



City of La Quinta

CITY / SA / HA / FA MEETING DATE: June 16, 2015

ITEM TITLE: ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE OFF-SITE AND ON-SITE IMPROVEMENTS FOR PALIZADA (AMENDED TRACT MAP NOS. 31732 AND 31733)

AGENDA CATEGORY:

BUSINESS SESSION:

CONSENT CALENDAR: 13

STUDY SESSION:

PUBLIC HEARING:

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 Amended Tract Map Nos. 31732 and 31733, Palizada, to June 16, 2016.

EXECUTIVE SUMMARY:

- The Palizada developer, KB Home Coastal, Inc., has requested City Council approval of time extensions of the Subdivision Improvement Agreements to October 2018 for completion the off-site and on-site improvements to allow more time to market this project.
- No development has occurred beyond rough grading of the site and, to date, there have been no public requests for completion of off-site and on-site improvements.
- Whereas more than a one-year extension without extenuating circumstances is atypical, staff recommends the extension be approved to June 16, 2016.

FISCAL IMPACT:

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

BACKGROUND/ANALYSIS:

On June 5, 2007, City Council approved Amended Tract Map Nos. 31732 and 31733 for the Palizada development, located south of Avenue 60 and east of Monroe Street (Attachment 1). No development has occurred beyond rough grading of the site. In a

letter dated May 14, 2015 (Attachment 2), the developer requested a three-year time extension to allow more time to look for ways to bring this project to market. Staff has not received public requests regarding completion of these off-site and on-site improvements, and therefore recommends approval of the extension to the Subdivision Improvement Agreements for this project to June 16, 2016 for completion of the off-site and on-site improvements.

ALTERNATIVES:

Council may opt to grant a time extension for two years to June 16, 2017; however, as developers are not typically granted more than a one-year extension without extenuating circumstances, this alternative is not recommended. Please note that the municipal code allows a maximum of two years for time extensions on Subdivision Improvement Agreements.

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 KB Home Coastal, Inc.

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING EXTENSIONS OF TIME TO JUNE 16, 2016 FOR THE COMPLETION OF THE OFF-SITE AND ON-SITE IMPROVEMENTS AS SPECIFIED IN THE SUBDIVISION IMPROVEMENT AGREEMENTS FOR AMENDED TRACT MAP NOS. 31732 AND 31733, PALIZADA

WHEREAS, the City Council approved the Amended Subdivision Improvement Agreements (SIA) for Amended Tract Map Nos. 31732 and 31733, Palizada, on June 5, 2007; 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 off-site and on-site improvements by February 4, 2015 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 June 16, 2016.

SECTION 2. The time extensions for completing the off-site and on-site improvements shall expire when City offices close for regular business on June 16, 2016 if the installation of the off-site and on-site 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 16th day of June 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

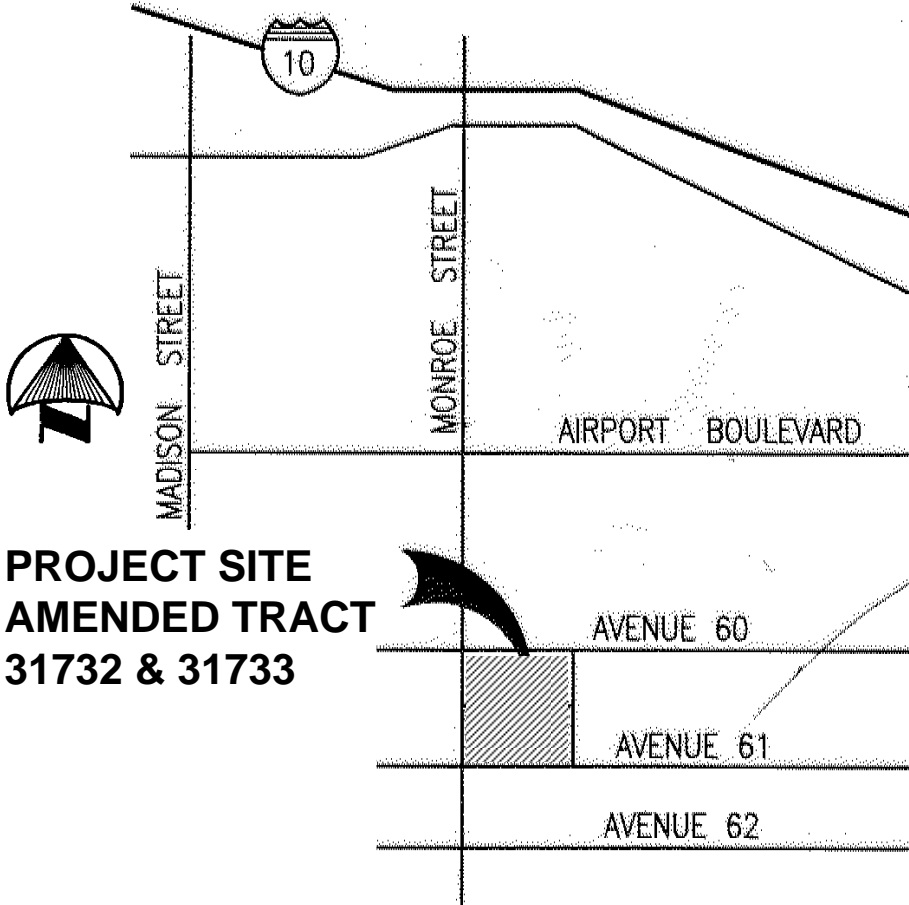
SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

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

AMENDED TM 31732 & 31733 PALIZADA



**PROJECT SITE
AMENDED TRACT
31732 & 31733**

VICINITY MAP

NOT TO SCALE



May 14th, 2015

City of La Quinta
Public Works Dept.
78-495 Calle Tampico
La Quinta, CA 92253

Attn: Timothy R. Jonassen, P.E., Public Works Director/City Engineer

RE: Amended Tract 31732 & 31733, Palizada Project at Ave. 60 & Monroe

Mr. Jonassen,

As a result of shifting market conditions, KB Home Coastal, Inc. continues to look for ways to bring the Palizada Project to market and as such respectfully requests that the Subdivision Improvement Agreements for the Amended Tracts 31732 and 31733 be extended for an additional three years until October, 2018.

If you have any questions or concerns please call me direct at 951-691-5239.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Scott Hansen', followed by a long horizontal line extending to the right.

Scott Hansen
Director, Land and Planning
KB Home Coastal, Inc.

