



**CITY COUNCIL
MINUTES
TUESDAY, FEBRUARY 17, 2015**

A regular meeting of the La Quinta City Council was called to order at 3:30 p.m. by Mayor Evans.

PRESENT: Councilmembers Franklin, Osborne, Peña, Radi, Mayor Evans
ABSENT: None

PUBLIC COMMENT ON MATTERS NOT ON AGENDA

PUBLIC SPEAKER: Bill Edgar, Palm Desert – Mr. Edgar said he is a volunteer with CompassionandChoices.org promoting death with dignity, which addresses care and choice at the end of life.

PUBLIC SPEAKER: Roger Kranz, Palm Desert – Mr. Kranz requested that the Council consider permitting medical marijuana dispensaries in La Quinta for the convenience of area patients and the sales tax revenue that will be beneficial to the City.

CLOSED SESSION

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54956.8 FOR PROPERTIES LOCATED IN PROXIMITY TO CALLE TAMPICO AND AVENIDA LA FONDA, WEST OF THE LA QUINTA PUBLIC LIBRARY AND WELLNESS CENTER (APNS: 770-123-011, 770-123-012 AND 770-124-010)
CITY NEGOTIATOR: FRANK J. SPEVACEK, CITY MANAGER
NEGOTIATING PARTY: MARVIN INVESTMENTS, INC.
UNDER CONSIDERATION: POTENTIAL TERMS AND CONDITIONS OF ACQUISITION AND/OR DISPOSITION OF PROPERTY**

COUNCIL RECESSED TO CLOSED SESSION AT 3:43 P.M.

MAYOR EVANS RECONVENED THE CITY COUNCIL MEETING AT 4:10 P.M. WITH ALL MEMBERS PRESENT. NO ACTIONS WERE TAKEN IN CLOSED SESSION THAT REQUIRES REPORTING PURSUANT TO GOVERNMENT CODE SECTION 54957.1 (BROWN ACT).

Mayor Evans led the audience in the pledge of allegiance.

PUBLIC COMMENT ON MATTERS NOT ON AGENDA

PUBLIC SPEAKER: James Stenson, La Quinta – Mr. Stenson thanked Mayor Evans for her attendance at their February 13 Hadley Villas Senior Apartments event.

PUBLIC SPEAKER: Robert Sylk, La Quinta – Mr. Sylk said he wished to direct the Council’s attention to the concern about a possible cancer cluster at the La Quinta Middle School. He requested that the City encourage the school board to hire independent investigators to thoroughly examine the matter.

PUBLIC SPEAKER: Ellen Marks, Indian Wells – Ms. Marks, Director of the California Brain Tumor Association, said that “dirty electricity” was the suspected cause of the possible cancer cluster at the La Quinta Middle School. She said that 45 to 50 students and teachers are known to be affected. She asked the Council to work with her Association to get this resolved.

PUBLIC SPEAKER: Guadalupe Arvedondo, La Quinta – Ms. Arvedondo said her daughter has had medical problems affecting her adrenal glands, ovaries, and pancreas, which started soon after graduating. She asked the Council to support the individuals trying to get answers out of the La Quinta Middle School authorities.

PUBLIC SPEAKER – Marlene Ortiz, La Quinta – Ms. Ortiz said she attended La Quinta Middle School from 2001 to 2003. Three of her friends became sick and two have since died of aggressive cancers. She stated that she also knows of two teachers who have gotten sick, one of which has died, and asked the Council to assist in finding answers.

PUBLIC SPEAKER: David Senescu, Indio – Mr. Senescu said his wife was diagnosed with stage three breast cancer at an early age and asked the Council for their support and assistance in getting the problem investigated, diagnosed and treated. He asked that elected officials represent residents on this matter.

PUBLIC SPEAKER: Rachel Roisum, La Quinta – Ms. Roisum, who attended La Quinta Middle School, said she was diagnosed with thyroid cancer at age 22, yet had no family history of cancer or thyroid issues. She said she hopes the Council will look into this, find out what is going on, and push for an independent investigation.

PUBLIC SPEAKER: Roger Le Croix, La Quinta – Mr. Le Croix’s son attended La Quinta Middle School and played on the sports fields for an additional two years before that. After five years on those fields, he was diagnosed with synovial sarcoma in his leg resulting in amputation at age 13. Although Mr. Le Croix said he does not know what caused his son’s sarcoma, he believes that if there is even the slightest chance of preventing illness and amputation, he suggests that the Council does anything they can.

