



**PLANNING COMMISSION
MINUTES
TUESDAY, MAY 12, 2015**

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, Principal Engineer Bryan McKinney, Associate Planner Wally Nesbit, and Executive Assistant Monika Radeva

Commissioner Bettencourt 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/Bettencourt to approve the Planning Commission Minutes of April 14, 2015, as submitted. Motion passed unanimously.

PUBLIC HEARINGS – None

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meetings of April 21 and May 5, 2015.
2. Commissioner Fitzpatrick is scheduled to attend the May 19, 2015, City Council meeting.

DIRECTOR'S ITEMS

1. La Quinta Village Discussion

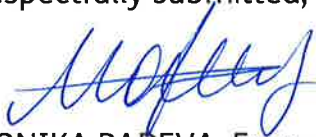
Discussion followed with regards to commercial and residential land uses in the Village, development standards, parking, pedestrian and traffic calming improvements, etc.

Staff noted that there were two Community Outreach Workshops scheduled on Thursday, May 21, 2015, at 4:30 p.m. and 6:00 p.m. at the La Quinta Museum, geared towards engaging the community for feedback about the current perception and future interest in the Village. Staff encouraged the Commission to assist staff in facilitating the events.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Blum to adjourn this meeting at 8:40 p.m. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Monika Radeva', is written over the typed name.

MONIKA RADEVA, Executive Assistant
City of La Quinta, California



**PLANNING COMMISSION
MINUTES
TUESDAY, JUNE 9, 2015**

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, Principal Engineer Bryan McKinney, Consultant Principal Planner Nicole Criste, and Executive Assistant Monika Radeva

Commissioner Wilkinson 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/Bettencourt to approve the Planning Commission Minutes of May 12, 2015, as submitted. Motion passed unanimously.

PUBLIC HEARINGS

1. Site Development Permit 2014-1007 and Minor Adjustment 2015-0003 submitted by Peter J. Pitassi proposing the development of 57 single-family homes on 20.18 acres. Project: The Estate Collection at Coral Mountain. CEQA: previously analyzed under Environmental Assessment 2005-541; no further review is required. Location: southwest corner of Avenue 60 and Madison Street.

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 7:12 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, said there were no objections to the proposed Conditions of Approval, and answered the Commission’s questions with regards to the use of synthetic versus natural turf for the common area, the phasing of the project, the use of domestic water for the existing lake, architectural design, elevations, and fire access requirements.

The Commission expressed concerns with regards to the use of an excessive amount of turf for the dog park and the use of potable water for the existing lake merely for aesthetics and the likelihood of it meeting the water district’s requirements in the current state of drought. The applicant asked the Commission for an opportunity to work with the water district and staff to reduce the amount of the proposed turf and to explore the possibility of draining the existing lake and landscaping the area.

Discussion followed regarding the already approved 24 lot community as part of The Estates at Coral Mountain development located across the street on the north side of Avenue 60.

The Commission asked if the CC&Rs would impose any restrictions to prevent the construction of new pools within this development, and to comply with the water district’s water use reduction regulations for rear and front yard landscaping. The applicant replied that front yard landscaping would be installed and each homeowner would be subject to the new water use regulations; however, there was no intention to prohibit future homeowners from the ability to construct a pool through the master homeowners association.

The Commission inquired if the water district currently had any mandates prohibiting the construction of new pools. Staff replied there were none at this time.

Discussion followed regarding the potential street and landscaping improvements that would be required at the time of build-out and in the future along Madison Street.

Chairperson Wright declared the PUBLIC HEARING CLOSED at 8:15 p.m.

Commission discussion followed expressing a concern to move for approval of any project that contained a merely aesthetic potable water feature and decorative use of turf in the common areas.

Motion – A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2015-006 approving Site Development Permit 2014-1007 and Minor Adjustment 2015-0003 as submitted with staff’s recommendations and the addition of the following two Conditions of Approval:

Site Development Permit 2014-1007 – Exhibit A

20. *The Final Landscape Plan shall be amended as follows:*

- A. *Turf in the central common area (Lot I) and the mailbox area shall be eliminated and replaced with drought tolerant landscaping.*
 - B. *The water feature in Lot G shall be eliminated (unless converted to a non-potable water source).*
 - C. *The plant palette shall be revised to include more drought-tolerant, desert plants, and shall not include California Pepper.*
40. *Prior to the issuance of building permits for lots 6, 7, 8, 9, 10, 11, 12, 13, 14 or 15, a notification, in a form acceptable to the City Attorney, shall be attached to each legal lot, notifying initial and future buyers of the height and extent of the berm along Madison Street and the future location of Madison Street adjacent to their property. The notification shall include a provision that every buyer be required to acknowledge receipt of the notification by their signature through escrow.*

Motion passed unanimously.

BUSINESS SESSION – None

CORRESPONDENCE AND WRITTEN MATERIAL – None

COMMISSIONER ITEMS

1. Report on City Council meetings of May 19 and June 2, 2015.
2. Commissioner Bettencourt is scheduled to attend the June 16, 2015, City Council meeting.
3. The Commission complimented staff on the efforts put towards the Community Outreach Workshops held on May 21, 2015 for the La Quinta Village.

DIRECTOR'S ITEMS

1. Community Director Johnson said Mr. Gabriel Perez has been appointed as Planning Manager and he would be starting with the City on June 15, 2015.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Fitzpatrick to adjourn this meeting at 8:45 p.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California