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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, DECEMBER 7, 2021
AT 6:30 P.M. (or soon thereafter)

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 public, the City Council, the Planning Commission, the City Manager, City Attorney, City Staff, and City Consultants may participate in this Special Joint Meeting by teleconference.

Members of the public wanting **to listen to the special joint 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**, 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 **preferably by 2:00 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 attend and participate in the meeting by teleconference 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/they 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, the Planning Commission, and the public.**

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

ZOOM LINK: <https://us06web.zoom.us/j/81325311999>
Meeting ID: **813 2531 1999**
Or join by phone: **(253) 215 – 8782**

It would be appreciated that any email communications for public comments related to the items on the agenda, or for general public comment, are provided to the City Clerk’s Office at the email address listed above prior to the commencement of the meeting. If that is not possible, and to accommodate public comments on items that may be added to the agenda after its initial posting or items that are on the agenda, every effort will be made to attempt to review emails received by the City Clerk’s Office during the course of the meeting. The Mayor will endeavor to take a brief pause before action is taken on any agenda item to allow the City Clerk to review emails and share any public comments received during the meeting. All emails received by the City Clerk, at the email address above, until the adjournment of the meeting, will be included within the public record relating to the meeting.

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, and 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/81325311999> 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 and submit it to the City Clerk. Please limit your comments to three (3) minutes (or approximately 350 words). The City Council and Planning Commission 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 the Brown Act [Government Code § 54954.2(b)].

CONFIRMATION OF AGENDA

STUDY SESSION

- 1. HIGHWAY 111 CORRIDOR PROJECT NO. 2019-05 UPDATE

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COUNCIL AND PLANNING COMMISSION MEMBERS’ ITEMS

ADJOURNMENT

The next regular meeting of the City Council will be held on December 21, 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 the 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 December 3, 2021.

DATED: December 3, 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:

December 7, 2021

STAFF REPORT

AGENDA TITLE: HIGHWAY 111 CORRIDOR PROJECT NO. 2019-05 UPDATE

RECOMMENDATION

Discuss progress of the Highway 111 Corridor planning implementation efforts.

EXECUTIVE SUMMARY

- The Highway 111 Corridor Project seeks to address connectivity, pedestrian- and bicycle-friendliness, transit, green infrastructure, economic development, and the retrofitting of the existing suburban fabric.
- In September 2020, Council approved a contract with GHD, Inc. and Lisa Wise Consulting (LWC) to continue planning efforts to implement the Highway 111 Corridor Plan (Corridor Plan) including exploring form-based code zoning and roadway design.
- In November 2020 and May 2021 joint study sessions were held with the Council and Planning Commission (Commission) regarding zoning of the Corridor.
- The current contract for planning and engineering services consists of four phases. Feedback from today's meeting will be incorporated into the design concept plans (Phase 2) and revised scope for Phase 4. If it is so directed, the contract amendment will be presented to Council at the December 21, 2021, meeting.

FISCAL IMPACT

The Capital Improvement Projects (CIP) program allocated \$1,000,000 in fiscal year (FY) 2019/20, \$250,000 in FY 2020/21, and \$1,000,000 in FY 2021/22 for a total current budget of \$2,250,000 for projects to be implemented along Highway 111.

Financial Accounting for Project 2019-05:

Original Contract Amount	\$ 885,228
Amendments 1-3	\$ 16,032
Final Contract Amount	\$ 901,260
Amendment 4 (proposed draft revised Phase 4 scope)	\$ 647,393
Total Proposed Contract Amount	\$1,548,653

As of July 31, 2021, \$286,447.84 has been expended.

BACKGROUND/ANALYSIS

The Corridor Plan was developed in 2019 to address connectivity, pedestrian- and bicycle-friendliness, transit, green infrastructure, economic development, and the retrofitting of the existing suburban fabric. Recommendations for implementation of the Corridor Plan detail a strategy for improvements, recognizing the dual functions of moving vehicles and creating a safe, walkable environment and opportunities for future development that will lead to increases in economic competitiveness, neighborhood livability, and sustainability in La Quinta.

