

# City of La Quinta

CITY COUNCIL MEETING: September 15, 2015

## STAFF REPORT

**AGENDA TITLE:** ADOPT RESOLUTION GRANTING CONDITIONAL APPROVAL OF FINAL MAP ASSOCIATED WITH PARCEL MAP NO. 36921, LOCATED ON THE WEST SIDE OF ADAMS STREET AND CORPORATE CENTER DRIVE

### RECOMMENDATION

Adopt a resolution granting conditional approval of a Final Parcel Map associated with Parcel Map No. 36921.

### EXECUTIVE SUMMARY

- 111 La Quinta LLC, the developer of the commercial center at the northwest corner of Adams Street and Highway 111, has requested Final Parcel Map approval in order to develop two commercial pads at the intersection of Adams Street and Corporate Center Drive.
- Final Parcel Map approval is a ministerial action. Technical corrections are the only outstanding items; conditional approval allows 30 days to complete them.

### FISCAL IMPACT

None. No off-site improvements were required with this Final Parcel Map.

### BACKGROUND/ANALYSIS

The project is located on the west side of Adams Street and Corporate Center Drive in the Kohl's Shopping Center (Attachment 1). Two lots were created as part of a joint project with the owners to construct a four-way intersection. The Community Development Director approved Tentative Parcel Map 36921 to re-subdivide the property on July 15, 2015 (Attachment 2). The developer requests conditional approval of the Final Parcel Map, which will allow the developer 30 days to complete the City Surveyor's map corrections. If the developer fails to complete the corrections within 30 days, the map will be rescheduled for City Council consideration only after all corrections are made.

### ALTERNATIVES

The City Council could deny conditional approval and require the developer to complete all items. This would, however, unnecessarily delay development.

Report prepared by: Bryan McKinney, P.E., Principal Engineer

Report approved by: Timothy R. Jonasson, P.E., Public Works Director/City Engineer

Attachments:       1. Vicinity Map  
                          2. Parcel Map 36921



**RESOLUTION NO. 2015 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING CONDITIONAL APPROVAL OF FINAL PARCEL MAP 36921 AND AUTHORIZING A TIME EXTENSION FOR SATISFACTORY COMPLETION OF THE CONDITIONAL REQUIREMENTS TO VALIDATE THE APPROVAL**

**WHEREAS**, the City Council conducts only two regular meetings per month and the time interval between these meetings occasionally creates an undue hardship for business enterprises and individuals seeking approval of subdivision maps; and

**WHEREAS**, the City Council, as a matter of policy, allows a subdivider to have City staff present a map for consideration of approval when the requisite items necessary for a final map approval are nearly, but not completely, finished thus yielding to the subdivider additional production time for preparation of those items; and

**WHEREAS**, the subdivider has demonstrated to City staff and the City Council that it has made sufficient progress with items required for final map approval, and it is reasonable to expect the subdivider to satisfactorily complete the items, including City staff review time, within thirty (30) days without adversely impacting other ongoing work commitments of City staff; and

**WHEREAS**, Section 66458(b) of the Subdivision Map Act grants the City Council broad authority to authorize time extensions regarding final map approval, or disapproval, upon receiving it for consideration; and

**WHEREAS**, the City Council relies on City staff to review all required items for conformance with relevant requirements, and it is therefore appropriate for the City Council to approve the final map subject to review and confirmation of the required items by City staff within a reasonable period of time.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of La Quinta, California, as follows:

SECTION 1. The Final Parcel Map 36921 is conditionally approved provided the subdivider submits all required item(s) on or before October 15, 2015.

SECTION 2. The City Council's approval of the final map shall not be considered valid until the City Engineer has signed the map indicating that it conforms to the tentative tract map, the Subdivision Map Act, and all ordinances of the City.

SECTION 3. The City Engineer shall withhold his signature from the map until the subdivider has completed the following requirement and any other requirements not expressly described here to the City Engineer's satisfaction:

A. Provide Final Parcel Map signed by City Surveyor

SECTION 4. The City Clerk shall withhold affixing the City Seal to the map title page, along with her attesting signature, until the City Engineer has signed the map.

