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AGENDA

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

CITY HALL COUNCIL CHAMBERS
78495 Calle Tampico, La Quinta

TUESDAY, SEPTEMBER 28, 2021 AT 5:00 P.M.

SPECIAL NOTICE

Teleconferencing and Telephonic Accessibility In Effect

Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361 (AB 361, 2021), enacted 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, the City Manager, City Attorney, City Staff, and City Consultants may participate in this regular meeting by teleconference.

Members of the public wanting **to listen to the open session** of the 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/Planning Commission**, either for a specific agenda item or matters not on the agenda are requested to follow the instructions listed below:

Written public comments – can be provided in-person during the meeting or emailed to the City Clerk’s Office at CityClerkMail@LaQuintaCA.gov **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.

If emailed, the email “subject line” must clearly state “**Written Comments**” and list the following:

- 1) Full Name
- 2) City of Residence
- 3) Phone Number
- 4) Public Comment or Agenda Item Number
- 5) Subject
- 6) Written Comments

***** TELECONFERENCE PROCEDURES *****

Verbal public comments via Teleconference – members of the public may join the meeting virtually via Zoom and use the “raise your hand” feature when public comments are prompted by the Mayor; the City will facilitate the ability for a member of the public to be audible to the City Council, Planning Commission and general public and allow him/her to speak on the item(s) requested. **Please note – members of the public must unmute themselves when prompted upon being recognized by the Mayor, in order to become audible to the City Council and Planning Commission, and the public.**

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

ZOOM LINK: <https://us06web.zoom.us/j/88146423364>
Meeting ID: 881 4642 3364
Or join by phone: (253) 215 – 8782

CALL TO ORDER – CITY COUNCIL

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

CALL TO ORDER – PLANNING COMMISSION

ROLL CALL:
Commissioners: Caldwell, Currie, Hassett, McCune, Proctor, Tyerman, Chairperson Nieto

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 providing **written public comments** either in-person or via email as indicated above; or provide **verbal public comments** either in-person or via teleconference by joining the meeting virtually at <https://us06web.zoom.us/j/88146423364> and use the “raise your hand” feature when prompted by the Mayor. Members of the public attending the meeting in-person are requested to complete a “**Request to Speak**” form. Please limit your comments to three (3) minutes (or approximately 350 words). 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 Government Code § 54954.2(b).

CONFIRMATION OF AGENDA

STUDY SESSION – CITY COUNCIL AND PLANNING COMMISSION

PAGE

- 1. DISCUSS THE WAVE AT CORAL MOUNTAIN PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

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COUNCIL AND PLANNING COMMISSION MEMBERS’ ITEMS

ADJOURNMENT – CITY COUNCIL AND PLANNING COMMISSION

The next regular meeting of the City Council will be held on October 5, 2021 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 Agenda for foregoing Special Joint Meeting 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 September 24, 2021.

DATED: September 24, 2021

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 SPECIAL JOINT MEETING:

September 28, 2021

STAFF REPORT

AGENDA TITLE: DISCUSS CORAL MOUNTAIN RESORT PROJECT AND DRAFT ENVIRONMENTAL IMPACT REPORT

RECOMMENDATION

Discuss Coral Mountain Resort project applications and Draft Environmental Impact Report, and receive presentation from the applicant, CM Wave Development, LLC.

EXECUTIVE SUMMARY

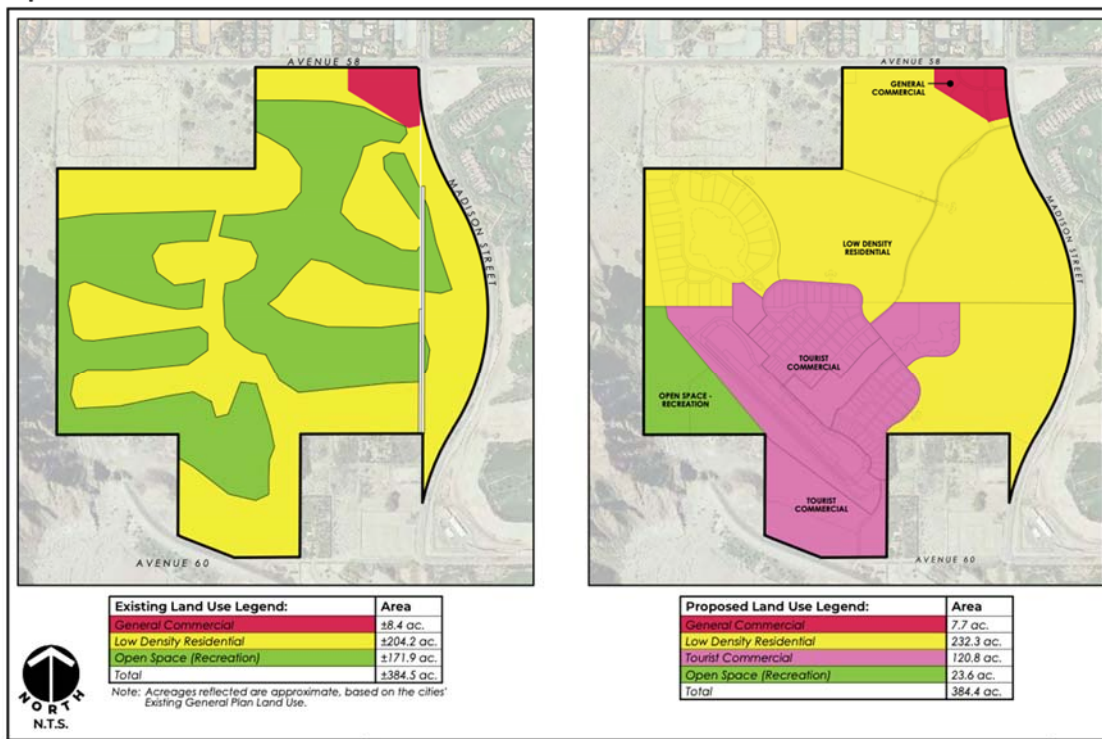
- The Coral Mountain Resort project (Project) is proposed for the western half of what is currently the Andalusia Specific Plan, west of Madison Street, south of Avenue 58, and north of Avenue 60.
- The Project would result in a master planned resort community that includes a hotel, single family residential units, neighborhood and resort commercial development and an artificial wave pool for surfing.

