

City of La Quinta

CITY COUNCIL MEETING: August 4, 2015

STAFF REPORT

AGENDA TITLE: INTRODUCE ORDINANCE AMENDING SECTION 9.150.060 OF THE LA QUINTA MUNICIPAL CODE (SPACES REQUIRED BY USE) TO ALLOW FOR A REDUCED NUMBER OF REQUIRED PARKING SPACES FOR PROPERTIES WITHIN THE VILLAGE COMMERCIAL ZONING DISTRICT, AND CONFIRM A DETERMINATION OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061 (B)(3) REVIEW OF EXEMPTIONS – GENERAL RULE

RECOMMENDATION

- Confirm a determination of exemption pursuant to the California Environmental Quality Act Section 15061 (B)(3) Review of Exemptions – General Rule
- Move to take up Ordinance No. ___ by title and number only and waive further reading.
- Move to introduce at first reading Ordinance No. ___, adopting Zoning Ordinance Amendment 2015-0001.

EXECUTIVE SUMMARY

- Multiple parties have expressed interest in La Quinta Village development (Attachment 1).
- To facilitate this demand, the City Council directed staff to establish interim-parking standards while staff develops new parking standards.
- The Planning Commission recommends adopting this amendment.

FISCAL IMPACT

None; however, reductions in parking standards could stimulate sales tax from new businesses and expansion of existing businesses. A reduction in in-lieu parking revenue is also likely.

BACKGROUND/ANALYSIS

At the June 2, 2015 City Council meeting, staff proposed the following interim parking options for the Village:

- 50 percent reduction in required off-street parking for all new development and expansion of existing businesses.
- No additional parking required for change of use.

- Interim period to exist until June 30, 2016, with option of extending interim period for up to one additional year.

Exhibit A of the proposed City Council Ordinance identifies the proposed changes to the Municipal Code.

This amendment will provide relief from current off-street parking requirements. As a result, there is potential for additional parking demand being placed upon existing on-street parking, the City parking lot at Avenida Bermudas and Avenida Montezuma, as well as existing private parking lots. However, existing on-street parking and the City parking lot are not fully utilized, with the exception of special events and peak periods in season.

Providing relief during the identified interim period is expected to stimulate new development as well as the expansion of existing businesses, the extent of which is unknown. The impact to existing public parking opportunities in the Village is dependent upon how much development activity results during the interim period.

During the interim period, staff will comprehensively address new parking standards for the Village, as well as update existing alternatives such as the parking fee in-lieu program, consideration of alternative methods and parking reductions specific to the Village. This comprehensive review process will include engagement with the Planning Commission and City Council.

PLANNING COMMISSION RECOMMENDATION

At their July 14, 2015 meeting, the La Quinta Planning Commission reviewed the proposal and unanimously recommend that the City Council adopt the zoning ordinance amendment (Attachment 2).

The Commission primarily discussed the potential short and long-term impacts of the interim ordinance, and received both written and oral testimony supporting the ordinance. The Commission recommended approval with the following considerations:

- The interim period to last one year from the adoption of the ordinance. The Planning Commission staff report stated a sunset date of June 30, 2016 for the interim parking standards.
- Staff to provide Commission and Council with quarterly updates on any development activity during the interim period.

AGENCY & PUBLIC REVIEW

Public Notice:

Comments were not requested from any public agencies or other City Departments, given the limited scope of the amendment.

This project was advertised in *The Desert Sun* newspaper on July 24, 2015. To date, no comments have been received. Any written comments received subsequent to this report will be provided at the City Council hearing.

ENVIRONMENTAL REVIEW

The Community Development Department has determined that the proposed zone text amendment is exempt from environmental review under CEQA, pursuant to Section 15061(b)(3), Review for Exemptions – General Rule, in that it can be seen with certainty that there is no possibility for this action to have a significant effect on the environment, and individual development plans will be reviewed under CEQA as they are proposed.

ALTERNATIVES

Council may direct staff to make additional/different amendments to the code.

Report prepared by: Jay Wu, AICP, Associate Planner

Report approved by: Les Johnson, Community Development Director

- Attachment:
1. Village Boundary Map
 2. Minutes of July 14, 2015 Planning Commission meeting

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 2015-0001, AMENDING SECTION 9.150.060 (SPACES REQUIRED BY USE) TO ALLOW FOR A REDUCED NUMBER OF REQUIRED PARKING SPACES FOR PROPERTIES WITHIN THE VILLAGE COMMERCIAL ZONING DISTRICT

**CASE NUMBER:
ZONING ORDINANCE AMENDMENT 2015-0001**

APPLICANT: CITY OF LA QUINTA

WHEREAS, the City Council of the City of La Quinta, California did, on the 4th day of August 2015, hold a duly noticed public hearing for review of a City-initiated request of a Zoning Ordinance Amendment to modify Title 9 (Zoning) of the La Quinta Municipal Code; and

WHEREAS, the Planning Commission of the City of La Quinta, California, did on the 23rd day of June 2015, which was continued to the 14th day of July 2015, hold a duly noticed Public Hearing for review of a Zoning Ordinance Amendment to amend Chapter 9.150.060 of the La Quinta Municipal Code, as identified by Title of this Resolution; and

