



**PLANNING COMMISSION
MINUTES
TUESDAY, JANUARY 13, 2015**

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:03 p.m. by Chairperson Wright.

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

ABSENT: Vice Chair Wilkinson

STAFF PRESENT: Community Development Director Les Johnson, Principal Engineer Bryan McKinney, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Commissioner Blum 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 Blum/Fitzpatrick to approve the Planning Commission Minutes of December 9, 2014, as submitted. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

PUBLIC HEARINGS

1. Site Development Permit 2013-928 and Tentative Tract Map 36524 submitted by Coral Option I, LLC. for the consideration of architectural and landscaping plans for 48 new clustered single-family homes on 15.8 acres within Andalusia. Project: The Village at Andalusia at Coral Mountain. CEQA: previously analyzed under Environmental Assessment 2003-483; no further analysis is required. Location: southeast corner of Marbella Court and Andalusia, within the existing

Andalusia at Coral Mountain located at the southwest corner of Madison Street and Avenue 58.

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 7:20 p.m.

Public Speaker: Mr. Nolan Sparks, Construction Manager with T.D. Desert Development, L.P., Palm Desert, CA – introduced himself, gave a brief presentation of the project and answered the Commission’s questions with regards to rear property walls, pedestrian access to the Clubhouse, and estimated sales price of the homes.

Public Speaker: Mr. Phil Pekarek, Project Architect and President with Pekarek-Crandell, Inc., San Juan Capistrano, CA – introduced himself and answered the Commission’s questions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 7:30 p.m.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2015-001 recommending to the City Council approval of Site Development Permit 2013-928 for The Village at Andalusia, as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Bettencourt to adopt Resolution 2015-002 recommending to the City Council approval of Tentative Tract Map 36524, as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

2. Site Development Permit 2014-941 submitted by T.D. Desert Development LP for the consideration of architectural and landscaping plans for a 6,853 square-foot new spa facility within the Clubhouse complex at Andalusia. Project: Spa Building at Andalusia at Coral Mountain. CEQA: previously analyzed under Environmental Assessment 2003-483; no further analysis is required. Location: Marbella Court within the existing Andalusia at Coral Mountain located at the southeast corner of Madison Street and Avenue 58.

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 7:37 p.m.

Public Speaker: Mr. Nolan Sparks, Construction Manager with T.D. Desert Development, L.P., Palm Desert, CA – introduced himself and gave a brief presentation of the project.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 7:40 p.m.

Motion – A motion was made and seconded by Commissioners Blum/Fitzpatrick to adopt Resolution 2015-003 approving Site Development Permit 2014-941 for the Andalusia Spa Building project as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

3. Site Development Permit 2014-1004 and Minor Adjustment 2014-0002 submitted by Peter J. Pitassi for the consideration of architectural and landscaping plans for the construction of 24 single-family homes on approximately 7.76 acre tract. Project: Estates at Coral Mountain. CEQA: previously analyzed under Environmental Assessment 2004-504; no further analysis is required. Location: northwest corner of Avenue 60 and Madison Street.

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 7:50 p.m.

Public Speaker: Mr. Peter J. Pitassi, AIA, LEED AP with Diversified Pacific, Rancho Cucamonga, CA – introduced himself, gave a detailed presentation of the project, and answered the Commission’s questions with regards to the additional landscaping requested by the Architectural and Landscaping Review Board at the knuckles and at the bulb of the cul-de-sac. He noted that due to access conflicts staff’s recommendation was to omit the additional landscaping recommended at the knuckles.

Public Speaker: Mr. Chris Texter, Project Architect and Principal with KTG Y Group, Inc., Irvine, CA – introduced himself and answered the Commission’s questions with regards to the roof lines, the architectural design and the image corridor height restrictions.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:00 p.m.

Commissioner Fitzpatrick stated that she would like to have the recommended pedestrian scale lighting by the Architectural and Landscaping Review Board along Madison Street on the multi-purpose trail omitted. Staff said the lighting was not part of approval presented to the Commission. Staff would ensure it was omitted when reviewing the Final Landscaping Plans application for the project.

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Bettencourt to adopt Resolution 2015-004 approving Site Development Permit 2014-1004 and Minor Adjustment 2014-0002 for the Estates at Coral Mountain project as submitted with staff’s recommendations. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meeting of December 16, 2014, and January 6, 2015.
2. Commissioner Bettencourt is scheduled to attend the January 20, 2015, City Council meeting.

DIRECTOR’S ITEMS

1. Electronic distribution of the Planning Commission packet.
2. Planning Commissioners Academy – March 4-6, 2015, at the Fairmont Newport Beach Hotel.
3. A Joint Meeting between the Planning Commission and the Architectural and Landscaping Review Board has been tentatively scheduled for February 24, 2015, at 6:00 p.m.
4. A Joint meeting between the City Council and the City’s Boards and Commissions has been scheduled for Wednesday, February 11, 2015, from 5:00 p.m. to 7:00 p.m. at the La Quinta Library.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Blum to adjourn this meeting at 9:14 p.m. AYES: Commissioners Bettencourt, Blum, Fitzpatrick, and Chairperson Wright. NOES: None. ABSENT: Vice Chair Wilkinson. ABSTAIN: None.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Monika Radeva', written in a cursive style.

MONIKA RADEVA, Executive Assistant
City of La Quinta, California