SECTION 5. The time extension for satisfying the requirements of the conditional approval for this final map shall expire when City offices close for regular business on October 15, 2015. If the subdivider has not satisfied the requirements in Section 3, herein, by the expiration deadline, the final map shall be considered disapproved. Disapproval does not deny any rights the subdivider may have under the Map Act to resubmit the final map for approval, or disapproval.

**PASSED, APPROVED and ADOPTED** at a regular meeting of the La Quinta City Council held on this 15<sup>th</sup> day of September 2015, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

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SUSAN MAYSELS, City Clerk  
City of La Quinta, California

(CITY SEAL)

**APPROVED AS TO FORM:**

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



Location Map

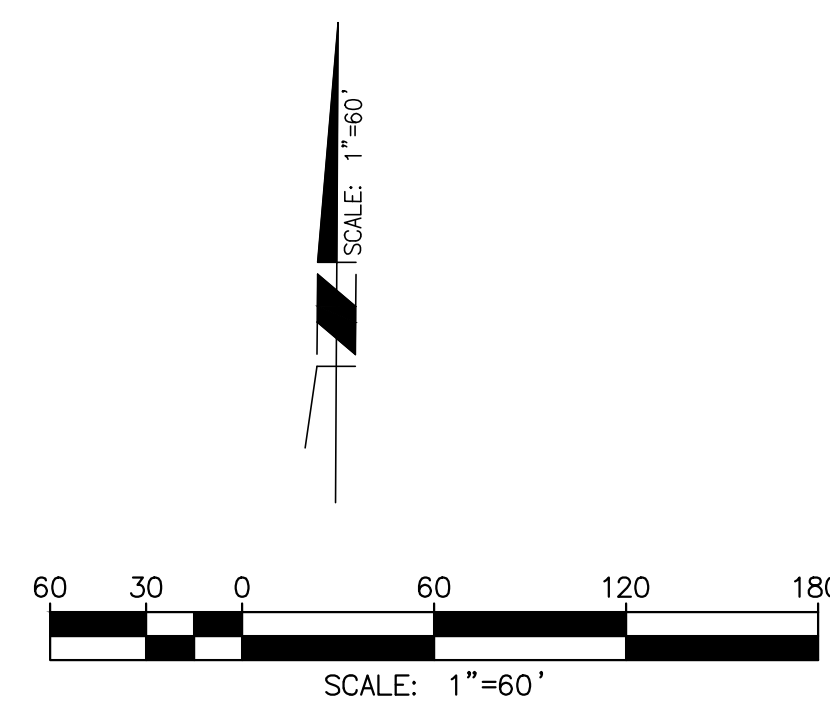
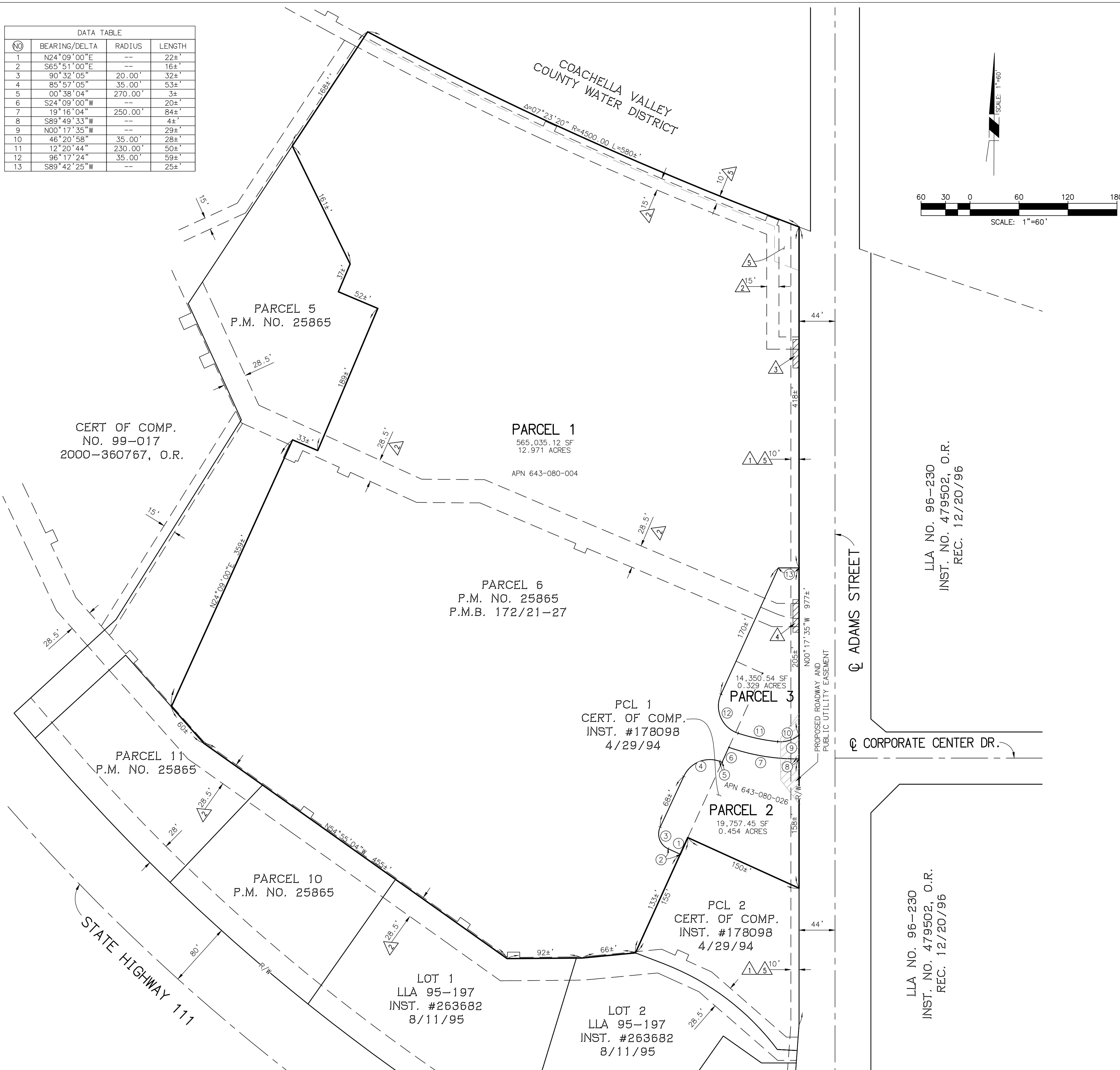
TENTATIVE PARCEL MAP 36921 (TPM2015-0003)  
111 LA QUINTA LLC – MICHAEL SHOVLIN