Mayor Evans suggested that parents express their concern to the school board which meets the first and third Tuesday of each month. She said she has no problem reaching out to the school board to question the process or encourage further review, but wanted residents to know that the Council has no jurisdiction over school board matters.

Councilmembers Franklin, Osborne, Peña and Radi thanked residents for bringing the issue to the Council's attention and encouraged parents to bring the matter before the school board at their next meeting.

CONFIRMATION OF AGENDA - Confirmed

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS

1. COUNTY SUPERVISOR BENOIT PROVIDED AN UPDATE ON THE COUNTY OF RIVERSIDE'S OPERATIONS.

Supervisor Benoit provided an update on County operations and finances, after which Councilmembers and Supervisor Benoit discussed the cities that would be included in the proposed east Valley economic development effort; staffing and office space for an east Valley economic development organization; Coachella Valley Economic Partnership's involvement; and plans for the new County jail.

2. DAVID ARCHER, PRESIDENT OF THE LA QUINTA CHAMBER OF COMMERCE, PRESENTED THE CHAMBER'S ANNUAL REPORT.

Mr. Archer presented a summary of the annual reports, after which Councilmembers and Mr. Archer discussed business signage; cost and sponsorship of the proposed Chamber information kiosk; plan for promoting the visitor center in City Hall; use of City Hall on weekends; updating the Chamber's website; cross-marketing with various city events; and adding the new visitor center location to the Greater Palm Springs Convention and Visitors' Bureau's map.

CONSENT CALENDAR

- 1. APPROVE MINUTES OF FEBRUARY 3, 2015**
- 2. APPROVE DEMAND REGISTERS DATED JANUARY 30 AND FEBRUARY 6, 2015**
- 3. RECEIVE AND FILE REVENUE AND EXPENDITURE REPORTS FOR THE MONTH OF JANUARY 2015**
- 4. APPROVE FISCAL YEAR 2014/2015 MID-YEAR BUDGET ADJUSTMENTS**
- 5. DENIAL OF CLAIM FOR DAMAGES FILED BY RICHARD AND KRISTEN SIMONS; DATE OF LOSS – SEPTEMBER 8, 2014**
- 6. DENIAL OF CLAIM FOR DAMAGES FILED BY RICARDO VEGA; DATE OF LOSS – SEPTEMBER 8, 2014**

7. DENIAL OF CLAIM FOR DAMAGES FILED BY GUADALUPE ALVERIZ; DATE OF LOSS – SEPTEMBER 8, 2014
8. DENIAL OF CLAIM FOR DAMAGES FILED BY DALE WISSMAN; DATE OF LOSS – SEPTEMBER 8, 2014
9. APPROVE OVERNIGHT TRAVEL FOR PUBLIC WORKS DIRECTOR/CITY ENGINEER TO ATTEND LEAGUE OF CALIFORNIA CITIES PUBLIC WORKS OFFICERS INSTITUTE ON MARCH 25-27, 2015
10. APPROVE CONTRACT CHANGE ORDERS AND SETTLEMENT AGREEMENT WITH ARCH INSURANCE COMPANY, ACCEPT THE ADAMS STREET BRIDGE PROJECT, AND APPROPRIATE FUNDS FROM TRANSPORTATION DEVELOPMENT IMPACT FEES

Mayor Evans corrected a date on the minutes of February 3, 2015.

MOTION – A motion was made and seconded by Councilmembers Franklin/Radi to approve the Consent Calendar as amended. Motion passed unanimously.

BUSINESS SESSION

1. APPROVE MEMORANDUM OF UNDERSTANDING AMONG KOHL'S DEPARTMENT STORE, INC., ONE ELEVEN LA QUINTA, LLC, AND THE CITY OF LA QUINTA FOR ADAMS STREET SIGNAL AND STREET IMPROVEMENT PROJECT

Public Works Director Jonasson presented the staff report, which is on file in the City Clerk's Office.

COUNCILMEMBER OSBORNE RECUSED HIMSELF AND LEFT THE DAIS DURING DISCUSSION AND VOTE ON THIS MATTER DUE TO A BUSINESS RELATIONSHIP WITH THE ENGINEERING FIRM NAI, WORKING ON THE PROJECT.

