



**NOTICE OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL AND PLANNING COMMISSION**

**TO THE MEMBERS OF THE LA QUINTA CITY COUNCIL, PLANNING COMMISSION AND
TO THE CITY CLERK:**

NOTICE IS HEREBY GIVEN that a special joint meeting of the La Quinta City Council and La Quinta Planning Commission is hereby called to be held on Tuesday, February 27, 2018 at 6:00 p.m. at La Quinta City Hall, Study Session Room, located at 78495 Calle Tampico, La Quinta, CA 92253 for the following purpose:

STUDY SESSION

1. DISCUSS HIGHWAY 111 CORRIDOR VISIONING
2. DISCUSS NON-BEDROOM CONVERSION LIMITATIONS

Dated: February 23, 2018

/s/ Linda Evans
LINDA EVANS, Mayor

Attest:

SUSAN MAYSELS, City Clerk

DECLARATION OF POSTING

I, Susan Maysels, City Clerk, do hereby declare that the foregoing notice for the special joint meeting of February 27, 2018 was posted on the outside entry to City Hall at 78-495 Calle Tampico and on the bulletin boards at 51-321 Avenida Bermudas and 78-630 Highway 111 on February 23, 2018.

SUSAN MAYSELS, City Clerk



Agendas and staff reports
are available on the City's
web page: www.LaQuintaCA.gov

SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 27, 2018 AT 6:00 P.M.
City Hall, Study Session Room, 78-495 Calle Tampico, La Quinta

CALL TO ORDER

ROLL CALL:

Councilmembers Fitzpatrick, Peña, Radi, Sanchez, Mayor Evans
Commissioners Bettencourt, Caldwell, Currie, McCune, Proctor, Wright and Chair Quill

CONFIRMATION OF AGENDA

CLOSED SESSION – None

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the City Council and/or Planning Commission on any matter not listed on the agenda. *Please complete a "Request to Speak" form and limit your comments to three minutes.* The City values your comments; however in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by GC 54954.2(b).

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS – None

CONSENT CALENDAR – None

BUSINESS SESSION – None

STUDY SESSION

1. DISCUSS HIGHWAY 111 CORRIDOR VISIONING
2. DISCUSS NON-BEDROOM CONVERSION LIMITATIONS

PUBLIC HEARINGS – None

DEPARTMENTAL REPORTS – None

MAYOR’S AND COUNCIL MEMBERS’ ITEMS

CHAIRPERSON’S AND COMMISSIONERS’ ITEMS

REPORTS AND INFORMATIONAL ITEMS – None

ADJOURNMENT OF JOINT MEETING

The next regular meeting of the City Council will be held on March 6, 2018 starting at 3:00 p.m. if the agenda calls for a closed session and at 4:00 p.m. for the open public session at the City Hall Council Chambers, 78-495 Calle Tampico, La Quinta, CA 92253.

The next regular meeting of the Planning Commission will be held on March 13, 2018 at 6:00 p.m. at the City Hall Council Chambers, 78-495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Susan Maysels, City Clerk, of the City of La Quinta, do hereby declare that the foregoing Agenda for the special joint meeting of the La Quinta City Council and La Quinta Planning Commission was posted on the City’s website, near the entrance to City Hall at 78-495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78-630 Highway 111, and the La Quinta Cove Post Office at 51-321 Avenida Bermudas, on February 23, 2018.

DATED: February 23, 2018

SUSAN MAYSELS, City Clerk
City of La Quinta, California

Public Notices

- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk’s office at 777-7103, twenty-four (24) hours in advance of the meeting and accommodations will be made.
- If special electronic equipment is needed to make presentations to the City Council, arrangements should be made in advance by contacting the City Clerk’s office at 777-7103. A one (1) week notice is required.
- If background material is to be presented to the Councilmembers during a City Council meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the City Clerk for distribution. It is requested that this take place prior to the beginning of the meeting.
- Any writings or documents provided to a majority of the City Council regarding any item(s) on this agenda will be made available for public inspection at the Community Development counter at City Hall located at 78-495 Calle Tampico, La Quinta, California, 92253, during normal business hours.