BACKGROUND/ANALYSIS

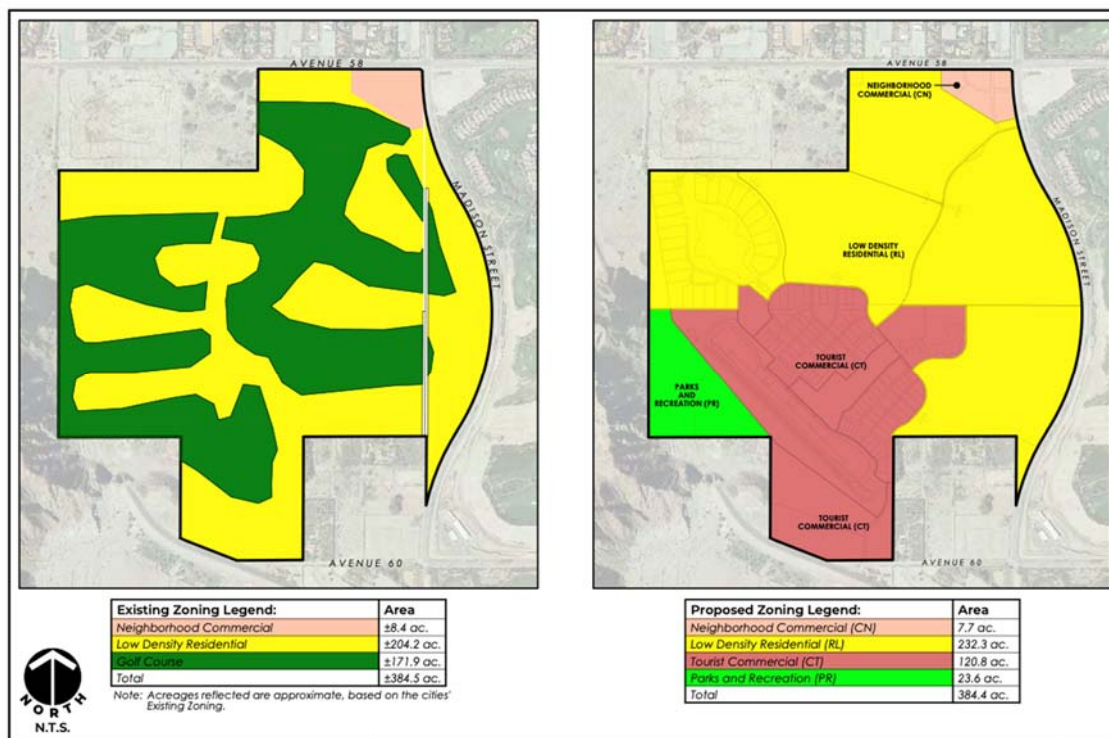
Project Applications

The applicant, CM Wave Development, LLC, has submitted several applications for the Project:

- a. A General Plan Amendment to change the existing General Commercial, Low Density Residential and Open Space-Recreation land use designations to General Commercial, Low Density Residential, Open Space Recreation and Tourist Commercial.

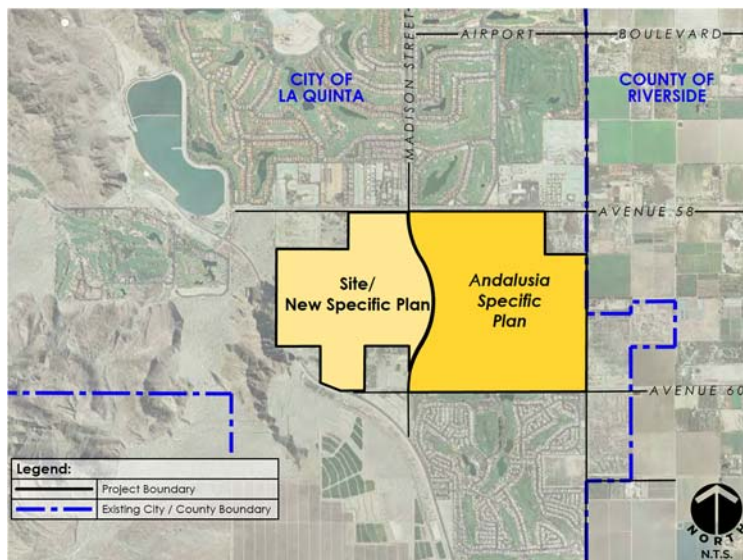


- b. A Change of Zone to be consistent with the General Plan Amendment for the same acreages.

