presentation of the proposed project, and answered the Commission’s questions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:21 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-025 recommending City Council approval of Addendum to Mitigated Negative Declaration of Environmental Impact for Environmental Assessment 2002-453 and Addendum No. 2006-568, as submitted with staff’s recommendations. Motion carried unanimously.

Commissioner Bettencourt stated for clarification purposes, the Commission’s role on this item is to make a recommendation on the development agreement as it is before them tonight and not on the competence of the developer or any financial assumptions. He further noted the materials before the Commission do not include information about any cash flows, guarantees, security documents, nor mandates to perform infrastructure by a certain time.

Staff clarified that the development agreement does include a financial component with regards to DIF and other associated permit fees and that the rest of the financial terms are being addressed by City Council via a purchase sale & development agreement.

Motion – A motion was made and seconded by Commissioners Wilkinson/Fitzpatrick to adopt Resolution 2014-026 recommending City Council approval of Development Agreement 2014-1001 as submitted with staff’s recommendations. Motion carried unanimously.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meetings of September 16 and October 7, 2014.

2. Vice Chairperson Wilkinson is scheduled to attend the October 21, 2014, City Council meeting.

DIRECTOR'S ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Wilkinson/Blum to adjourn this meeting at 8:41 p.m. Motion carried unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California