City of La Quinta

CITY COUNCIL AND PLANNING COMMISSION JOINT MEETING

STAFF REPORT

TO: Madam Mayor and Members of the City Council and Planning Commission

FROM: Gabriel Perez, Planning Manager

DATE: February 27, 2018

SUBJECT: DISCUSS HIGHWAY 111 CORRIDOR VISIONING

The La Quinta Highway 111 Corridor (Corridor) is a two-mile, 396-acre regional commercial hub that serves as the City's primary source of sales tax with \$5,785,466 generated in 2016. The Corridor carries 35,000-40,000 vehicles per day and the intersection of Highway 111 and Washington Street is one of the highest volume intersections in the Coachella Valley, carrying over 70,000 vehicles per day. There are 75 retail, service, and restaurant establishments within 21 commercial/office developments along the Corridor. Staff prepared a Corridor Opportunities and Constraint Map to guide discussion by the Council and Commission (Attachment 1). A general description of this map follows this paragraph.

OPPORTUNITIES

- CV Link is planned along the Corridor's northern boundary with potential economic benefits from 13,500-16,000 pedestrians, bicyclists, and other users.
- Mixed use development is emerging as one of the highest and best uses for development and redevelopment in urban centers. Mixed use development standards were adopted in 2016 as a Corridor development option.
- Complete streets accommodate the needs of vehicles, bicyclists, pedestrians, and transits. Previous Corridor analysis has not employed a complete-streets approach despite the existing street section width of 125 feet and landscape parkway width of 65 feet that may accommodate such improvements.
- Autonomous vehicles may become the primary travel method for residents and visitors resulting in a decline in individual car ownership and significant reduction in parking demand. This provides opportunities for new development on land previously used to satisfy minimum parking requirements.

CONSTRAINTS

- Corridor development is shaped by a myriad of development standards including 11 specific plans, regional commercial, commercial-park zoning district design standards and permitted uses, and Highway 111 design guidelines.

- The loss of redevelopment limits economic development tools available to the City for future development. Most Corridor properties were developed prior to the redevelopment agency dissolution in 2012.
- Market trends such as declining brick-and-mortar sales due to the growth of e-commerce and Amazon's impact on the conventional grocery store model will influence the viability of the Corridor as a regional commercial destination.
- Corridor Landscape maintenance and aesthetics have been raised by City Council and Planning Commission as a key concern.
- Corridor businesses must weather the desert's seasonal economy unlike the year-round customer base of many inland and coastal communities.

VISIONING OPTIONS

Staff outlined the following Corridor visioning options for discussion by Council and Commission:

- Option 1: Update Existing Highway 111 Design Guidelines (landscape, lighting, and entryways).
- Option 2: Create a Corridor Area Plan that would provide a set of design guidelines, traffic analysis, and code revisions to guide development along the Corridor.
- Option 3: Create a Highway 111 Specific Plan that consolidates all the existing Specific Plans into one plan.

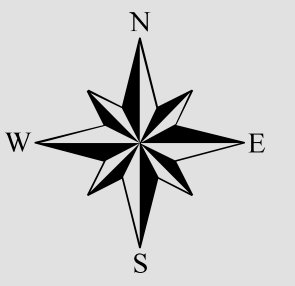
Council may elect to pursue technical assistance available from the Urban Land Institute (ULI) for Corridor planning prior to selecting an option presented. ULI is a network of real estate and land use experts that assists communities by bringing together real estate, planning, infrastructure, public sector, finance, and development experts to provide unbiased, pragmatic advice for addressing complex land use opportunities and challenges. ULI would organize a technical assistance panel (TAP) over a 3-month period at a cost of \$15,500 to include the following:

- Panel consists of 4-8 specialists, who are ULI members volunteering their time to provide community outreach service to help make communities better places.
- Panel assistance will be guided by 8 questions from the Council and Commission about the Corridor and engage local stakeholders.
- Development of an implementation strategy based on sound information, community realities, and best practices.
- ULI will provide a final presentation and provide a comprehensive written report.

Staff is seeking direction from the Council and Commission on the corridor visioning options presented in the report.