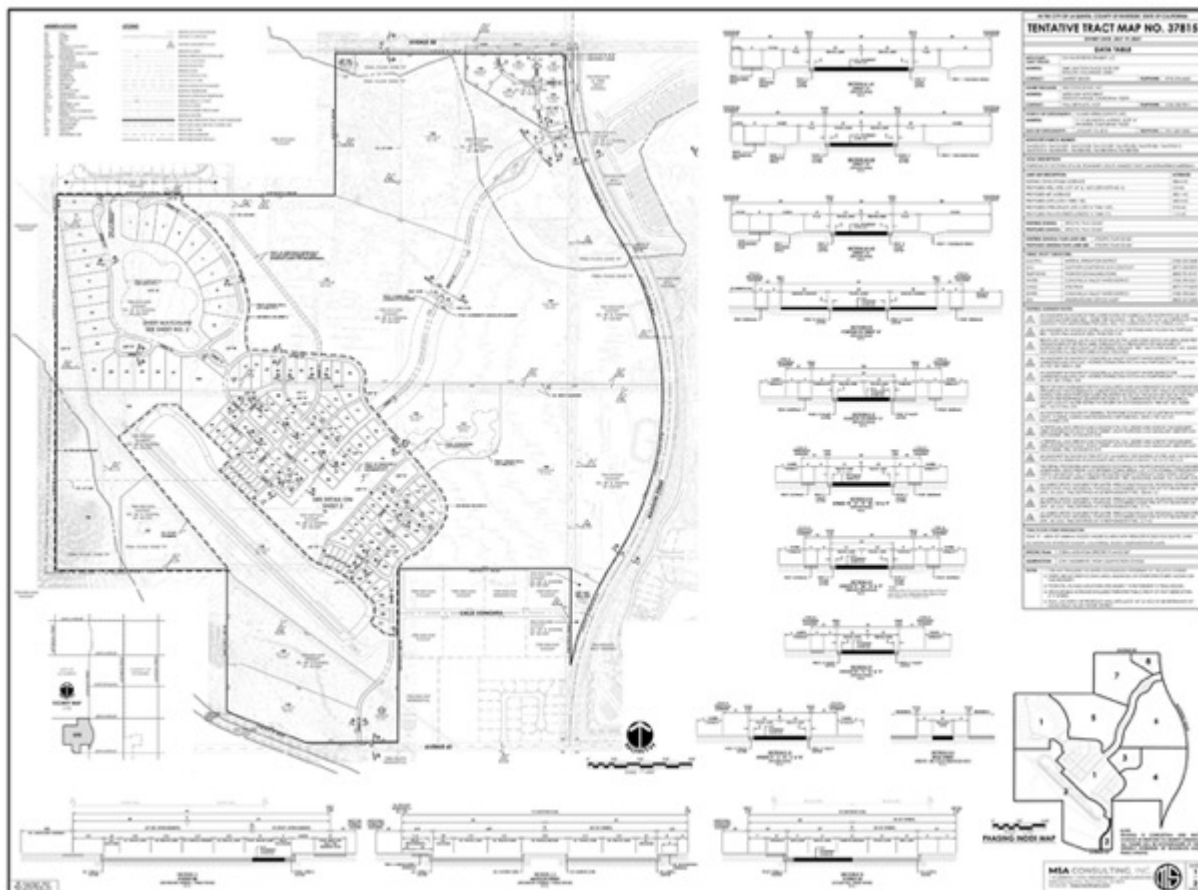


c. A Specific Plan Amendment to the Andalusia Specific Plan, removing the land west of Madison Street from that Specific Plan.

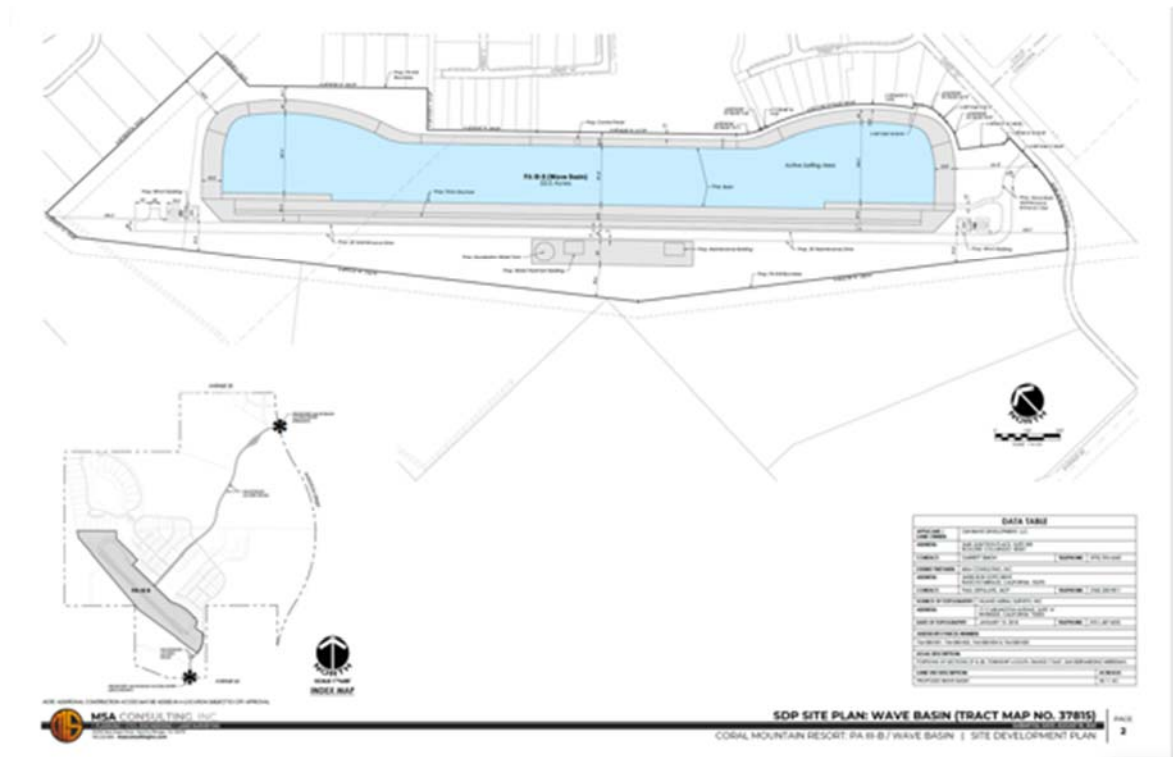
d. A new Specific Plan to establish the land uses, development standards and guidelines, and intensities and densities for the lands west of Madison Street.