MOTION – A motion was made and seconded by Councilmembers Peña/Radi to approve a memorandum of understanding among Kohl's Department Store, Inc., One Eleven La Quinta, LLC, and the City of La Quinta for the Adams Street Signal and Street Improvement Project. Motion passed 4-0-1 (Osborne absent).

COUNCILMEMBER OSBORNE RETURNED TO THE DAIS.

STUDY SESSION

1. CONTINUED DISCUSSION OF CITY RESERVES POLICY

Council waived presentation of the staff report.

Councilmember Osborne stated that the definition of “emergency” should be broadened to include not just natural disasters, but other types of emergencies such as widespread economic downturns. Since the emergency reserve fund has never been used, it’s time to redefine and reallocate. Mr. Osborne would like Council to consider reserve funds for capital improvements and for economic development. He said the percentage amounts of 10 percent for cash flow reserve and 40 percent for emergency (broadly defined) reserve seemed reasonable. The economic stabilization reserve of 9 percent should be relabeled economic development reserve to be used for such things as purchasing real estate to further Village development and the 9 percent currently allocated should be re-examined during Council’s in-depth economic development discussion. Mr. Osborne said that reserve funds for infrastructure, both replacement and maintenance, is a good idea as well as one for retirement fund payments. He suggested that a portion of the \$10 million unappropriated funds be moved into an infrastructure reserve fund.

Councilmember Radi said his preference is to have fewer reserve fund categories so that there is sufficient mobility for Council to easily reallocate funds. He suggested that one reserve fund could be dedicated to economic development, capital improvements, and infrastructure, and eliminate the “take-aways” reserve, moving that one percent elsewhere. He agrees that the definition of “emergency” should be broadened. Mr. Radi thanked the Investment Advisory Board for their report and accepts their recommendation of 60 percent in total reserves. He said the allocation of that 60 percent must be flexible.

City Manager Spevacek said that historically, the City allocated money to reserve funds to cover expenses when things went bad or to get through cash flow needs. He explained that given growing costs as projected over future years, there will be limited opportunities to replenish reserve funds in the future, so once the existing reserves are spent, there will be limited opportunity to replenish the reserves. Mr. Spevacek asked for clarification from the Council regarding their intention to use a portion of the 60 percent set aside for reserves for an economic development and infrastructure fund or to allocate some portion of undesignated funds.

Councilmember Radi agreed that the City will have limited ability to replenish reserves in the future and noted that because of this, he felt it was important to earmark funds for specific uses rather than hold “undesignated” funds. He said that funds designated for specific purposes will be easier to explain and be understood by residents.

Councilmember Franklin said that she supports expanding the definition of reserve categories so the criteria for use are not so rigid. Ms. Franklin would like the “economic stabilization” reserve fund changed to an economic development reserve fund, and should funds be needed for economic stabilization, they could be drawn from the broadly defined “emergency” reserve fund. Regarding the cash reserves, estimated to be \$11.6 million, Ms. Franklin said her priorities are (1) setting aside funds for a future

parking structure to serve the Village, and (2) an ongoing, automatic capital improvements fund or reserve.

Mayor Evans said that lowering the cash reserves by transferring more funds into designated reserve funds was interesting. She noted that the consensus of Council was to eliminate the “take aways” reserve fund. The “economic stabilization” reserve could be broadened to “economic development stabilization” or unappropriated funds could be used to start up an “economic development” reserve. Regarding setting up one reserve fund for economic development and infrastructure, Mayor Evans said she views them as very different, but both very important.

Councilmember Radi said that there should be mobility in reserve fund categories so as not to tie the hands of this Council or future Councils. He clarified that this does not mean that Councils should consider reserve funds spendable on anything but the emergencies for which they were intended.

Councilmember Osborne offered a reminder that if Council is to recommend a sales tax increase, they must be clear on the purpose of reserves. Mr. Osborne said that if the City does not move forward with a sales tax increase, some agency, such as the State, a transportation agency, or the Salton Sea Authority, will do so leaving out the City of La Quinta. He said he would prefer for the City to receive the funds from a sales tax increase rather than Sacramento or Riverside so that the City can control its use. He noted that before asking the community for the increase, it must be clear how reserves are to be used, the amount, and how the increased sales tax funds would fit in.