## TENTATIVE PARCEL MAP NO. 36921

BEING A SUBDIVISION OF PARCEL 6 OF PARCEL MAP NO. 25865 PER MAP FILED IN BOOK 172, PAGES 21 THROUGH 27, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, TOGETHER WITH PARCEL 1 OF CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP RECORDED ON 04/29/1994 AS INST. NO. 178098, OFFICIAL RECORDS OF SAID COUNTY, LOCATED WITHIN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 EAST, S.B.M., IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

NO	BEARING/DELTA	RADIUS	LENGTH
1	N24°09'00"E	---	22±'
2	S65°51'00"E	---	16±'
3	90°32'05"	20.00'	32±'
4	85°57'05"	35.00'	53±'
5	00°38'04"	270.00'	3±'
6	S24°09'00"W	---	20±'
7	19°16'04"	250.00'	84±'
8	S89°49'33"W	---	4±'
9	N00°17'35"W	---	29±'
10	46°20'58"	35.00'	28±'
11	12°20'44"	230.00'	50±'
12	96°17'24"	35.00'	59±'
13	S89°42'25"W	---	25±'



### GENERAL NOTES

- THE BASIS FOR THIS MAP IS POLICY OF TITLE INSURANCE NUMBER NCS-719842-ONT1, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED MARCH 16, 2015. NO RESPONSIBILITY AS TO THE ACCURACY OF THIS REPORT IS ASSUMED BY THIS SURVEY.
- GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE SUBJECT PROPERTY AS DESCRIBED HEREON ARE SHOWN ON THIS MAP AND ARE NUMERICALLY KEYS TO SAID REPORT. OTHER ITEMS LISTED IN SCHEDULE "B" OF SAID REPORT WHICH AFFECT THE SUBJECT PROPERTY ARE ALSO NUMERICALLY KEYS TO SAID REPORT.
- THE APPROXIMATE AREA OF THE LAND TO BE SUBDIVIDED IS CALCULATED FROM RECORD DATA AS FOLLOWS:  
GROSS AREA: 13.75± AC.
- ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE.
- APN'S: 643-080-004-1, 643-080-026-1
- THE PROJECT SITE IS SUBJECT TO GEOLOGIC HAZARDS.
- THE PROJECT SITE LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FIRM PANEL 06065C 2233G - EFFECTIVE AUGUST 28, 2008
- PROPOSED ACCESS TO AND FROM ADAMS STREET WILL REQUIRE SPECIFIC LANGUAGE ON THE PARCEL MAP IN ORDER TO VACATE/RELINQUISH THE RESTRICTED ACCESS RIGHTS SHOWN ON PARCEL MAP NO. 25865 AS SPECIFIED IN SECTION 66445(J) OF THE SUBDIVISION MAP ACT.

### GENERAL INFORMATION

- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: COMMERCIAL
- ADJACENT ZONING: CR - REGIONAL COMMERCIAL
- ADJACENT LAND USE: COMMERCIAL
- EXISTING ZONING: CR - REGIONAL COMMERCIAL
- PROPOSED ZONING: CR - REGIONAL COMMERCIAL
- ALL UTILITIES SHALL BE UNDERGROUND:  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: IMPERIAL IRRIGATION DISTRICT  
TELEPHONE: VERIZON  
CABLE TV: TIME WARNER CABLE  
SEWER: COACHELLA VALLEY WATER DISTRICT  
WATER: COACHELLA VALLEY WATER DISTRICT  
STORM DRAIN: CITY OF LA QUINTA
- THOMAS GUIDE - 2005 EDITION, PAGE 571, GRID J3
- THIS TENTATIVE MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDERS INVOLVED.

### LEGAL DESCRIPTION

PARCEL 6 OF PARCEL MAP NO. 25865 PER MAP FILED IN BOOK 172, PAGES 21 THROUGH 27, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, TOGETHER WITH PARCEL 1 OF CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP RECORDED ON 04/29/1994 AS INST. NO. 178098, OFFICIAL RECORDS OF SAID COUNTY, LOCATED WITHIN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 EAST, S.B.M., IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

### EASEMENT NOTES

- 1 LANDSCAPE AND SIDEWALK EASEMENT TO THE CITY OF LA QUINTA PER P.M.B. 172/21-27.
- 2 SANITARY SEWER AND WATERLINE EASEMENT TO THE COACHELLA VALLEY WATER DISTRICT PER INSTRUMENT NO. 3388, RECORDED ON JANUARY 06, 1992.
- 3 APPROVED 35' ACCESS OPENING PER P.M.B. 172/21-27 (EXACT LOCATION NOT FIXED ON MAP.)
- 4 APPROVED 40' ACCESS OPENING PER P.M.B. 172/21-27.
- 5 EASEMENT TO GTE (VERIZON) PER INSTRUMENT NO. 478511, RECORDED ON DECEMBER 16, 1992.
- 6 WATER AND/OR SANITARY SEWER EASEMENT TO THE COACHELLA VALLEY WATER DISTRICT PER INSTRUMENT NO. 116199, RECORDED ON APRIL 2, 1992. (NOT PLOTTED HEREON)
- PROPOSED ROADWAY AND PUBLIC UTILITY EASEMENT TO BE DEDICATED BY THIS MAP.

### OWNERSHIP INFORMATION:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

KOHL'S DEPARTMENT STORES, INC. A DELAWARE CORPORATION

ONE ELEVEN LA QUINTA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY



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