e. A Tentative Tract Map to subdivide the property, including some large lots for future further subdivision.



- f. A Site Development Permit for the wave pool and associated mechanical and maintenance buildings and equipment.

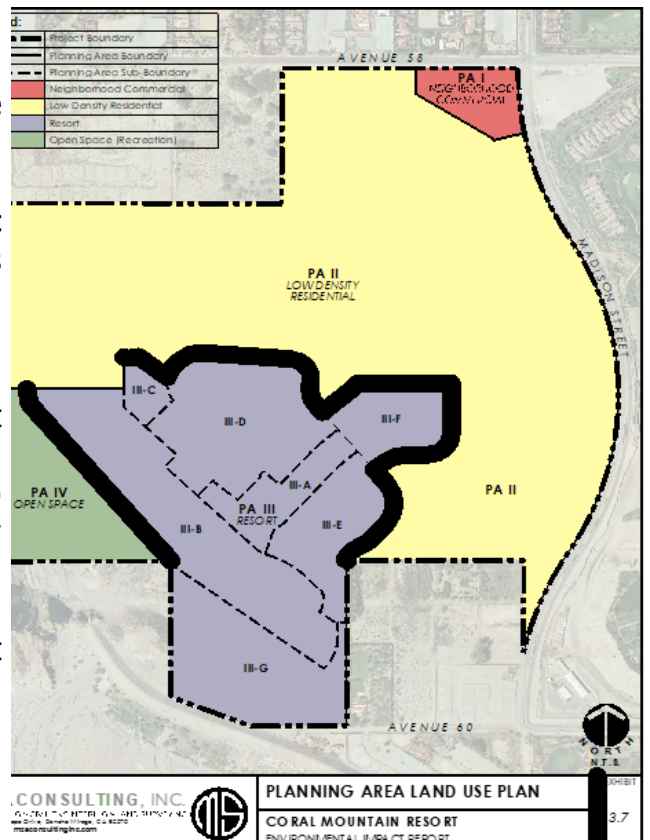


- g. A Development Agreement that establishes the responsibilities of the developer and the City in the phased development of the site.

Project Build Out

The Specific Plan is the heart of the application, as it includes all of the densities, intensities, development standards and guidelines for the entire site. The Specific Plan divides the site into Planning Areas, as shown here.

The Specific Plan proposes a surf-oriented resort themed Project with centralized resort commercial and neighborhood commercial amenities that allow residents and guests to stay on-property for most of their daily needs. Trails, sidewalks and pedestrian streets are proposed throughout the Project. The Project is proposed to be private, except for the neighborhood shopping center.



Based on the Specific Plan, the Project at buildout will consist of:

1. Up to 600 residential units (496 in the Low Density Residential areas, and 104 in the Tourist Commercial area)
2. Up to 150 hotel rooms
3. Up to 60,000 square feet of Neighborhood Commercial uses at the southwest corner of Madison and Avenue 58
4. Up to 57,000 square feet of resort commercial uses in the Tourist Commercial area
5. A 16.6 acre wave pool and the equipment to create the waves, maintenance and water treatment buildings, and a water tank
6. 26.5 acres of "back of house" area immediately south of the wave pool, which can include parking, temporary buildings and facilities for operations and special events
7. 24 acres of open space on the south end of the property, to include trails, ropes courses, and passive and protected open space

Residential units can be either single family, attached or clustered product, condominiums or townhomes. The 104 resort residential units are proposed on both sides of the hotel, and are proposed to be on small lots in the core of the Project, with pedestrian streets and easy access to the wave pool and hotel amenities. A boardwalk is proposed between the southern edge of the hotel and resort residential area and the wave pool, providing pedestrian access and views of the surf activities. The resort commercial development will occur at the hotel (Planning Area III-A) and in Planning Areas III-C and III-F. The neighborhood shopping center at the corner of Madison Street and Avenue 58 (Planning Area I) is proposed to be open to the public and will have access from both Avenue 58 and the Project itself, so that residents and guests of the hotel do not have to enter the public street system to access it. It is proposed to include small-scale commercial uses as permitted in the Neighborhood Commercial Zone. Permitted uses in the other Planning Areas generally follow the uses permitted in the respective Zones, with some additions and changes as explicitly listed in Attachment 1.