Regarding education on the need for a sales tax increase, Councilmember Franklin said that it will be important to provide the public with a list of events that have popped up that resulted in unexpected expenditures. She said that a sales tax increase was a hard sell when it’s believed everything is humming along smoothly. Ms. Franklin noted that they would have to get beyond that superficial belief, especially given the large reserve amounts, and explain the need. The list of unexpected expenses would help in this education process.

Councilmember Peña said he agrees with suggestions made and added that a reserve to cover public safety contract increases that Council knows are coming must be considered. Mr. Peña explained his belief that the Reserve Policy should be re-examined each year and adjusted as necessary. He said that he is confident that adjustments and allocation made now will be revisited and refined each year as needed. Mr. Peña ended by saying he is comfortable with the suggestions and direction discussed by the Council.

Mayor Evans summarized the consensus of Council by stating that there seemed to be agreement to reduce the total cash reserves from 54.25 to 50 percent of annual operating budget expenditures, with 40 percent allocated to a broadened definition of “emergency” and 10 percent allocated to “cash flow.” The remaining funds will be added to the \$10.2 million unallocated funds and staff will provide recommendations as

to how those funds should be allocated among economic development, infrastructure, etc.

City Manager Spevacek noted that if there is not significant growth in City revenue, based on public safety costs, there may be limited funds to apply to other needs in the Fiscal Year 2015/16 budget.

In response to Councilmember Osborne, City Manager Spevacek explained that no funds have yet been budgeted for employee performance bonuses nor for any item that may be agreed upon as a result of contract negotiations.

Councilmember Franklin stated that when providing data to explain the need for a sales tax increase, it must be clear that it is not due to one single thing as there are multiple anticipated and unanticipated needs. She said it was important for Councilmembers to be relaying the same message and not get focused on only one item of need.

Finance Director Conrad stated that an annual contribution to each reserve fund the Council decides to establish should be included in operating costs each year. This is correct practice and will clearly show the use of funds and the need for additional revenues.

REPORTS AND INFORMATIONAL

La Quinta's representative for 2015, Mayor Evans, reported on her participation in the following organizations meeting:

- CVAG COACHELLA VALLEY CONSERVATION COMMISSION
- CVAG ENERGY & ENVIRONMENTAL RESOURCES COMMITTEE

La Quinta's representative for 2015, Councilmember Peña, reported on his participation in the following organizations meeting:

- ANIMAL CAMPUS COMMISSION
- CVAG PUBLIC SAFETY COMMITTEE

DEPARTMENT REPORTS

Department Reports were received and filed. Copies are available in the City Clerk's Office.

MAYOR'S AND COUNCIL MEMBER'S ITEMS

Councilmember Osborne requested a monthly department report on the status of the SilverRock project.

Councilmember Radi said the joint Board and Commission meeting was very useful and suggested that they occur more often than once a year.

Councilmember Franklin said that Council is missing opportunities by not engaging Board and Commissioners more because they are a great talent pool. She said that should the Council go forward with a revenue enhancement plan, they should be included as community ambassadors.

Mayor Evans announced that the next *Walk with the Mayor* and a few Councilmembers will be February 21 at the La Quinta Park at 8:00 a.m.

Mayor Evans said that Riverside County Fire Chief John Hawkins contacted her with a request from the Fire Department and Christopher Douglas' widow, Amy Douglas, to consider dedicating Fire State No. 32 in the Cove to firefighter Christopher Douglas who was killed in the line of duty on I-10. She added that Christopher Douglas started his firefighting career in La Quinta and always carried an attachment to the City. Mayor Evans noted that Chief Hawkins said the Fire Department would cover any costs associated with the dedication.

Mayor Evans explained that she was approached by GoldenVoice with an offer to expand the City's art in public places with a ten-year loan of a giant metal roadrunner piece for placement at the roundabout at Jefferson Street and Avenue 52. GoldenVoice offered to deliver the sculpture if the City would provide the necessary pedestal for mounting.

Councilmember Franklin suggested that if La Quinta was able to establish an art loan program similar to that in Palm Desert, she would like to see art placement in areas north of Highway 111.

PUBLIC HEARINGS – None

ADJOURNMENT

There being no further business, a motion was made and seconded by Councilmembers Radi/Peña to adjourn at 6:31 p.m. Motion passed unanimously.