The current contract for planning and engineering services consists of four phases:

- *Phase 1: Form-Based Code (FBC) Assessment and Sample Code* (**COMPLETED**)
- *Phase 2: Corridor Design Concept* includes roadway design concepts for the Corridor and considering right-of-way availability, utility conflicts, roadway level of service, multimodal connectivity and performance measures, and business access. (**UNDERWAY**)
- *Phase 3 – Optional: Active Transportation Program (ATP) Grant Application and Engineered Plans, Specifications, and Estimates (PS&E)* (**NOT YET INITIATED**)
 - ✓ Prepare ATP grant application and PS&E for the demonstration project area identified in Phase 1.
- *Phase 4 - Optional: Highway 111 Corridor Form-Based Code* (**NOT YET INITIATED**)
 - ✓ Conduct deeper review into the Specific Plans along the Corridor, which may include maintaining applicable existing standards or removing standards that are no longer effective.

- ✓ Determine the possibility of repealing some or all of the Specific Plans and/or consolidation utilizing FBC or combination.
- ✓ Prepare FBC for the Corridor.

Phase 2 Task Update

Phase 2 Corridor design concepts for the roadway have been completed (Attachment 1). Design concepts include reduction of lane widths (from 11-15 ft to 10-12 ft), while keeping the current number of lanes, addition of buffered bike and Neighborhood Electric Vehicle/Golf Cart (NEV) lanes and designing the Cultural Trail along the north side of Highway 111 as a multi-modal two-way path accommodating bikes, pedestrians and NEV's with connections to the CV Link at strategic areas in the Corridor.

Phase 4 Task Update

In accordance with the comments and direction provided at the May 2021 joint study session, staff began working with GHD and LWC on revising the scope of work for the optional Phase 4 task. Staff and the consultants considered several different approaches and determined that creating an overall Specific Plan (SP) for the entire Corridor would best implement the Highway 111 Vision. This approach affords a wholistic plan to create a more cohesive Corridor as is advised in the Corridor Plan and is consistent with other cities in the Valley, including Indio, Rancho Mirage, and Palm Desert.

The revised Phase 4 scope (Attachment 2) would consist of reviewing the eleven (11) individual specific plans along the Corridor, repealing them, and maintaining applicable existing standards and removing standards that are no longer effective or are not in line with the Highway 111 Vision. An overall SP would be drafted that incorporates these standards and creates a zoning code for the area that includes FBC concepts. The SP code would also incorporate the existing Mixed Use and Affordable Housing Overlays to reduce layers of legislation and incorporate housing in the Corridor area to help meet the City's housing goals. The SP would provide flexibility, adapt to the changing commercial environment, and help streamline development along the Corridor.

An additional item that was not initially considered in the scope is a build-out plan, similar to the Village Build-Out Plan, to be included in the SP. This would include an environmental analysis consistent with the California Environmental Quality Act (CEQA) of the build-out of the area, thus accounting for environmental review for future developments.

This entire SP effort would entail outreach with the shopping center owners and property owners along the Corridor to carefully consider any potential zoning conflicts and identify opportunities for development that is consistent with the Corridor Vision. This outreach is included in the revised scope.

