



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

AGENDA SPECIAL JOINT MEETING OF THE LA QUINTA CITY COUNCIL AND LA QUINTA PLANNING COMMISSION

CITY HALL COUNCIL CHAMBER
78495 Calle Tampico, La Quinta

TUESDAY, NOVEMBER 10, 2020, AT 5:00 P.M.

SPECIAL NOTICE Teleconferencing and Telephonic Accessibility In Effect

Pursuant to Executive Orders N-25-20, N-29-20, N-33-20, and N-35-20, executed by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 *et seq.*), members of the City Council, Planning Commission, the City Manager, City Attorney, City Staff, and City Consultants may participate in this meeting by teleconference. Additionally, pursuant to the above-referenced executive orders, the public is not permitted to physically attend at City Hall the meeting to which this agenda applies, but any member of the public may listen or participate in the open session of this meeting as specified below.

Members of the public wanting to listen to this meeting may do so by tuning-in live via <http://laquinta.12milesout.com/video/live>.

Members of the public wanting **to address the City Council and Planning Commission during the open session**, either for public comment or for a specific agenda item, or both, may do so via teleconference by sending an email notification to the La Quinta City Clerk's Office at CityClerkMail@LaQuintaCA.gov, and specify the following information:

1) Full Name

4) Public Comment or Agenda Item Number

- 2) City of Residence
- 3) Phone Number
- 5) Subject
- 6) Written or Telephonic Comments

The email "subject line" must clearly state "Written Comments" or "Telephonic Comments."

Telephonic public comments – requests to speak must be emailed to the City Clerk no later than 3:00 p.m. on the day of the meeting; the City will facilitate the ability for a member of the public to be audible to the City Council, Planning Commission, and general public for the item(s) by contacting him/her via phone and queuing him/her to speak during the discussion.

Only one person at a time may speak by telephone and only after being recognized by the Mayor.

Written public comments must be received by the City Clerk’s Office no later than 3:00 p.m. on the day of the meeting, and will be distributed to the City Council and Planning Commission, incorporated into the agenda packet and public record of the meeting, and will not be read during the meeting unless, upon the request of the Mayor, a brief summary of any public comment is asked to be read, to the extent the City Clerk’s Office can accommodate such request.

Please Note: Written public comment received after 3:00 p.m. will be distributed to the City Council and Planning Commission for review and consideration, however, they will not be incorporated into the agenda packet and public record of the meeting.

CALL TO ORDER

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

ROLL CALL: Commissioners Bettencourt, Caldwell, Currie, Libolt Varner, McCune, Nieto, and Chairperson Proctor

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the City Council and Planning Commission on any matter not listed on the agenda by emailing **written public comments** or requests to provide **telephonic public comments** as indicated above. The City Council and Planning Commission value 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

STUDY SESSION

PAGE

- 1. DISCUSS THE HIGHWAY 111 CORRIDOR PLAN AND FORM-BASED CODE ZONING (PROJECT NO. 2019-05)

5

COUNCIL AND COMMISSION MEMBERS' ITEMS

ADJOURNMENT

The next regular meeting of the City Council will be held on November 17, 2020, at 4:00 p.m. at the City Hall Council Chambers, 78495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Monika Radeva, 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 Planning Commission 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 November 6, 2020.

DATED: November 6, 2020

MONIKA RADEVA, 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 (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 78495 Calle Tampico, La Quinta, California, 92253, during normal business hours.

City of La Quinta

CITY COUNCIL AND PLANNING COMMISSION JOINT MEETING:

November 10, 2020

STAFF REPORT

AGENDA TITLE: DISCUSS THE HIGHWAY 111 CORRIDOR PLAN AND FORM-BASED CODE ZONING (PROJECT NO. 2019-05)

RECOMMENDATION

Discuss the Highway 111 Corridor Plan and Form-Based Code Zoning (Project No. 2019-05).

EXECUTIVE SUMMARY

- The Highway 111 Corridor Plan (Plan) was completed in November 2019 and included a vision for the area and implementation plan to carry out the vision.
- Staff was directed to investigate form-based code zoning and provide an educational session to Council and Planning Commission.
- An RFP was issued in early 2020 to recruit a consultant to provide form-based code zoning and engineering services. A contract was awarded in September 2020 to GHD, Inc.

FISCAL IMPACT

The Capital Improvement Projects (CIP) program allocated \$1,000,000 in fiscal year (FY) 2019/20 and \$250,000 in FY 2020/21 for a total current budget of \$1,250,000 for projects to be implemented along Highway 111. The budget to prepare form-based code zoning and engineering services is \$885,228 and would be paid from the CIP program.

BACKGROUND/ANALYSIS

The Highway 111 Corridor (Corridor) has been recognized as a priority by residents and City leaders for several years. The Plan was prepared in 2019 and includes a vision to make the Corridor a pedestrian-friendly area and create an atmosphere that invites people to stay, shop, and dine. A plan for implementation of this vision was presented in November 2019, where Council and Planning Commission provided guidance to prioritize rezoning of the Corridor using form-based code and road design. As part of the investigation

into form-based code zoning, staff was directed to provide an educational session, including an introduction to form-based code, examples from other cities where this has been implemented and how it could be used in La Quinta to transform and enhance future development of the Corridor.

Subsequently, staff developed and issued an RFP to recruit a consultant team to review the area and explore form-based code zoning as well as prepare engineering design plans for the Corridor. GHD's team was selected as top contender following a competitive RFP bid process and awarded a contract in September 2020.