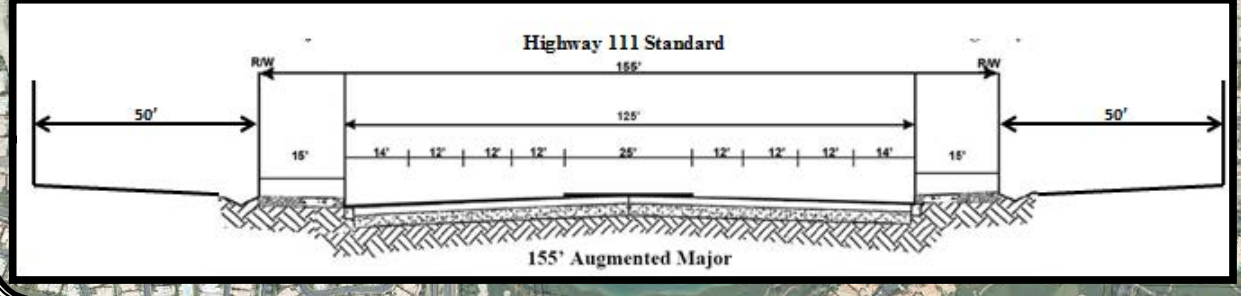
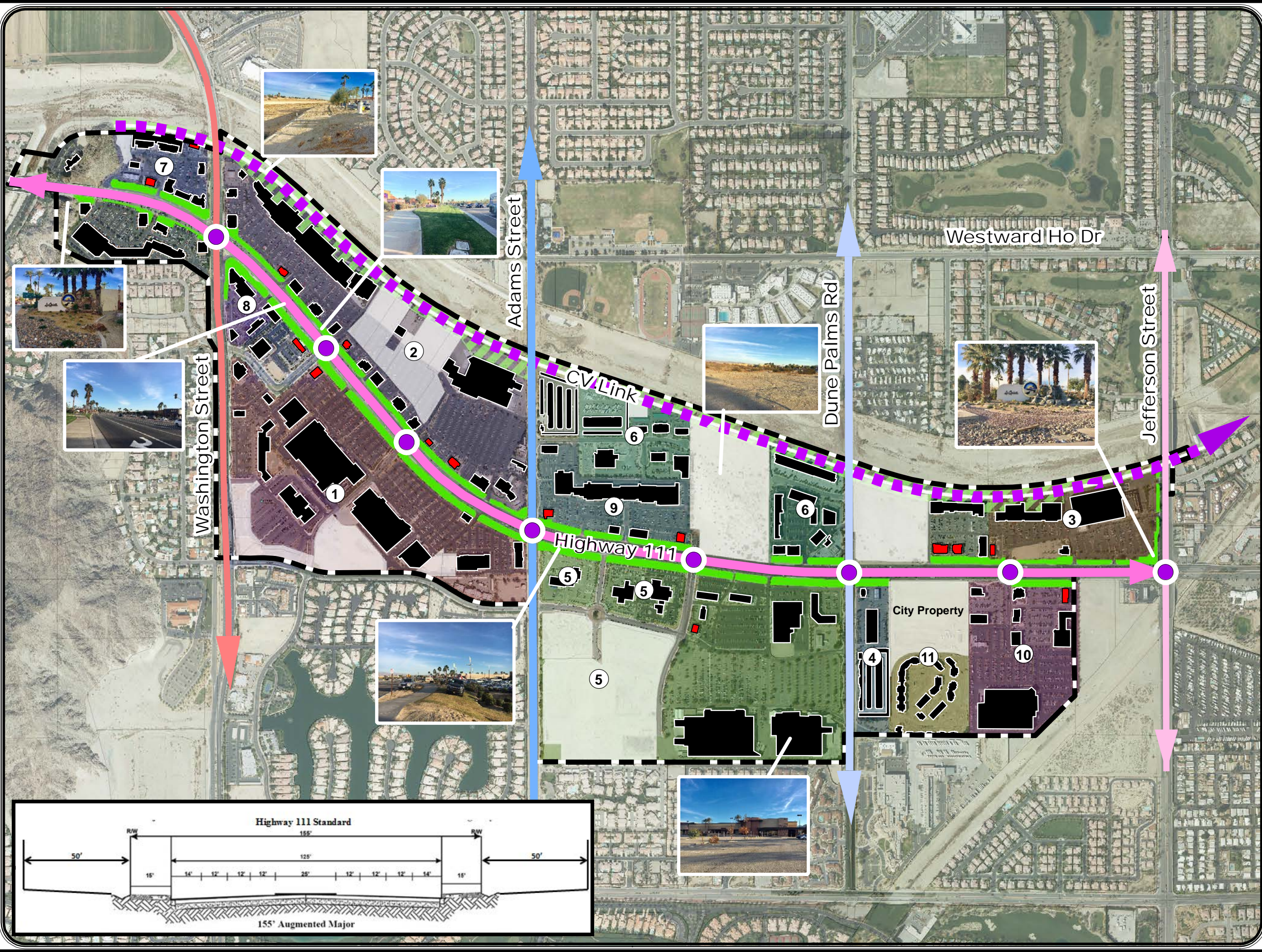
Attachments: 1. Highway 111 Corridor Opportunities and Constraints Map