Respectfully submitted,

SUSAN MAYSELS, City Clerk
City of La Quinta, California



**CITY COUNCIL
MINUTES
TUESDAY, MARCH 3, 2015**

A regular meeting of the La Quinta City Council was called to order at 4:00 p.m. by Mayor Evans.

PRESENT: Councilmembers Franklin, Osborne, Peña, Radi, Mayor Evans
ABSENT: None

CLOSED SESSION – None

Councilmember Franklin led the audience in the pledge of allegiance.

PUBLIC COMMENT ON MATTERS NOT ON AGENDA

PUBLIC SPEAKER: Stefani Kerr, La Quinta – Ms. Kerr said that a drug dealer along with his customers, are selling and using drugs in the La Quinta Park. Ms. Kerr provided a copy of her comments along with 13 photos for the record.

Dave Walton, La Quinta Assistant Police Chief, said the park was under surveillance by police but he could not comment on juveniles or compromise police plans to address the matter.

PUBLIC SPEAKER: Phillip Bettencourt, La Quinta – Mr. Bettencourt said Commissioners are grateful for the opportunity to attend the Planning Commissioners' Institute and arranged an inspiring tour of an old industrial village that has been developed as a live-work environment.

Mayor Evans explained that City Manager Spevacek was not in attendance because he is in Sacramento opposing the California Department of Finance's proposed legislation to change the rules regarding the repayment of the City General Fund loan to the former La Quinta Redevelopment Agency.

CONFIRMATION OF AGENDA – Confirmed

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS

Mayor Evans presented certificates to instructors and participants of the Teen Certified Emergency Response Team program. The certificates were accepted by instructors Eric Caden and Jerry Hagen of the Riverside County Office of Emergency Services and by Principal Rebecca Cook on behalf of the 68 La Quinta High School students who completed the course.

CONSENT CALENDAR

1. **APPROVE MINUTES OF FEBRUARY 11 AND FEBRUARY 21, 2015**
2. **DENIAL OF CLAIM FOR DAMAGES FILED BY GABRIELLA MONPLAISIR; DATE OF LOSS – SEPTEMBER 8, 2014**
3. **DENIAL OF CLAIM FOR DAMAGES FILED BY MARIA BARBA; DATE OF LOSS – SEPTEMBER 8, 2014**
4. **AUTHORIZE OVERNIGHT TRAVEL FOR DEPUTY CITY MANAGER AND HUMAN RESOURCES MANAGER TO ATTEND CALIFORNIA JOINT POWERS AUTHORITY LEAD2015 EVENT ON MARCH 31, 2015 IN LA PALMA, CALIFORNIA**
5. **AUTHORIZE CITY MANAGER TO EXECUTE AN AMENDMENT TO A PURCHASE AND SALE AGREEMENT AND MEMORANDUM OF UNDERSTANDING WITH MARVIN INVESTMENTS, INC. FOR SALE AND FUTURE DEVELOPMENT OF CERTAIN PROPERTIES LOCATED IN THE LA QUINTA VILLAGE**
6. **APPROVE DEMAND REGISTERS DATED FEBRUARY 13 AND FEBRUARY 20, 2015**

MOTION – A motion was made and seconded by Councilmembers Radi/Franklin to approve the Consent Calendar as recommended. Motion passed unanimously.

BUSINESS SESSION

1. **APPROVE PROFESSIONAL SERVICES AGREEMENT WITH SIGMANET, INC. FOR INFORMATION TECHNOLOGY SERVICES**

Assistant to City Manager Escobedo presented the staff report, which is on file in the City Clerk's Office, along with Paul Edge, Vice President of Services and Zeina Ammar, Public Sector Account Manager for SigmaNet.

Councilmembers discussed the analysis of existing hardware by SigmaNet; retention of software ownership; the Apple technician on SigmaNet's staff; Wi-Fi at City facilities; system security; provision of separate storage for each of SigmaNet's clients; method for determining client satisfaction level; and use of service tickets for efficiency and tracking.

MOTION – A motion was made and seconded by Councilmembers Franklin/Radi to approve the Professional Services Agreement with SigmaNet, Inc., for information technology services. Motion passed unanimously.

STUDY SESSION

1. UPDATE ON CRIME TREND AND POLICE SERVICE STUDY RELATING TO COMMUNITY INPUT

Assistant to City Manager Escobedo presented the staff report, which is on file in the City Clerk's Office.

Councilmembers discussed putting a link to the survey on the Sheriff's website, the positive feedback received so far, and an appeal for residents to spread the word to family or friends to complete the online survey.

