



**PLANNING COMMISSION
MINUTES
TUESDAY, NOVEMBER 25, 2014**

CALL TO ORDER

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

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

ABSENT: Commissioner Fitzpatrick

STAFF PRESENT: Planning Manager David Sawyer, Consultant Principal Planner Nicole Criste, and Executive Assistant Monika Radeva

Commissioner Blum 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 Blum/Bettencourt to approve the Planning Commission Minutes of October 14, 2014, as submitted with the addition of the following:

Commissioner Bettencourt asked for the following discussion to be added to Public Hearing Item 1, page 2, after paragraph 5:

“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.”

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

PUBLIC HEARINGS

1. Zoning Ordinance Amendment 2014-1001 submitted by the City of La Quinta proposing amendments to zoning ordinance permitted use tables to address the farming of field crops in the low density residential zone; and of vocational schools in the regional commercial zone. CEQA: exempt from environmental review pursuant to Chapter 2.6, Section 21080 of the Public Resources Code and Section 15061 (B)(3), Review for Exemptions of the CEQA Guidelines. Location: city-wide.

Consultant Principal Planner Nicole Criste presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Discussion ensued between the Commission and staff and included:

- Explanation of the City’s current noticing procedures for both Conditional Use Permit and Minor Use Permit applications.
- Commissioner’s desire to ensure appropriate noticing of applications with potential to effect nearby properties and uses.
- Explanation of typical types of trade schools and the definition of field crop farming.

Chairperson Wright declared the PUBLIC HEARING OPEN at 7:38 p.m.

Public Speaker: Mr. Joe Hammer, Indian Wells, CA – introduced himself and said he owned the property located at the southwest corner of Avenue 58 and Monroe Street. He said his request to rezone the property approximately a year ago was not approved and he would like to be able to go back to farming field crops on that property as he had been doing since 1984-85. He said the proposed streamlining of the process would make this a lot faster and financially feasible.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 7:54 p.m.

Motion – A motion was made and seconded by Commissioners Blum/Bettencourt to adopt Resolution 2014-027 recommending City Council approval of Zoning Ordinance Amendment 2014-1001, as submitted with staff’s recommendations and the addition of the following:

The director shall notify residents and property owners within 500 feet of the subject property and notice the property itself.

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

The Commission recommended that staff look into ordinance refinements to streamline approval of additional land uses.

BUSINESS SESSION

1. Determination of significance regarding installation of façade for future sign locations.

Speaker: Mr. Robert Ricciardi, Applicant and President of Robert H. Ricciardi Architect, Bermuda Dunes, CA – introduced himself, described the proposed sign changes to the one-story buildings at the Plaza La Quinta Shopping Center located at the southwest corner of Highway 111 and Washington Street, and answered the Commission’s questions.

Motion – A motion was made and seconded by Commissioners Blum/Wilkinson to determine the proposed architectural changes to constitute a “not significant effect on the overall aesthetic or architectural style of the building” and to recommend approval by the Community Development Director. AYES: Commissioners Bettencourt, Blum, Wilkinson, and Wright. NOES: None. ABSENT: Commissioner Fitzpatrick. ABSTAIN: None.

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meetings of October 21, November 4 and 18, 2014.
2. Chairperson Wright is scheduled to attend the December 2, 2014, City Council meeting.

DIRECTOR’S ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Blum/Bettencourt to adjourn this meeting at 8:32 p.m. Motion carried unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California



**PLANNING COMMISSION
MINUTES
TUESDAY, DECEMBER 9, 2014**

CALL TO ORDER

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

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

ABSENT: None

STAFF PRESENT: Community Development Director Les Johnson, Deputy City Attorney Kathy Jenson, Planning Manager David Sawyer, Principal Engineer Bryan McKinney, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Commissioner Fitzpatrick led the Commission in the Pledge of Allegiance.

PUBLIC COMMENT – None

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 November 25, 2014, as submitted. Motion carried unanimously.

PUBLIC HEARINGS

1. Environmental Assessment 2014-638, General Plan Amendment 2014-127, Zone Change 2014-145, Specific Plan 2003-069, Amendment No. 1, Tentative Tract Map 36762, and Site Development Permit 2014-942 submitted by Beazer Homes Holdings Corp. proposing the development of a single family subdivision consisting of 82 units, as well as common area facilities on 20.8 acres. Project: Watermark Villas. CEQA: consideration of a Mitigated Negative Declaration of Environmental

Impact and associated Mitigation Monitoring Program. Location: northwest corner of Jefferson Street and Avenue 52.

