



# City of La Quinta

**CITY / SA / HA / FA MEETING DATE:** January 6, 2015

**ITEM TITLE:** ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE OFF-SITE AND ON-SITE IMPROVEMENTS FOR LA QUINTA RETIREMENT COMMUNITY (PARCEL MAP NO. 36405)

**AGENDA CATEGORY:**

**BUSINESS SESSION:**

**CONSENT CALENDAR:** 7

**STUDY SESSION:**

**PUBLIC HEARING:**

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## **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 Parcel Map No. 36405, La Quinta Retirement Community.

## **EXECUTIVE SUMMARY:**

- The La Quinta Retirement Community developer has requested City Council approval of a time extension of the Subdivision Improvement Agreements to April 23, 2015, in order to complete the off-site and on-site improvements.
- The developer has been working diligently to complete all improvements and, as there have been no public requests for completion, staff recommends approval of this time extension.

## **FISCAL IMPACT:**

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

## **BACKGROUND/ANALYSIS:**

On April 16, 2013, City Council approved Parcel Map No. 36405. The development is located on Seeley Drive, east of Washington Street and south of Miles Avenue within the Centre Pointe commercial development (Attachment 1). The developer, La Quinta Retirement Residence, Limited Partnership, has constructed most of the off-site and on-site improvements. The remaining improvements include landscaping, as well as

curb and gutter. In a letter dated November 19, 2014 (Attachment 2), the developer requests a time extension to complete the remaining improvements. Staff has received no public requests regarding completion of these off-site and on-site improvements, and therefore recommends approval of an extension to the Subdivision Improvement Agreements for this project to April 23, 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 La Quinta Retirement Residence Limited Partnership, LLC

**RESOLUTION NO. 2015 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING AN EXTENSION OF TIME TO APRIL 23, 2015 FOR THE COMPLETION OF THE OFF-SITE AND ON-SITE IMPROVEMENTS AS SPECIFIED IN THE SUBDIVISION IMPROVEMENT AGREEMENTS FOR PARCEL MAP NO. 36405, LA QUINTA RETIREMENT COMMUNITY**

**WHEREAS**, the City Council approved the Subdivision Improvement Agreements (SIA) for Parcel Map No. 36405, La Quinta Retirement Community, on April 23, 2015; 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 April 23, 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 April 23, 2015.

SECTION 2. The time extension for completing the improvements shall expire when City offices close for regular business on April 23, 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 6<sup>th</sup> day of January 2015, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

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SUSAN MAYSELS, City Clerk  
City of La Quinta, California

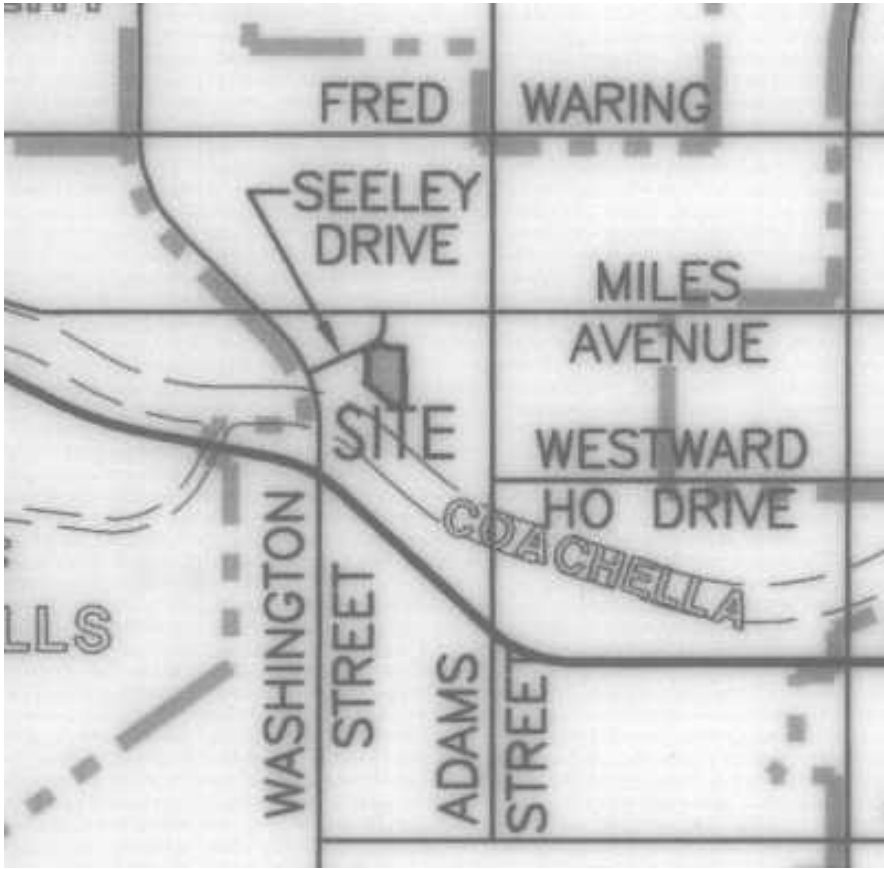
(CITY SEAL)

**APPROVED AS TO FORM:**

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

PM 36405 LA QUINTA RETIREMENT COMMUNITY



VICINITY MAP

NOT TO SCALE



November 19, 2014

Timothy Jonasson  
City of La Quinta  
Public Works  
78-495 Calle Tampico  
La Quinta, CA 92247-1504

RE: La Quinta Retirement Residence  
45190 Seeley Drive

Dear Timothy,

We respectfully request an extension for the Subdivision Improvement Agreements for PM 36405 to April 23, 2015.

We would like this extension as we are unable to request CVWD to turn on the water until their requirement of curb installation is complete. In addition, Riverside County Fire will not allow vertical construction without fire suppression.

Pavement is in, along with striping and signs fully installed. The landscaping is currently and we are hoping for TCO on or about December 15, 2014.

We appreciate your consideration.

Sincerely,

La Quinta Retirement Residence Limited Partnership, a Washington limited partnership

By: La Quinta GP LLC, a Washington limited liability company, its General Partner

By: Hawthorn Management Services Corp., a Washington corporation, its Manager

By: 

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Barton G. Colson, President