REPORTS AND INFORMATIONAL ITEMS

La Quinta's representative for 2015, Mayor Evans, reported on her participation in the following organizations' meetings:

- CVAG EXECUTIVE COMMITTEE
- GREATER PALM SPRINGS CONVENTION & VISITORS BUREAU

La Quinta's representative for 2015, Councilmember Peña, reported on his participation in the following organization's meeting:

- EAST VALLEY ECONOMIC DEVELOPMENT COALITION

La Quinta's representative for 2015, Councilmember Radi, reported on his participation in the following organizations' meetings:

- CHAMBER OF COMMERCE INFO EXCHANGE COMMITTEE
- COACHELLA VALLEY ECONOMIC PARTNERSHIP

DEPARTMENT REPORTS

1C. CITY COUNCIL iPADS

The Council concurred that staff was to move forward to provide Council with Wi-Fi and cell-capable iPads by scheduling the purchase and Municipal Code amendment for a future action item.

MAYOR'S AND COUNCIL MEMBER'S ITEMS

Mayor Evans announced that La Quinta will be hosting the Coachella Valley Economic Partnership meeting on March 18 in the courtyard at City Hall.

Mayor Evans explained the Leadership Investment & Knowledge Sharing (LInKS) program started for City employees.

The Council concurred that a study session should be scheduled to discuss the steps and timeline for a possible 2016 sales tax revenue enhancement measure.

Mayor Evans announced the next *Walk with the Mayor* will be held on March 14 at 7:00 a.m. at the Colonel Mitchell Paige Middle School, and will be followed by the La Quinta Police Safety Fair.

Councilmember Peña asked the Council to consider limiting attendance at the Mayor's Walks to one Councilmember via a rotation, so the Walks did not have to be noticed as a meeting with those Councilmembers not on the Walk being listed as absent from a meeting.

Councilmember Radi reported on the Black History Month and congratulated the presenter, Eddie Gilreath and his wife. He said he was impressed with the ribbon cutting and quality of the design of the Palms residential facility. Mr. Radi said he enjoyed the *Reading Across America* event earlier at the library, where he read to children ages one to four.

Councilmember Osborne explained a problem he sees reoccurring with drivers running red lights and stop signs and asked Assistant Police Chief Walton to research Council's ability to have input into the amount of the fine imposed by the court for these violations and to take any other actions designed to discourage the practice.

Mayor Evans announced the dates, times and location of the number one arts festival in the nation, the La Quinta Arts Festival, organized by the La Quinta Arts Foundation.

PUBLIC HEARINGS

1. REQUEST TO TABLE CONTINUED PUBLIC HEARING FOR AN ENVIRONMENTAL ASSESSMENT, A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, 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

Community Development Director Johnson presented the staff report, which is on file in the City Clerk's Office.

Mayor Evans declared the PUBLIC HEARING OPEN at 5:39 p.m.

PUBLIC SPEAKER: Monica Ultreras of Beazer Homes – Ms. Ultreras described the changes her company has made to the plans in response to the Council's negative comments at a previous meeting.

PUBLIC SPEAKER: Lorry Lynn, of Market Strategy Advisors, on behalf of Beazer Homes – Ms. Lynn explained all the considerations taken into account when designing this. She said they found that not all buyers want a large lot, a large home, or golf or even a pool.

Mayor Evans declared the PUBLIC HEARING CLOSED at 5:54 p.m.

Councilmembers discussed the design changes; the improved flow throughout the development; the addition of the 18-inch eaves in the final design; side and front yard setbacks in other communities; reorientation of back yards to face the Citrus development; need to include the buyer matrix and comparisons when Beazer Homes returns to Council with the final plans; desirability of the lower building profile behind the perimeter walls; characteristics of the targeted buyer; and a general consensus of the Council that Beazer Homes was on the right track in responding to Council concerns.

MOTION: A motion was made and seconded by Councilmembers Peña/Radi to table the continued public hearing for an environmental assessment, a general plan amendment, change of zone, 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. Motion passed unanimously.

ADJOURNMENT

There being no further business, a motion was made and seconded by Councilmembers Franklin/Peña to adjourn 6:01 p.m. Motion passed unanimously.

Respectfully submitted,

SUSAN MAYSELS, City Clerk
City of La Quinta, California