Next Steps

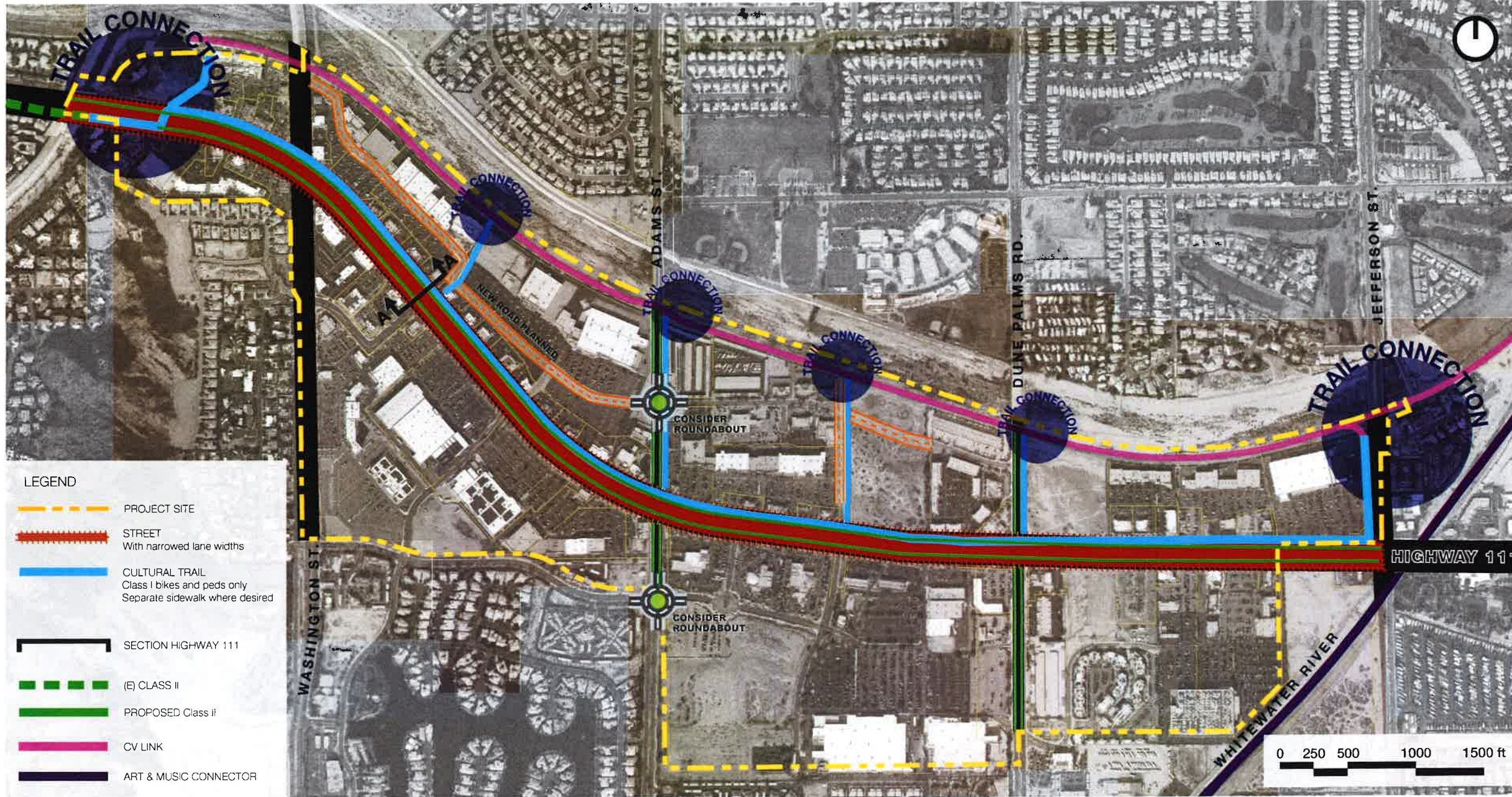
Staff will take the feedback from today's meeting and incorporate into the design concept plans (Phase 2) and Phase 4 scope and revise accordingly. If so directed, the contract amendment for Phase 4 services will be presented to Council at the December 21, 2021, meeting.

Prepared by: Cheri Flores, Planning Manager

Approved by: Danny Castro, Design and Development Director

Attachments: 1. Corridor Design Concept Maps
2. Draft Phase 4 Scope

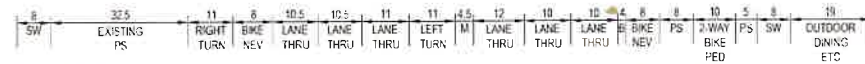
HIGHWAY 111
 CITY OF LA QUINTA
 STREET • CORRIDOR • IMPROVEMENTS
 CONCEPT PLAN OPTION 1



- LEGEND**
- - - PROJECT SITE
 - - - STREET
With narrowed lane widths
 - CULTURAL TRAIL
Class I bikes and peds only
Separate sidewalk where desired
 - SECTION HIGHWAY 111
 - - - (E) CLASS II
 - PROPOSED Class II
 - CV LINK
 - ART & MUSIC CONNECTOR



ORIGINAL SECTION HIGHWAY 111



SECTION A HIGHWAY 111, OPTION 01

Lane narrowing to allow for Class II Bike/NEV lanes on street.
 Class I bike/ped facility as the Cultural Trail on the north side.



TAB B

[Click Here to Return to Agenda](#)

Task 4. La Quinta Highway 111 Specific Plan

Task 4.1. – Phase 4 Kickoff & Background Data Collection

Task 4.1.1 – Specific Plan and Code Scoping Meeting & Site Tour

Responsible Parties:

Lead GHD

Support LWC, City

GHD, the lead consultant, and LWC (Consultant Team) will prepare for and attend one virtual Scoping Meeting with City staff to discuss Phase 4 project objectives, scope of work, schedule, budget, general project coordination, and areas of concern. The Consultant Team considers the Phase 4 Scoping Meeting as a vital part of the project in which the City's priority goals for Phase 4 will be confirmed.