Attachment 1 provides the Development Standards for the Planning Areas. The development standards include building heights of 45 feet for the wave basin sub-area, 40 feet for the hotel and resort commercial sub-area, 35 feet for the neighborhood commercial, and 28 to 32 feet for the residential units, as well as reduced setbacks and lot sizes. The minimum lot size for all residential product is 3,600 square feet. The Specific Plan also allows light poles of up to 80 feet in height surrounding the wave pool.

Only residents and hotel guests will be allowed to use the wave pool, and no public access to this facility will be allowed. Wave pool operations are proposed to be every day, 7 AM to 10 PM. Special events are requested 4 times per year, allowing up to 2,500 guests per day. Special events will require

Temporary Use Permits which will include review by the Fire and Police Departments, and will be issued by City staff.

The Project is to be built in phases. There is no prescribed order or timing for these phases. At this time, the City has received only the Site Development Permit for the wave pool. Additional Site Development Permits will need to be filed for the hotel, the resort commercial, the residential units and the neighborhood commercial center on the corner.

Review under the California Environmental Quality Act (CEQA)

The City undertook an Environmental Impact Report (EIR) for this Project. The EIR analyzed all of the environmental issues required under CEQA, and found that with two exceptions, all impacts could be reduced to less than significant levels with the implementation of mitigation measures. In the case of Aesthetics (primarily associated with the elimination of public views of Coral Mountain) and Greenhouse Gas emissions, however, impacts remain significant and unavoidable, and there are no feasible mitigation measures available to reduce them to less than significant levels. As allowed under CEQA, the City Council will need to consider whether the benefits of the Project outweigh its significant impacts, and adopt Findings and a Statement of Overriding Considerations if it determines this to be appropriate. A more detailed description of the EIR's analysis will be provided at the Study Session.

The Draft EIR was made available for public comment for a period of 45 days. Nearly 100 public comments were received. The City is currently reviewing these comments and preparing comprehensive responses. When these responses are complete, the Final EIR/Response to Comments will be distributed for the Planning Commission and City Council, and provided to commenters and the public.

Prepared by: Nicole Sauviat Criste, Consulting Planner

Reviewed by: Cheri Flores, Planning Manager

Approved by: Danny Castro, Design and Development Director

Attachment: 1. Specific Plan Development Standards

CORAL MOUNTAIN RESORT SPECIFIC PLAN

3 Development Standards

As provided for in local ordinance and California Government Code, Specific Plans allow the creation of flexible and customized development standards suited to the unique needs of individual projects. This Specific Plan is divided into four Planning Areas, each representing a logical sub-area of development with common characteristics and defining surface features (e.g. streets, lot lines, and other physical features). Planning Areas for this Project are depicted in Figure 8, *Land Use Plan*. This chapter identifies the development standards applicable to each Planning Area, including a statement of development intent, permitted uses and development standards. Where differences may occur, these development standards take precedence over the Municipal Code

3.1 PA-I NEIGHBORHOOD COMMERCIAL (CN)

3.1.1 Development Intent

Planning Area I (PA-I) is intended to allow for the construction of Neighborhood Commercial buildings with affiliated circulation and infrastructure improvements. PA-I is located at the southwest corner of Avenue 58 and Madison Street. This Planning Area contains approximately 7.7 acres of land and will allow for up to a maximum of 60,000 sf of Neighborhood Commercial building space.

3.1.2 Allowable Uses

All uses listed in the Neighborhood Commercial (CN) District of the La Quinta Municipal Code (Section 9.80.020) are allowed in PA-I in accordance with Table 9-5. except that the uses listed below are specifically considered permitted uses.

TABLE 3.1A NEIGHBORHOOD COMMERCIAL PERMITTED USES

PERMITTED USES
Retail Stores
Food, liquor, and convenience stores
Restaurants
Banks
Medical offices
Boutique Agriculture ¹

Footnotes:

1. Including orchards, date, citrus, and olive groves, vegetable gardens, etc. that are for community use or that supply produce to Farm-to-Table restaurants and fresh food markets on lots not exceeding 5-acres in aggregate size in the Planning Area.

CORAL MOUNTAIN RESORT SPECIFIC PLAN

3.1.3 Development Standards

These standards apply to all land within PA-I as described within the text and graphics of this Specific Plan.