Consultant Principal Planner Nicole Criste presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Chairperson Wright declared the PUBLIC HEARING OPEN at 7:18 p.m.

Public Speaker: Mr. Robert Kroll, Citrus Club resident, La Quinta, CA – introduced himself and said he was generally in support of the project. He expressed concerns with regards to the large size of the proposed homes on relatively small lots with minimal setbacks and asked the Commission to consider the architectural enhancements suggested by staff in the staff report to mitigate the above. He noted he was also concerned with the findings identified in the Initial Study, more specifically with the aesthetic portion of the study, stating that it was a single-story development. He said the site plan identifies five homes, bordering the northern and western portion of the property, which would be adjacent to the Citrus community, to have an optional two-story feature, thus, making it inconsistent with the findings in the Initial Study.

Public Speaker: Mr. Paul DePalatis, AICP, Director of Planning Services with MSA Consulting, Inc., Palm Desert, CA – introduced himself, gave a brief description of the project, and answered the Commission's questions.

Commissioner Blum said he would like the applicant to enhance the architectural design of all homes by adding a minimum 18 inch eave/overhang on all roofs.

Public Speaker: Mr. Zsombor Nagy, Architect with Bassenian Lagoni, Newport Beach, CA – introduced himself and answered the Commission's questions with regards to the proposed color palette, ceramic tile pattern, brick, and the line-of-sight from the Citrus Club in relation to the height and width of the optional two-story loft element along the northern boundary of the site, as identified by floor plan 1-X in the Site Development Permit Booklet.

Public Speaker: Mr. David Neault, Landscape Architect with Neault Associates Inc., Temecula, CA – introduced himself and answered the Commission's questions regarding the proposed fencing along the pedestrian paseos. He explained the applicant had elected to use solid walls in order to ensure the privacy of the homeowners. He noted the Architectural and Landscaping Review Board's recommendation was to increase the wall height from six to seven feet, but to enhance the paseo path by adding a variety of landscaping, benches, dog-friendly facilities, and trees.

Public Speaker: Mr. Nick Streeter, Civil Engineer for the project with Adams-Streeter Civil Engineers, Inc., Irvine, CA – introduced himself and answered the Commission’s questions with regards to the retention basin. He explained that completing the loop of the proposed paseo path all the way around the basin would negatively impact the basin’s retention capacity.

Public Speaker: Ms. Jennifer Jenkins, La Quinta resident and Director of Marketing and Membership Sales with the Club at PGA West, the La Quinta Resort, and The Citrus Club, La Quinta, CA – introduced herself and spoke in favor of the project. She indicated that the applicant, Beazer Homes Holdings Corp., has been working closely with the surrounding communities and has developed positive relationships with the homeowner associations. She stated the above mentioned communities were very pleased that the vacant lot would be developed.

Public Speaker: Mr. Robert Kroll said that based on the site plan, out of the 18 homes proposed along the westerly and northerly side of the property, only five homes were identified with an optional two-story element. He expressed a concern that if these homes were in fact developed as two-story, it could have an impact on the view corridors. He asked the Commission to consider restricting two-story homes along the above mentioned perimeters.

Public Speaker: Mr. Paul DePalatis said the applicant had indicated a willingness to architecturally enhance the north elevations of the homes abutting the northern boundary of the site facing the Citrus Club as discussed by the Commission.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 7:57 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick recommending to the City Council approval of Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program under Environmental Assessment 2014-638, as submitted with staff’s recommendations. Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-028 recommending to the City Council approval of General Plan Amendment 2014-127, as submitted with staff’s recommendations. Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-029 recommending to the City Council approval of Zone Change 2014-145, as submitted with staff’s recommendations. Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-030 recommending to the City Council approval of Specific Plan 2003-069, Amendment No. 1, as submitted with staff's recommendations and the addition of the following conditions of approval:

- All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
- Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.
- Home abutting the northern boundary of the site shall be provided architectural enhancements on their northern elevation facing the Citrus.

Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-031 recommending to the City Council approval of Tentative Tract Map 36762, as submitted with staff's recommendations and the addition of the following conditions of approval:

- All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
- Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.
- Home abutting the northern boundary of the site shall be provided architectural enhancements on their northern elevation facing the Citrus.

Motion carried unanimously.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2014-032 recommending to the City Council approval of Site Development Permit 2014-942, as submitted with staff's recommendations and the addition of the following conditions of approval:

- All homes shall be designed with a minimum 18 inch eave/overhang of the roof.
- Homes abutting the northern boundary of the site, and homes sited on lots 1 and 50 (adjacent to the project entry) shall be single story models.

