



City of La Quinta

CITY / SA/ HA/ FA MEETING DATE: March 3, 2015

ITEM TITLE: TABLE CONTINUED PUBLIC HEARING FOR AN ENVIRONMENTAL ASSESSMENT, A GENERAL PLAN AMENDMENT, ZONE CHANGE, SPECIFIC PLAN AMENDMENT, SITE DEVELOPMENT PERMIT AND TENTATIVE TRACT MAP TO ALLOW THE DEVELOPMENT OF 82 SINGLE-FAMILY HOMES ON 20.8 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF JEFFERSON STREET AND AVENUE 52 FOR BEAZER HOMES

AGENDA CATEGORY:

BUSINESS SESSION:

CONSENT CALENDAR:

STUDY SESSION:

PUBLIC HEARING: 1

RECOMMENDED ACTION:

Table the continued public hearing for an Environmental Assessment, General Plan Amendment, Zone Change, Specific Plan Amendment, Site Development Permit and Tentative Tract Map to allow the development of 82 single-family homes on 20.8 acres of land located at the northwest corner of Jefferson Street and Avenue 52 for Beazer Homes.

EXECUTIVE SUMMARY:

- The City Council originally heard the above items at a public hearing on January 6, 2015.
- The public hearing was then continued to March 3, 2015, to allow the applicant time to modify their design to address City Council concerns.
- The applicant has pursued design changes but has not yet submitted revised materials. Therefore, a request has been made to table the items to allow for resubmittal and review of the design changes.

FISCAL IMPACT:

None.

BACKGROUND/ANALYSIS:

Beazer Homes has applied for a series of approvals to allow the construction of 82 single-family homes on 20.8 acres at the northwest corner of Avenue 52 and

Jefferson Street. These include an Environmental Assessment 2014-638, a General Plan Amendment 2014-127 from Medium/High Density Residential to Low Density Residential; a Zone Change 2014-145 from Medium High Density Residential to Low Density Residential; a Specific Plan 2003-069, Amendment No. 1, for the project development standards; a Site Development Permit 2014-942, and a Tentative Tract Map 36762 for the establishment of the proposed single-family lots.

At its meeting of January 6, 2015, the City Council opened the public hearing and heard testimony regarding these applications. City Council asked a number of questions of the applicant, and expressed several concerns regarding the applications. The applicant expressed that they would like time to review these concerns and consider amendments to the project to address them. The City Council ultimately moved to continue the public hearing to March 3, 2015, to allow the applicant time to consider their concerns and prepare changes.

Since the January meeting, the applicant has made design changes to the site layout and the architecture of the homes. These changes have been presented to City staff and individual members of the City Council. At these meetings, the applicant requested input and recommendations on the proposed changes and has repeatedly changed the design to address concerns.

The applicant continues to reach out to staff and Council members, but is not yet ready to resubmit materials for review by the City. As a result, the applicant submitted a letter (Attachment 1) requesting the opportunity to update the City Council at the meeting of March 3, and then tabling the applications to allow time for resubmittal and internal review of the resubmitted materials.

Staff supports the applicant's request, and acknowledges their diligent efforts to improve the design of the project. Based on discussions with the applicant, staff understands that the applicant will resubmit in four to six weeks. The resubmittal will be processed internally and should be ready for City Council hearing in June. At that time, the applications will once again be advertised for hearing, and surrounding property owners will be notified.

ALTERNATIVES:

Alternative actions include directing the matter back to the Planning Commission ([while providing specific direction](#)) for further consideration or continuing the public hearing to a date certain.

Report prepared by: Les Johnson, Community Development Director
Report approved for submission by: Frank J. Spevacek, City Manager

Attachment: 1. Letter from Beazer Homes dated February 24, 2015



ATTACHMENT 1

February 24, 2015

Mr. Les Johnson
City of La Quinta
Community Development Department
78-495 Calle Tampico
La Quinta, CA 92253

Case #'s: Environmental Assessment 2014-638
 General Plan Amendment 2014-127
 Zone Change 2014-145
 Specific Plan 2003-069 Amendment No. 1
 Site Development Permit 2014 – 942
 Tentative Tract Map 36762

Dear Mr. Johnson:

At the March 3, 2015 City Council meeting Beazer Homes intends to: provide our market study findings, present our modified/conceptual site layout and enhanced architecture, and request for our applications to be tabled. This action will allow our professional consultants time to finalize their reports and redesign plans according to received feedback from the City Council meeting. Depending on the magnitude of feedback and submittal requirements we can be available to present final materials to Council within 30 days.

Please contact me at (714) 322-4738 to confirm receipt of this notification letter and with any questions or comments you may have.

Respectfully,

Beazer Homes

A handwritten signature in black ink that reads "M. Ultreras".

Monica Ultreras
Project Manager

cc: Nicole Sauviat Criste