TABLE 3.1B – NEIGHBORHOOD COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	
Max. Structure Height	35 ft ^{1,2}
Max. No. of Stories	2
Min. Front Setback	10 ft
Min. Rear Setback	10ft
Min. Parking	1/250 ft GLA.
Max. Building Floor Area in PA 1	60,000 SF
Min. Building Setback to Avenue 58	25 ft
Min. Building Setback to Madison Street	25 ft
Min. Setback from Interior Property Line ³	0 ft
Min. Building/Landscape Setback from Residential PA ⁴	40 ft/20 ft
Max. Wall Height	6 ft
Max. Light Pole Height	25 ft
Min. Parking Provided ⁵	Per Code
Min. Parking Dimension	9' X 19'
Min. Bicycle Parking	Per Code
Min. Golf Cart / NEV Parking	Per Code
Min. Electric Vehicle Charging Spaces	Per Code

Footnotes:

1. Height is limited to 22' within 150' of the Madison & Avenue 58 R.O.W.
2. Architectural and roof projections, such as chimneys, spires, finials, parapets, and similar features not providing habitable or otherwise unusable space shall be permitted to extend up to fifteen feet above the maximum structure height.
3. Mechanical equipment to have a minimum 3-foot setback from interior property lines.
4. Landscape setback occurs within the building setback.
5. Including shared parking subject to provisions of LQMC 9.150.060

3.2 PA II – LOW DENSITY RESIDENTIAL (RL)

3.2.1 Development Intent

Planning Area II (PA-II) is intended to allow for the construction of residential neighborhoods with affiliated amenities, circulation, and infrastructure improvements. In addition to permanent year round use, various forms of short-term and long-term rentals, and fractional interest programs may be accommodated. Open space, golf, and various other complementary recreational uses may be integrated with residential development. PA-II contains approximately 232 acres of land and will allow for the construction of up to 496 single family attached and detached dwellings.

3.2.2 Allowable Uses

All uses listed in the Low Density Residential (RL) District of La Quinta Municipal Code Section 9.40.030 are allowed in PA-II in accordance with Table 9-1. except that the uses listed below are specifically considered permitted uses.

TABLE 3.2A – LOW DENSITY RESIDENTIAL PERMITTED USES

PERMITTED USES
Single-Family Detached Dwellings
Single-Family detached Patio Homes
Duplexes
Single Family Attached Dwellings
Townhome Dwellings
Condominium Multi-Family
Short Term Vacation Rental Units
Timeshare Units
Fractional Ownership Units
Lakes with active recreation
Golf Courses, Driving Ranges, and Golf Related Uses.
Clubhouse
Community Gardens/Boutique Agriculture ¹

Footnotes:

1. *Including orchards, date, citrus, and olive groves, vegetable gardens, etc. that are for community use or that supply produce to Farm-to-Table restaurants and fresh food markets on lots not exceeding 5-acres in aggregate size in the Planning Area*

3.2.3 Development Standards

These standards apply to all land within PA-II as described within the text and graphics of this Specific Plan

CORAL MOUNTAIN RESORT SPECIFIC PLAN

TABLE 3.2B – LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS

STANDARD	DETACHED PRODUCT	ATTACHED PRODUCT	ACCESSORY BUILDING ¹
Min. Lot Size	3,600 sf	3,600 sf	N/A
Max. Structure Height	32 ft ^{2,3}	32 ft ^{2,3}	28 ft ^{2,3}
Max. No. Of Stories	2	2	2
Min. Area Per Unit	1,400 sf	1,000 sf	250 sf
Min. Front Setback	10 ft	10 ft	10 ft
Min. Rear Setback	5 ft	5 ft	2 ft
Min. Interior/Corner Side Yard Setbacks ⁴	5 ft / 5 ft	5 ft ⁵ / 5 ft	5 ft ⁵ / 5 ft
Min. Building To Building Setback ⁶	0 ft	0 ft	0 ft
Max. Wall Height	6 ft	6 ft	6 ft
Min. Parking Required	2 garage/carport spaces plus 0.5 guest space	2 garage/carport spaces plus 0.5 guest space	N/A

Footnotes:

1. Detached garages/carports, casitas, carriage house units, and pool houses.
2. Height is limited to 22' within 150' of the Madison & Avenue 58 R.O.W.
3. Excluding chimneys, porticos, parapets, and other incidental architectural features etc. may exceed max. structure height by up to 5 feet.
4. AC units, trellis elements, pools, and spas are allowed to encroach into side and rear setback areas within 3' of property line.
5. 0' setback allowed for products, such as duplexes or zero lot line units, that share a common wall or zero lot line units with walls built to the side property line.
6. Subject to applicable building code requirements

3.3 PA-III TOURIST COMMERCIAL (CT)

3.3.1 Development Intent

Planning Area III (PA-III) is intended to allow for Resort Residential and Tourist Commercial uses and is located in the south-central portion of the Project. PA-III is structured around the wave basin, a private artificial wave generating basin. This Planning Area contains approximately 121 acres of land and will allow construction of the wave basin, up to a 150-key resort hotel, 104 resort residential units, restaurants, golf, and other resort supporting uses and amenities. To help facilitate resort and wave basin operational needs, supporting uses may include water storage tanks and outdoor storage areas among other uses. Open gathering areas south of the wave basin may be used to host public and private events with non-permanent, portable convenience facilities (such as port-a-potties, shade structures, tenting, and catering equipment) through the approval of a Temporary Use Permit, consistent with Section 9.210.050 of the Municipal Code.

3.3.2 Purpose and Intent

To provide for the development and regulation of a range of specialized Tourist Commercial uses oriented to resort lifestyle activity, located in areas designated within PA-III in the Specific Plan. Representative land use includes a resort hotel, the “Wave”, clubhouse and resort amenities, and supporting functions to those uses.

CORAL MOUNTAIN RESORT SPECIFIC PLAN

3.3.3 Allowable Uses

All uses listed in the Tourist Commercial (CT) District of La Quinta Municipal Code Section 9.80.020 are allowed in PA-I in accordance with Table 9-5 except that the uses listed below are specifically considered permitted uses.