As part of this meeting, GHD will also conduct an in-person or, if necessary due to the ongoing global COVID-19 pandemic, a virtual tour of the Plan area with City staff to collect preliminary data and document important parcels, buildings, and infrastructure to better understand the Plan Area. LWC may attend in-person, subject to an additional fee on a time and materials basis.

Task 4.1.2 – Specific Plan Background Data Collection & Assessment

Responsible Parties:

Lead GHD

Support City

GHD will complete a focused assessment of additional relevant documents (not studied in Phase I) and background data in order to gain a complete understanding of existing land use policy and configuration, infrastructure, transit, circulation and parking, and demographic conditions relevant to completing the Specific Plan. The documents to be reviewed will be provided by the City. A list of data needs will be refined in preparation for this task; the following is a baseline list:

Digital documentation for the entire Specific Plan study area required by the project team to proceed (if not already provided):

- Highway 111 Corridor Plan (2019)
- Highway 111 Design Guidelines (2011)
- Recent development applications
- Adopted General Plan and zoning maps and ordinances
- Any other relevant planning or policy documents
- Street centerlines
- Street right of way (may be provided by parcel map)
- Parcels (zoning required; improvement square footage,
- Utility mains (stormwater, potable water, reclaimed water, sewer, electrical, broadband, natural gas (if present), petroleum/fuel (if present).
- Hazard boundaries and protected areas (chemical plumes, well sites, ecological impact areas, FEMA, known historical assets).
- Design drawings (PDF or JPEG) for future public realm improvements, including CV link.

Task 4.1.3 – Stakeholder Engagement Plan

Responsible Parties:

Lead GHD

Support City

In an effort to maintain consistent and substantive dialogue with City staff and the stakeholder community, GHD will prepare a Stakeholder Engagement Plan (SEP) which will outline the overall approach to engagement and establish a preliminary schedule of meetings. Because of the extensive outreach performed as part of the development of the Highway 111 Corridor Vision Plan, the Consultant Team expects the following engagement opportunities, as outlined in the Tasks below:

- Meetings with Property Owners and Developers (See Task 4.3.2)
- Public Study Sessions with Planning Commission and City Council (See Tasks 4.3.4 and 4.6.2)
- Hearings with Planning Commission and City Council (See Task 4.8)

GHD has included budget to attend meetings in person. However, due to the ongoing global COVID-19 pandemic, GHD is also available to attend all staff meetings, public meetings, and hearings virtually. LWC is proposed to attend all meetings virtually, but may be available for in person meetings with subject to mutual agreement, on a time and materials basis.

Task 4.1 Products/Deliverables (electronic unless otherwise noted)

- Summary of Meetings
- Stakeholder Engagement Plan

Task 4.2. – Specific Plan Existing Conditions Analyses

Task 4.2.1 – General Plan, Corridor Plan, and Specific Plan Vision and Policy Assessment (See Task 4.2.2 for Regulatory Assessment)

Responsible Parties:

Lead GHD

Support City

GHD will analyze and assess the Highway 111 Corridor Plan, Specific Plans, and General Plan to delineate a cohesive vision for the new Specific Plan. GHD will perform a detailed assessment of the General Plan, Specific Plans, and Corridor Plan for direction, vision, goals, policies, and programs relevant to the Specific Plan Area and summarize the results of the analysis in a PowerPoint presentation (see Task 4.2.3). The intent of this review is to identify relevant policies and objectives for the Specific Plan and identify areas where additional direction or visioning is needed to complete the Highway 111 Specific Plan. GHD will review all applicable existing Specific Plans to determine which policies are relevant and should remain or be updated in the new Specific Plan. GHD will review with City staff and provide one round of edits in order to finalize.

Land Use

GHD will review the General Plan's Land Use and Development Strategy to assess the degree to which the Specific Plan should build off of the goals, land use intensities, land uses, and sub-

areas identified in the General Plan and the Highway 111 Corridor Plan.

Transportation

GHD will review the City's General Plan Circulation Element to identify policies, goals, or objectives that may guide the Specific Plan process or that could benefit from modification in the Specific Plan area.

Urban Design

GHD will summarize key goals and policies of the General Plan related to land use, transportation and multi-modal accessibility, streetscape, and urban design that provide direction for the desired land use patterns, mix of uses, development intensities, connectivity, and physical appearance of the Specific Plan Area.

