

**WRITTEN PUBLIC  
COMMENT**

**SPECIAL JOINT  
CITY COUNCIL &  
PLANNING COMMISSION  
MEETING**

**NOVEMBER 10, 2020**

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**From:** Jack Tarr <jacktarr@jacktarrdc.com>  
**Sent:** Monday, November 09, 2020 5:33 PM  
**To:** City Clerk Mail  
**Subject:** Special Meeting; Corridor and Form Based Code

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Form Based Code is a planning movement of the New Urbanist movement of the early 1990's. Has the City "benchmarked" other Suburban (not Urban) communities at both the Staff and Elected Official level in Southern California to assess the effectiveness and success in achieving their expectations? How many Suburban communities within the United States and Southern California have adopted Form Based Code? If so, what were the practical "Pros and Cons...Advantages and Disadvantages"? Does Staff as well as the Elected officials need to be trained to understand the difference between land use (Euclidean) planning methods versus Form based code administration methods? As a long-term Community Stakeholder, I trust you have thoroughly investigated the advantages and disadvantages of Form Based Code planning methodology, truly understand even the most subtle implications to the Community and the Administration and you and the Community Members are going into this potential change with "Eyes Wide Open"?

There are plenty of Phd dissertations and other forms of information about Form Based Code within the public domain available for your perusal?

I would respectfully submit the following:

1. Form Based Code methodology works best in an urban city with a high density mid/high rise residential environment supported by a robust effective mass transit system; neither of which applies to La Quinta, Ca.
2. Form Based code is often sold as a more efficient, more creative, less time consuming and less expensive entitlement process for the development community and the City Community. For suburban communities, this is rarely the case. For a variety of reasons, suburban communities often evolve with a hybrid form of planning methodology combining both euclidean land use planning and form based code methodology within the same Project Zone i.e Corridor. This evolution usually results in adding an extra layer of micro-management to the entitlement/development process that extends time lines and costs more money.

Respectfully,

Jack Tarr  
Managing General Partner  
Washington Park  