TABLE 3.3A – TOURIST COMMERCIAL PERMITTED USES

PERMITTED USES	III-A	III-B	III-C	III-D	III-E	III-F	III-G
	RESORT	THE WAVE	WAVE CLUB	RESORT RESIDENTIAL WEST	RESORT RESIDENTIAL EAST	THE FARM	BACK OF HOUSE
Bars and cocktail lounges	✓	✓	✓			✓	
Retail Stores	✓		✓			✓	
Restaurants, other than drive-through	✓		✓			✓	
Community Gardens/"Boutique" Agricultural Uses ¹						✓	
Golf Facilities						✓	
Indoor and Outdoor Recreation Facilities	✓	✓	✓	✓	✓	✓	✓
Meeting and Club Facilities	✓		✓			✓	
Parking Lots	✓		✓	✓	✓	✓	✓
Recreational Water Amenities	✓	✓	✓			✓	
Resort Residential ²	✓		✓	✓	✓		
Resort Hotel	✓			✓	✓		

CORAL MOUNTAIN RESORT SPECIFIC PLAN

Resort Support and Accessory Uses ³		✓					✓
Clubhouse	✓		✓			✓	
Water Storage Tanks		✓					
Outdoor Storage (For Resort and Wave Basin Operations).		✓					✓

Footnotes:

1. Including orchards, date, citrus, and olive groves, vegetable gardens, etc. that are for community use or that supply produce to Farm-to-Table restaurants and fresh food markets on lots not exceeding 5-acres in size.
2. Including short-term rentals and timeshare/fractional ownership units.
3. Including Operation, Maintenance, Administrative and Service Facilities, Equipment and Directional Lighting.

CORAL MOUNTAIN RESORT SPECIFIC PLAN

3.3.4 Development Standards

The following development standards apply to property in Planning Area III as described within the text of this Specific Plan.

TABLE 3.3B – TOURIST COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	III-A	III-B	III-C	III-D	III-E	III-F	III-G
	RESORT	THE WAVE	WAVE CLUB	RESORT RESIDENTIAL WEST	RESORT RESIDENTIAL EAST	THE FARM	BACK OF HOUSE
Min. Lot Size	20,000 sf	20,000 sf	20,000 sf	3,600 sf	3,600 sf	20,000 sf	20,000 sf
Max. Lot Coverage	50%	10%	70%	70%	70%	50%	20%
Min. Lot Frontage	25'	25'	25'	30'	30'	25'	25'
Min. Livable Area ¹	NA	NA	NA	1,400 sf	1,400 sf	NA	NA
Min. Accessory Building Area ²	NA	NA	NA	300 sf	300 sf	NA	NA
Min. Front Setback	10'	0'	10'	10'	10'	10'	10'
Min. Setback from Walk Streets or Sidewalks ³	5'	0'	5'	5'	5'	5'	NA
Min. Setback from Wave Basin parcel	0'	NA	0'	5' ⁴	5' ⁴	NA	0'
Min. Front Facing Garage/Carport Setback	NA	NA	NA	10'	10'	NA	NA
Min. Side Facing Garage/Carport Setback	NA	NA	NA	12'	12'	NA	NA
Min. Rear Setback ⁵	NA	NA	NA	5'	5'	NA	25'
Min. Interior/Corner Side Setback ^{5,6,7}	NA	NA	NA	3'/3'	3'/3'	NA	NA