Task 4.2.2 –Zoning and Specific Plan Regulatory Assessment

Responsible Parties: LWC

LWC will review the zoning and development standards as outlined in exiting specific plans that cover the new Specific Plan boundary (and were not already analyzed in Phase 1) and summarize the findings and results of the review in a PowerPoint presentation (see Task 2.3) The intent is to understand the multiple layers of development standards and zoning regulations included within the specific plans and zoning overlays in order to eliminate inconsistencies and develop a strategy to replace them (if possible) with uniform standards consistent with the land use vision of the Specific Plan. Any effective, and still relevant, provisions from the existing specific plans will be incorporated into new zoning regulations.. LWC will review with City staff and provide one round of edits in order to finalize.

Task 4.2.3 –Existing Corridor Conditions Synthesis

Responsible Parties: GHD and LWC(see below)

The Consultant Team will perform an existing conditions synthesis of the Plan Area to inform the initial recommendations for the Specific Plan and Code. The results of the existing conditions assessment will be summarized in a deliverable format of the City's choosing (PDF of PowerPoint or Word Document). In addition to the findings from Task 4.2.1 and 4.2.2, the assessment will include the following components:

Market Demand

Responsible Party: LWC

Building off the General Plan, any existing economic studies and strategic plans, such as the ULI study, LWC will conduct a market analysis of current and future demand for retail, entertainment, office, and residential space. The findings from this analysis will inform the optimal mix of uses in creating a vibrant and sustainable retail and entertainment center, and provide the basis for allowed uses, new zones, and development standard recommendations in the Specific Plan. The market analysis will focus on market metrics (demographics, income levels, configuration and placement of businesses, types and number of existing businesses, leakages, regional competition, etc.) and evaluate existing opportunities and constraints to future revitalization efforts.

Circulation Network

Responsible Party: GHD

GHD will summarize the existing conditions circulation assessment from the Corridor Design Concept (Phase 2) focusing on current safety and mobility conditions along the Highway 111 Corridor. GHD will expand on the work prepared in Phase 2 to include origin-destination analysis of local and regional traffic flows, by mode, informing our understanding of corridor visitorship in the market demand analysis. GHD will also include assessment of the internal circulation within private commercial parcels.

Community Form and Character Analysis

Responsible Party: GHD

GHD will conduct a community form and character analysis of the Plan Area's built environment. This analysis will include mapping of existing land uses and documentation of streetscape/frontage conditions and public amenities in a few key areas to frame the existing physical framework and design opportunities/constraints, including identification of opportunity sites for further analysis.

Environmental Conditions and Constraints

Responsible Party: GHD

GHD will conduct a screening-level review of existing environmental conditions and potential constraints associated with implementation of the proposed Specific Plan. The review will consider environmental disciplines presented in Appendix G of the CEQA Guidelines, relationship to the current General Plan and other specific plans in the vicinity of the Highway 111 corridor, and use of the CEQA document (as proposed in Task 5, below) in implementing future development.

Infrastructure

Responsible Party: GHD

GHD will provide a high-level review of critical utilities currently serving the project area to support identification of infrastructure improvements required to support the proposed development. The review will address potable water service, wastewater collection, stormwater/ flood control, and recycled water service availability; electricity and natural gas; and available telecommunications providers. GHD will utilize existing master plans, including the current Urban Water Management Plan for the Coachella Valley, utility layouts available through mapping requests and otherwise publicly available, and telecommunications (telephone, internet) service provider information. Following this review, GHD will summarize information pertinent to the project area and identify potential constraints on the proposed development. The analysis will not include any system or utility modeling for the project area, though such modeling may be recommended as a next step.

Existing Conditions Base Documents and Yield Table

Responsible Party: GHD

GHD will assemble digital data provided by the City to establish an existing conditions CAD file, including face-of-curb, back of curb, building footprints, and parcel boundaries. A base CAD file is for illustrative and conceptual design purposes only and will be accurate enough only to depict the layout of concepts for future private development and public works.

GHD will use this task to prepare a Sketchup 3D model (buildings and sites) and Remix web tool

(roads) for the project study area for later use in 1). Quantifying proposed multi-story development yields, and 2). illustrative visualization and aerial diagrams.

GHD will use this task to prepare a diagram map base for purposes of diagramming and illustrative plan drawings in Adobe software.