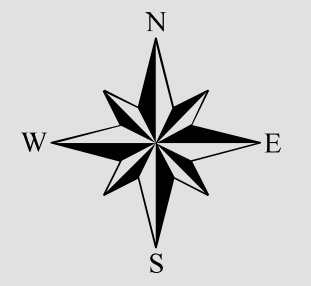
The GHD team consists of multi-disciplinary experts and has extensive experience in preparing and implementing corridor plans involving economic development, land use policy, transportation, planning, zoning, and design guidelines.

Prepared by: Cheri Flores, Planning Manager

Approved by: Danny Castro, Design and Development Director

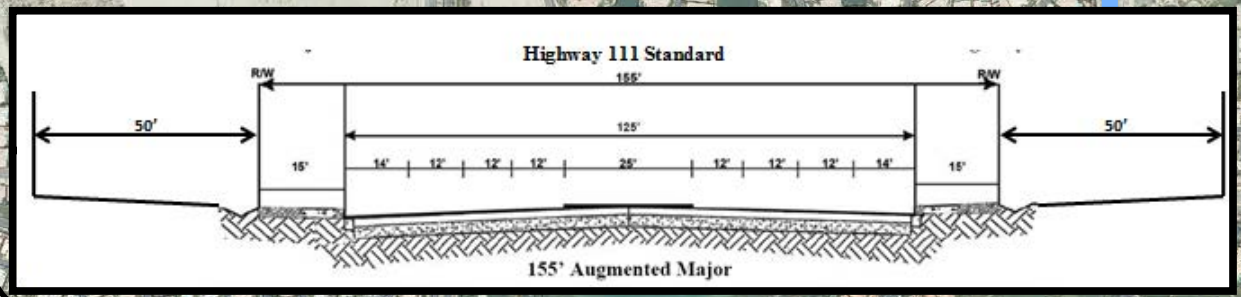
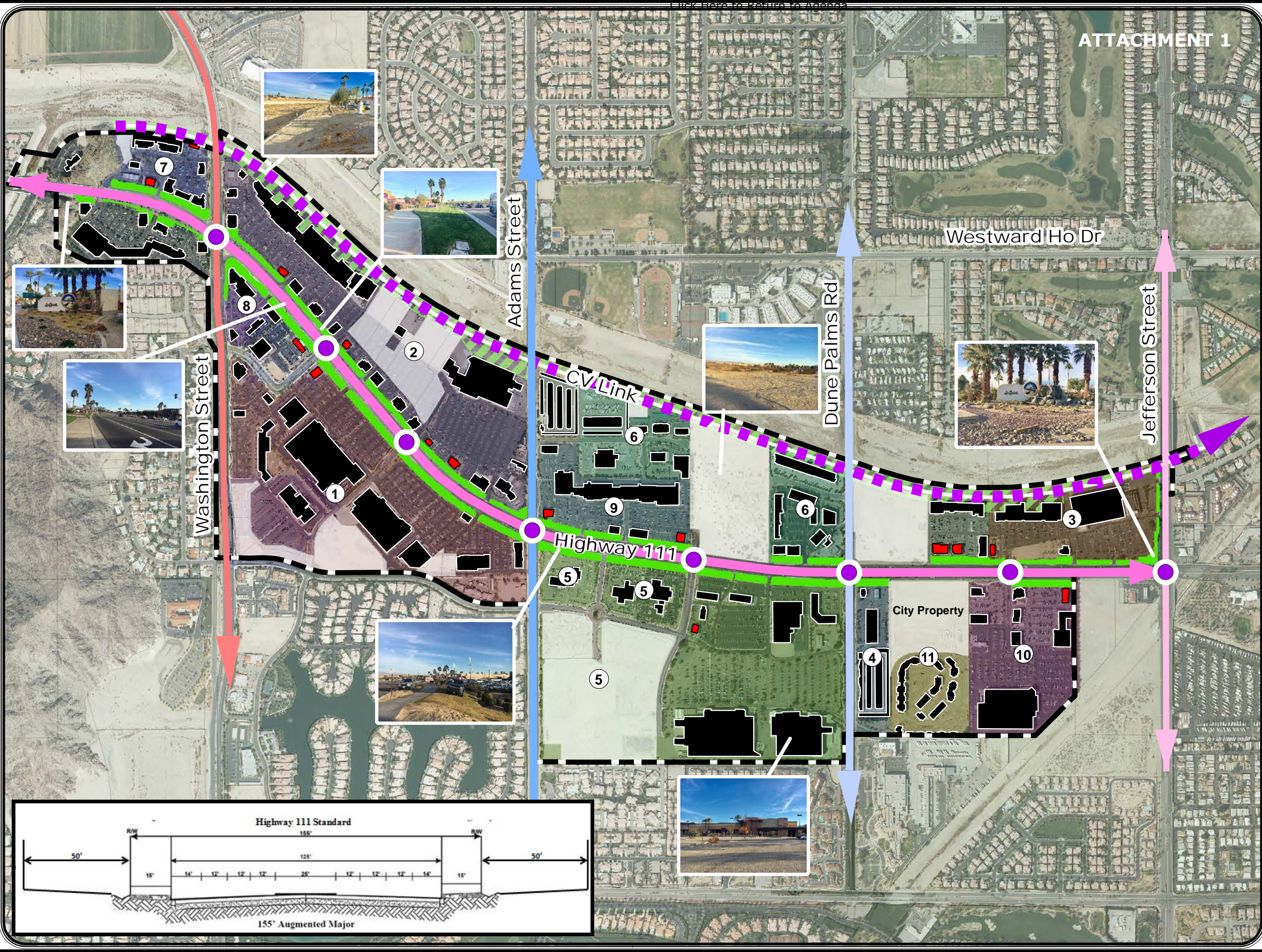
Attachment: 1. Map of Highway 111 Corridor

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



[Click Here to Return to Agenda](#)