WHEREAS, subsequent to said Public Hearing, the Planning Commission of the City of La Quinta did adopt Planning Commission Resolution 2015-007 to recommend to the City Council adoption of said Zone Ordinance Amendment; and,

WHEREAS, the Community Development Department published a public hearing notice for this request in *The Desert Sun* newspaper on July 24, 2015, as prescribed by the Municipal Code; and,

WHEREAS, the proposed amendments are intended to serve as an interim allowance, expiring September 4, 2016, as prescribed in Section 4 below. During this interim period, the Community Development Department will comprehensively address new parking standards for the Village, as well as update existing alternatives such as the parking fee in-lieu program, consideration of alternative methods and parking reductions specific to the Village; and,

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, the City Council did make the following mandatory findings to justify adoption of said Zoning Ordinance Amendment:

1. Consistency with General Plan

The code amendment is consistent with the goals, objectives and policies of the General Plan. The proposed amendments are supported by Policy LU-6.2, relating to the maintenance of development standards in the Zoning Ordinance to assure a high quality of development; Goal LU-7.1, relating to innovative land uses in the Village; Policy LU-7.7 relating to allowing creative parking alternatives in the Village.

2. Public Welfare

Approval of the code amendment will not create conditions materially detrimental to the public health, safety and general welfare. The amendment allows for reduced parking standards and does not incorporate any changes that affect the regulation and/or provision of public services, utility systems, or other foreseeable health, safety and welfare considerations.

NOW, THEREFORE, the City Council of the City of La Quinta does ordain as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the City Council in this case.

SECTION 2. The proposed zone text amendment is exempt from environmental review under CEQA, pursuant to Section 15061(b)(3), Review for Exemptions – General Rule, in that it can be seen with certainty that there is no possibility for this action to have a significant effect on the environment, and individual development plans will be reviewed under CEQA as they are proposed.

SECTION 3. That the City Council does hereby approve Zoning Ordinance Amendment 2015-0001, as set forth in attached Exhibit “A,” for the reasons set forth in this Resolution.

SECTION 4. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 5. The City Clerk shall, within 15 days after passage of this Ordinance, cause it to be posted in at least three public places designated by resolution of the City Council, shall certify to the adoption and posting of this Ordinance, and shall cause this Ordinance and its certification, together with proof of posting to be entered into the Book of Ordinances of the City of La Quinta.

Ordinance No. 2015-
Zoning Ordinance Amendment 2015-0001
Applicant: City of La Quinta
August 4, 2015

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held this 4th day of August 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

Ordinance No. 2015-
Zoning Ordinance Amendment 2015-0001
Applicant: City of La Quinta
August 4, 2015

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LA QUINTA)

I, SUSAN MAYSELS, City Clerk of the City of La Quinta, California, do hereby certify the foregoing to be a full, true, and correct copy of Ordinance No. (enter number) which was introduced at a regular meeting on the (date) day of (month), (year), and was adopted at a regular meeting held on the (date) day of (month), (year), not being less than 5 days after the date of introduction thereof.

I further certify that the foregoing Ordinance was posted in three places within the City of La Quinta as specified in the Rules of Procedure adopted by City Council Resolution No. _____.

SUSAN MAYSELS, City Clerk
City of La Quinta, California

DECLARATION OF POSTING

I, SUSAN MAYSELS, City Clerk of the City of La Quinta, California, do hereby certify that the foregoing ordinance was posted on _____, pursuant to Council Resolution.

SUSAN MAYSELS, City Clerk
City of La Quinta, California

EXHIBIT A – CITY COUNCIL ORDINANCE NO. ____

DRAFT AMENDMENTS

Amend 9.150.060, Spaces required by use, as follows:

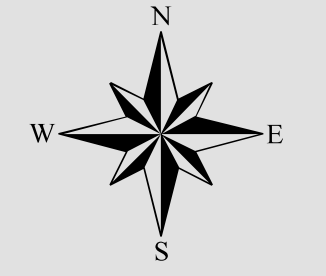
9.150.060 Spaces required by use.

- A. Land Uses Not Listed. If no provisions for the required number of off-street parking spaces are set forth in Tables 9-11 or 9-12 of this section or the provisions are not clear for a specific use, the decision-making authority for the applicable use or project shall determine the number of parking spaces required.
- B. Definition of GFA. For purposes of this chapter and this code, gross floor area or GFA means the total square footage of all floors of a building, including the exterior walls but excluding courtyards and other outdoor areas.
- C. Parking for Residential Land Uses.
 - 1. Table 9-11 following contains the minimum number of parking spaces required for each type of residential land use.
 - 2. Whenever any commercial or industrial use is located on a building site that is also used for residential purposes, parking facilities shall be provided for the residential use per Table 9-11 in addition to the spaces required for the nonresidential use(s).
- D. Parking Requirements within the La Quinta Village. Properties within the Village Commercial zoning district shall be subject to the following requirements:
 - 1. For all new development and expansion of existing business, a 50% reduction of the off-street parking required in Table 9-11, is permitted. For all changes of use, no additional off-street parking is required.
 - a. Prior to submittal of applications for entitlement permits or building permits, the Community Development Department shall determine whether a project is categorized as new, expansion, or change of use.