CORAL MOUNTAIN RESORT SPECIFIC PLAN

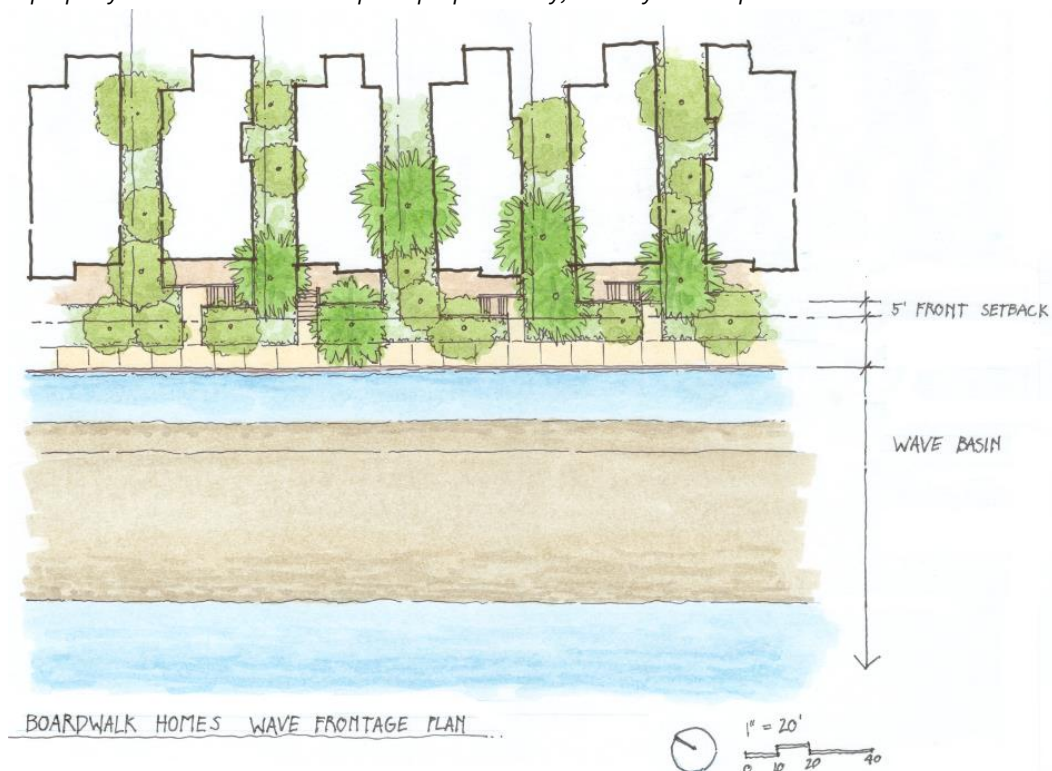
Min. Setback from Planning Area II	NA	50'	15'	NA	NA	NA	50'
Max. Height ^{7,8,9} (ft/stories)	40'/4	45'/4	40'/3	30'/3	30'/3	40'/3	30'/2
Min. Bldg. Separation ⁹	6'	0'	15'	6'	6'	6'	0'
Max. Pole Light Height	25'	80'	25'	NA	NA	25'	25'
Max. Wall / Fence Height	6' ¹⁰	8' ¹⁰	6' ¹⁰	6' ¹⁰	6' ¹⁰	6' ¹⁰	8' ¹⁰
Min. Parking Provided ^{11, 12}	1.1 per key	1 per full time employee	1 per 500 sf	2 per unit	2 per unit	1 per 500 sf	1 per 1,000 sf
Min. Parking Dimension	9' X 19'	9' X 19'	9' X 19'	9' X 19'	9' X 19'	9' X 19'	9' X 19'
Min. Bicycle Parking	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Min. Golf Cart / NEV Parking	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Min. Electric Vehicle Charging Spaces	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code

Footnotes:

1. *Excluding garages, casitas or carriage units.*
2. *Detached garages/carports, casitas, carriage house units.*
3. *Where walk street occurs at rear or side property line, walk street setback shall govern.*

CORAL MOUNTAIN RESORT SPECIFIC PLAN

4. The following illustration depicts a typical interface between the Wave Basin and adjoining units, including the 5' property line setback. For conceptual purposes only, final layout and product to be determined.



5. AC units and other mechanical equipment may encroach within setback up to 3' from property line.
6. 0' setback allowed for products, such as duplexes that share a common wall or zero lot line units with walls built to the side property line.
7. Excluding chimneys, porticos, parapets, and other incidental architectural features up to 5 feet.
8. Including rooftop deck and terraces (e.g. railings, parapets, furniture, shade structures, umbrellas, stairs, access lifts, elevator housings, etc.).
9. Subject to applicable building code requirements.
10. Security fencing up to 8' may be allowed if approved by the planning director.
11. Parking requirements for special events and temporary uses to be reviewed through the Temporary Use Permit Process.
12. Shared parking may be allowed subject to provisions of LQMC 9.150.060

General Note: All residential standards apply to both detached and attached units

3.4 PA-IV PARKS & RECREATION (PR)

3.4.1 Development Intent

Planning Area IV (PA-IV) is intended to allow for open space, active-recreational, and ancillary uses compatible with the resort. This Planning Area contains approximately 24 acres that will allow open space and recreational activities, such as hiking trails, biking trails and ropes course. This also includes accommodation for a future public trail roughly following the toe of slope of Coral Mountain, to be constructed at such time as the Desert Recreation District obtains a lease extension from the Bureau of Reclamation (BOR) to allow connecting public trails to the south and west.

3.4.2 Allowable Uses

All uses listed in the Parks and Recreation (PR) District of La Quinta Municipal Code Section 9.120.020 are allowed in PA-IV in accordance with Table 9-8 except that the uses listed below are specifically considered permitted uses.

TABLE 3.4A - OPEN SPACE PERMITTED USES

PERMITTED USES
Multi-Use, Nature and Bike Courses/Trails
Shade Structures, Relief Stations
Recreational Equipment ¹
Water Tanks and Reservoirs for purposes of domestic water use or fire flow ²
Wayfinding Signage
Outdoor Storage (For Resort and Wave Basin Operations).

Footnote:

1. Including but not limited to aerial adventure and rope courses, bicycle park, ziplines, etc.
2. Including private wells and appurtenant facilities.

CORAL MOUNTAIN RESORT SPECIFIC PLAN

3.4.3 Development Standards

The following development standards apply to property proposed for development designated the Land Use Plan and/or Zoning figures as Parks and Recreation PR and as described within the text of this Specific Plan.

TABLE 3.4B - OPEN SPACE RECREATION DEVELOPMENT STANDARDS

STANDARD	
Min. Building Site	n/a
Min. Lot Frontage	n/a
Max. Structure Height	12 ft
Max. Height - Ropes Course/Zipline	50 ft
Max. Height - Other Recreational Equipment	20 ft
Max. Building Coverage in PA IV	5,000 sf
Max. Number of Stories	1
Min. Setback from Property Line	10 ft
Min. Parking Provided	Per Code
Min. Parking Dimension	9' X 19'
Min. Bicycle Parking	Per Code
Min. Golf Cart / NEV Parking	Per Code
Min. Electric Vehicle Charging Spaces	Per Code

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