Highway 111 Corridor Map



Legend

- Highway 111 Area Boundary
 - Highway 111
 - Highway 111 Intersections
 - 65' Landscape Setback
 - CV LINK ROUTE (FUTURE)
 - CV Link Frontage Opportunity
 - Vacant Properties
 - Drive-throughs
- ### Specific Plans
- 1. Washington Park
 - 2. One Eleven Shopping Center
 - 3. Jefferson Plaza
 - 4. Dune Palms Plaza
 - 5. Centre at La Quinta
 - 6. La Quinta Corporate Centre
 - 7. Point Happy Shopping Center
 - 8. La Quinta Court
 - 9. The Pavilion at La Quinta
 - 10. Komar Desert Center
 - 11. Dune Palms and Highway 111



City of La Quinta

CITY COUNCIL AND PLANNING COMMISSION JOINT MEETING

STAFF REPORT

TO: Madam Mayor and Members of the City Council and Planning Commission

FROM: Gabriel Perez, Planning Manager

DATE: February 27, 2018

SUBJECT: DISCUSS NON-BEDROOM CONVERSION LIMITATIONS

In North La Quinta, owners of single-family residences, permitted as short-term vacation rentals (STVRs), have requested building permits to add additional bedrooms beyond the number of bedrooms originally intended for the home. The La Quinta Municipal Code (Code) standards do not directly limit conversion of existing kitchens, living rooms, dining room spaces, and other “non-bedroom” spaces into additional bedrooms. Staff is concerned that a proliferation of non-bedroom conversions within STVRs may increase residential occupancies and land use densities beyond those intended for single-family zoned neighborhoods, resulting in excessive noise and excessive use of on-street parking, among other impacts to health, safety and welfare identified in the ordinance.

Council adopted a an extension of the moratorium for 120 days on February 20, 2018 that prohibits approval of any entitlements, such as building permits that propose conversion of residential common living area to bedroom space and directed staff to draft code amendments to limit non-bedroom conversions for Council consideration on April 17, 2018. Staff has found that occurrences of non-bedroom conversions in single-family residential units in North La Quinta are led by investors with residences registered as STVRs. At a recent meeting of local homeowner associations, staff also found an increase in these types of conversions in neighborhoods near the Empire Polo Club in the City of Indio.

Since adoption of the moratorium, staff reviewed residential development standards of nearby cities and found:

- No Coachella Valley cities directly limit non-bedroom conversions in single-family residences.
- City of Rancho Mirage limits residences of 1,900 square feet of living area or less to a maximum of 4 bedrooms.
- City of Indio requires an additional garage space for residences with more than 4 bedrooms.
- City of Riverside limits bedrooms space to less than 50% of residential living area and requires additional on-site parking when homeowners exceed 5 bedrooms.

This response was due to the proliferation of non-bedroom conversions of residences near the University of California, Riverside.

Staff also reviewed STVR ordinances of resort communities that limit non-bedroom conversions and/or mitigate STVR impacts to neighbors. Staff identified the following standards that may limit non-bedroom conversions:

- Parking. Limit STVR parking to off-street only, thereby reducing impact on the neighborhood on-street parking supply (Palm Desert, Palm Springs, Indian Wells, Big Bear Lake, and Las Vegas). The cities of Indian Wells and Big Bear Lake limit STVRs to one vehicle per bedroom.
- Bedroom limitations. Limit number of bedrooms that can be advertised for any STVR or by property size thresholds. City of Las Vegas requires approval of a conditional use permit for STVRs with 4 or more bedrooms.
- Distance/area limitations. Limit STVR to designated areas or establish a distance requirement between STVRs (Palm Desert and Las Vegas).
- Owner-occupied vs. Investor-owned STVRs. Limit STVRs to owner-occupied residences or establish limitations for investor-owned STVRs (Las Vegas).
- Limit number of STVRs per applicant within the City.
- Casitas/accessory dwelling units (ADUs). Prohibit casitas and ADUs as STVRs, as long as state mandates regarding ADUs are met (Las Vegas).

Staff requests the Council and Commission discuss non-bedroom conversion limitations and amendments to the short term vacation rental ordinance.