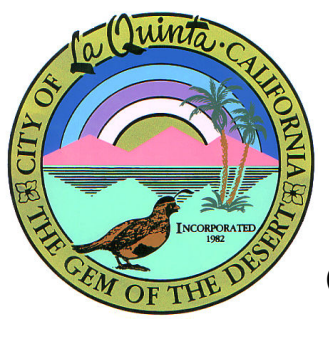
Village Analysis
ATTACHMENT 1



 Village Zoning District



February, 2015



City of La Quinta
Planning Division
Community Development Department

ATTACHMENT 2



PLANNING COMMISSION MINUTES TUESDAY, JULY 14, 2015

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 7:04 p.m. by Chairperson Wright.

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

ABSENT: None

STAFF PRESENT: Community Development Director Les Johnson, Planning Manager Gabriel Perez, Principal Engineer Bryan McKinney, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Commissioner Wilkinson led the Commission in the Pledge of Allegiance.

APPOINTMENT OF OFFICERS

1. Appointment of Planning Commission Chairperson

Motion – A motion was made and seconded by Commissioners Bettencourt/Blum to nominate Vice Chairperson Wilkinson as Chairperson. Motion passed unanimously.

2. Appointment of Planning Commission Vice Chairperson

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Wilkinson to nominate Commissioner Bettencourt as Vice Chairperson. Motion passed unanimously.

PUBLIC COMMENT – None

CONFIRMATION OF AGENDA – Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Blum to approve the Planning Commission Minutes of June 23, 2015, as submitted. AYES: Commissioners Blum, Fitzpatrick, and Chairperson Wilkinson. NOES: None. ABSENT: None. ABSTAIN: Commissioners Bettencourt and Wright.

PUBLIC HEARINGS

1. Continued from June 23, 2015 – Zoning Ordinance Amendment 2015-0001 submitted by the City of La Quinta proposing to amend Title 9, Section 9.150.060, Spaces Required by Use, of the La Quinta Municipal Code to allow for the a reduced number of required parking spaces for properties within the Village Commercial Zoning District. CEQA: exempt from environmental review pursuant to Section 15061 (B)(3), Review for Exemptions of the CEQA Guidelines.

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Associate Planner Wu noted that Marvin Investments, Inc. had submitted a letter dated July 14, 2015, copies of which were distributed to the Commission, expressing Mr. Marvin's support of the proposed reduced parking requirements for properties located within the Village Commercial Zoning District.

Commissioner Blum said he was supportive of a village-type concept for the Village and it would likely be beneficial to the existing businesses in the area. He expressed a concern that a 50% reduction in parking requirements might be excessive and that a 25% reduction might be more appropriate.

Community Development Director Johnson explained the different options of parking reduction that were originally proposed and said that based on the comments received from several business owners, Council had directed staff to move forward with the 50% reduction.

Commissioner Bettencourt said he was in support of the proposal as it was only for an interim period of time and the City was already working alternative options to amend the existing parking requirements permanently.

Commissioner Fitzpatrick said that she was in support of the proposal as long as it was being monitored.

General discussion followed regarding the existing and proposed parking requirements and the undergoing Village Build Out Plan.

Public Speaker: Mr. Robert Novello, La Quinta, CA – introduced himself and said he was very much in support of the proposed reduction in parking requirements for the Village Commercial Zoning District. He noted he would like to have an opportunity to expand his business and this change would allow him to proceed with such expansion. He said the Village currently had sufficient parking available and could accommodate possible future expansions.

Chairperson Wilkinson declared the PUBLIC HEARING CLOSED at 7:29 p.m.

Vice Chair Bettencourt said he would like for the parking reduction period to begin from the day the ordinance goes into effect.

Commissioner Wright said he thought a 75% reduction would be more appropriate, but he was in support of the proposed 50% reduction.

Motion - A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2015-007 recommending to the City Council approval of Zoning Ordinance Amendment 2015-0001 as submitted with staff's recommendations. Motion passed unanimously.

BUSINESS SESSION - None

CORRESPONDENCE AND WRITTEN MATERIAL - None

COMMISSIONER ITEMS

1. Discussion of the Commission's Summer Schedule - the Commission will be dark during the month of August.
2. Report on City Council meeting of July 7, 2015.
3. Commissioner Wright is scheduled to attend the July 21, 2015, City Council meeting.

DIRECTOR'S ITEMS

1. Electronic distribution of the Planning Commission packet.
2. Community Development Director Johnson introduced Planning Manager Gabriel Perez to the Commission.
3. Upcoming development code review and update through the collaboration of staff and an Ad-hoc Committee.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Wright/Fitzpatrick to adjourn this meeting at 8:10 p.m. Motion passed unanimously.

Respectfully submitted,

MONIKA RADEVA, Executive Assistant
City of La Quinta, California

DRAFT