- Home abutting the northern boundary of the site shall be provided architectural enhancements on their northern elevation facing the Citrus.

Motion carried unanimously.

2. Specific Plan 1996-027, Amendment No. 2, and Site Development Permit 2013-936 submitted by Bedros Darkjian proposing the construction of a 6,720 square-foot tire retail and installation store on a 0.89-acre vacant pad within the Jefferson Square commercial center. Project: American Tire Depot. CEQA: exempt for environmental review pursuant to Section 15332 (Class 32, In-Fill Development.) Location: north of Highway 111, between Jefferson Street and Dune Palms Road (79-840 Highway 111).

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

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

Public Speaker: Mr. Bedros Darkjian, AIA, Project Manager with Darkjian Associates, Pasadena, CA – introduced himself, gave a brief overview of the project, and answered the Commission's questions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:26 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Wilkinson to adopt Resolution 2014-033 recommending to the City Council approval of Specific Plan 1996-027, Amendment No. 2, and Site Development Permit 2013-936 for the American Tire Depot project as submitted with staff's recommendations. Motion carried unanimously.

3. Environmental Assessment 2014-1002, Tentative Parcel Map 2014-1003 (TPM 36791), Site Development Permit 2014-1005, Minor Adjustment 2014-0008, Minor Adjustment 2014-0009, and Sign Permit Application 2014-1001 submitted by Prest Vuksic Architects proposing the construction of a new commercial retail center, including a 17,020 square-foot market (ALDI), a 3,750 square-foot drive-through restaurant (In-N-Out Burger), and a 8,500 square-foot retail pad for future commercial development. Project: La Quinta Square. CEQA: consideration of a Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program. Location: south of Highway 111, along Simon Drive (78-611 Highway 111).

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

Chairperson Wright declared the PUBLIC HEARING OPEN at 8:45 p.m.

Public Speaker: Mr. Kevin Staley, Property Owner and Principal with The Magellan Group, Inc., Los Angeles, CA – introduced himself and said that the architect for the project as well as representatives from ALDI and In-N-Out Burger were present at the Commission and available to answer any questions.

Public Speaker: Mr. David Drake, Project Manager with Prest Vuksic Architects, Palm Desert, CA – introduced himself, gave a brief description of the project, and answered the Commission’s questions.

Public Speaker: Mr. Skip Janes, Director of Real Estate with ALDI Inc, Riverside, CA – introduced himself, said ALDI is an US as well as an international limited assortment grocery store chain and explained the company’s business model to the Commission.

Public Speaker: Mr. Michael Shovlin, Property Owner of the One Eleven La Quinta Commercial Center and President of Shovlin Companies, LLC., La Quinta, CA – introduced himself and said he was very much in favor of the proposed project.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:58 p.m.

Motion – A motion was made and seconded by Commissioners Wilkinson/Fitzpatrick to adopt Resolution 2014-034 approving a Mitigated Negative Declaration of Environmental Impact and associated Mitigation Monitoring Program under Environmental Assessment 2014-1002, Tentative Parcel Map 2014-1003 (TPM 36791), Site Development Permit 2014-1005, Minor Adjustment 2014-0008, Minor Adjustment 2014-0009, and Sign Permit Application 2014-1001, for the La Quinta Square project as submitted with staff’s recommendations. Motion carried unanimously.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meeting of December 2, 2014.
2. Commissioner Fitzpatrick is scheduled to attend the December 16, 2014, City Council meeting.

DIRECTOR'S ITEMS

1. Community Development Director Les Johnson said that Planning Manager David Sawyer will be retiring effective the following week, he expressed his gratitude for his service, and invited the Commission to join city staff for coffee and deserts in celebration of Mr. Sawyer's retirement on Monday, December 15, 2014, from 4:00 to 5:00 p.m. at La Quinta City Hall.
2. Staff said that on Tuesday, December 16, 2014, the City will be hosting an Open House event from 5:00 to 6:00 p.m., and encouraged the Commission to attend.
3. Staff said City Council will hold an interactive workshop to discuss a multitude of city items and projects on Saturday, January 10, 2015, from 12:00 to 4:00 p.m., at the La Quinta Museum, and encouraged the Commission to attend.
4. Staff said City Council is moving forward with implementing electronic agenda packets and going away with the traditional paper packets. Staff would like to do the same with the Planning Commission packets and would welcome the Commission's feedback on how this transition can best be achieved.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Wilkinson to adjourn this meeting at 9:14 p.m. Motion carried unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California

