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AGENDA

SPECIAL JOINT MEETING

OF THE LA QUINTA CITY COUNCIL AND LA QUINTA PLANNING COMMISSION

CITY HALL STUDY SESSION ROOM
78495 Calle Tampico, La Quinta

WEDNESDAY, MAY 30, 2018, AT 3:00 P.M.

CALL TO ORDER – City Council and Planning Commission

ROLL CALL: Councilmembers: Fitzpatrick, Peña, Radi, Sanchez, Mayor Evans

ROLL CALL: Commissioners Bettencourt, Caldwell, Currie, McCune, Proctor, Wright, and Chairperson Quill

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the City Council on any matter not listed on the agenda. *Please complete a "Request to Speak" form and limit your comments to three minutes.* The City Council 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).

CONFIRMATION OF AGENDA

PLEDGE OF ALLEGIANCE

STUDY SESSION

1. DISCUSS HIGHWAY 111 CORRIDOR DESIGN AND ENHANCEMENT RECOMMENDATIONS BY URBAN LAND INSTITUTE TECHNICAL ASSISTANCE PANEL

COUNCIL AND COMMISSION MEMBERS' ITEMS

ADJOURNMENT

The next regular meeting of the City Council will be held on June 5, 2018, at 4:00 p.m. at the City Hall Council Chambers, 78495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Monika Radeva, Acting City Clerk, of the City of La Quinta, do hereby declare that the foregoing Agenda for the Special Joint Meeting of the City Council and the Planning Commission of the City of La Quinta, on May 30, 2018, was posted on the City’s website, near the entrance to the Council Chambers at 78495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78630 Highway 111, and the La Quinta Cove Post Office at 51321 Avenida Bermudas, on May 24, 2018.

DATED: May 24, 2018

MONIKA RADEVA, Acting City Clerk
City of La Quinta, California

Public Notices

- The La Quinta City Hall is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk’s office at (760) 777-7092, 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 (760) 777-7092. 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.

SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING: May 30, 2018 STAFF REPORT

AGENDA TITLE: DISCUSS HIGHWAY 111 CORRIDOR DESIGN AND ENHANCEMENT RECOMMENDATIONS BY URBAN LAND INSTITUTE TECHNICAL ASSISTANCE PANEL

RECOMMENDATION

Discuss and provide direction to staff for Highway 111 Corridor visioning.

EXECUTIVE SUMMARY

- Council and the Planning Commission have identified Highway 111 Corridor (Corridor) visioning as a priority.
- Staff engaged the Urban Land Institute (ULI) Technical Assistance Panel (TAP) to provide recommendations.
- The ULI TAP toured the Corridor and conducted one-on-one stakeholder interviews and focus groups discussions in April 2018.
- The ULI TAP will make a presentation to receive Council and Commission input.

FISCAL IMPACT

The ULI TAP analysis cost is \$15,000. The 2018/19 operating budget recommends \$205,000 for planning consulting services to refine and implement the Highway 111 Corridor vision.

BACKGROUND/ANALYSIS

ULI is a network of real estate and land-use experts that provide market analysis, planning, infrastructure, finance, and development expertise to address complex land-use challenges and to identify opportunities. ULI convened a TAP of 11 specialists who over a three-month period developed a strategy based upon field and market data, community realities, and best practices. The City commissioned the ULI TAP review to address the following:

1. What funding or partnership strategies for improving Corridor aesthetics should the City consider? What is the right design to improve aesthetics and promote business visibility and access?
2. There is concern about the future viability of the Corridor's commercial use, the largest tax revenue generator for the City:
 - a. What are the appropriate size and mix of uses?
 - b. What can the City do to promote a vibrant business community?

- c. How can the City assist commercial uses as e-commerce continues to consume more market share?
3. How will emerging technologies affect the Corridor (autonomous vehicles, vehicle electrification, Uber/Lyft)?
4. Is vertical mixed-use development the highest and best use from a City economic viability standpoint?
5. What opportunities should City consider when CV Link is constructed?
6. What are the costs and benefits of a complete streets redesign?
7. What policy, land-use and development strategies can be implemented to position the Corridor for the future?

The first phase included data collection and site visit. Two focus groups were held April 25, 2018 with stakeholders that included property owners, real estate professionals, agency representatives, Planning Commissioners, and City staff. The ULI TAP then analyzed the data and input, and prepared a final presentation; a comprehensive written report will be submitted in 3-4 weeks.

Staff is seeking input and direction from the Council and Commission for subsequent Corridor planning efforts.

Prepared by: Gabriel Perez, Planning Manager
Approved by: Frank J. Spevacek, City Manager