GHD will also use this task to format a development summary spreadsheet/table to be used in quantifying anticipated development yield (GFA and DU).

Task 4.2 Products/Deliverables (electronic unless otherwise noted)

- Specific Plan Existing Conditions Analysis PowerPoint
- Base Mapping and Model, Base CAD, and Base Development Table

Task 4.3. – Preferred Plan and Policy Framework

Task 4.3.1 – Prepare for and Attend Working Session with Staff

Responsible Parties:

Lead GHD, City

Support LWC

The Consultant Team will participate in a working session with City staff to prepare for meetings with property owners and developers (Task 4.3.2).

Task 4.3.2 – Meetings with Property Owners and Developers

Responsible Parties:

Lead GHD, City

Support LWC

The Consultant Team will conduct a series of virtual meetings (up to 10 sessions) with property owners and developers to: 1) initiate and strengthen the relationship with the owners, 2) provide an overview of the project, 3) present relevant background and market data, 4) revisit and explore the Corridor Plan vision, and 5) engage owners and developers in a dialogue about their concerns, priorities, opportunities, and vision for the specific area and the Corridor as a whole. The GHD will summarize the findings from the sessions, including key issues, concerns, opportunities, and recommendations.

Task 4.3.3 – Preferred Plan and Policy Framework

Responsible Parties:

Lead GHD

Support LWC

Extensive work has been performed to-date by the City toward the core content of a comprehensive specific; moreover, clear thought has been generated through a co-creative process involving community workshops with significant attendance. The product of that process is a visioning document that includes aspects of the physical planning framework for a specific plan. Underpinning that work is also a complete array of vision, goals, policies, and initiatives.

This content will be the basis of a Specific Plan GHD generates for the study area. Almost every aspect

of a specific plan has some content prepared for review. The policies are most complete but need an extensive check to ensure they meet the needs of specific plans being brought under this new encompassing plan. In order to prepare this content to stand as a specific plan that incorporates and supplants other specific plans, to differing degrees, all work to-date needs to be:

- 1.) **Evaluated** to ensure it comports with current market conditions and stakeholder expectations
- 2.) **Completed** to ensure there are no gaps in the visual communication or policy measures
- 3.) **Upgraded** to ensure additional standard-of-care, and state-of-the-art elements are included
- 4.) **Enriched** as an integrated model to support detail about housing, development type, and yield
- 5.) **Polished** to ensure the visual communication quality reflects an economically competitive City

The following are aspects of the plan which need only minimal review for integration in the new plan:

- Visioning goals, policies, and programs (GHD)
- Outreach summary text, photos and graphs (GHD)
- Strategies and priorities supporting physical framework diagrams (GHD)
- Development block pattern (GHD, to be revised per recent Hwy 111 transportation concepts)
- Roadway network (GHD, to be revised per recent Hwy 111 transportation concepts)

The following are aspects of the plan which need significant review and further workup in the new plan:

Development Framework (Physical)

Responsible Party: GHD

An overall physical development layout with inferred building types was prepared in the Corridor Vision document; however, those buildings need to be reconsidered for dwelling unit type/size, intensity, traunching/ground lease size, footprint size, and market range (type variety) according to the results of new market research (See Task 4.2.3).

Key to this workup of Development Framework is greater detail and resolution in a 3D model to accurately measure and depict a development scenario. This will be used to express unit type variety, and support detailed GFA yield tables (gross-floor-area and D/U spreadsheets) that are meaningful to CEQA review, entitlements, re-parcelization, policy overlay and housing requirements, and more engaging community marketing visuals (perspective views). Development Capacity targets will be measured for sites, and compared with market absorption of asset classes (GFA market demand by land use) – a comparison crucial to prospective developers.

Some adjustment to block and building size may be warranted after the Vision development work is first traced (or downloaded) and reviewed. The GHD planning team believes some greater hierarchy and variety in block structure may support the economic tendencies of development phasing. This also will support a sense of place so crucial where suburban retail sites see infill growth.

Parking Strategy (Part of Mobility Framework)

Responsible Party: GHD

The visioning work prior to this project sets a clear direction for parking strategy in a more sustainable future for La Quinta. A data rich parking strategy, and especially for shared parking, and public vs. private operation, needs to be generated and tabled with greater detail in support of a finalized housing

and DU outlay. The use of shared parking ULI non-capture ratios will help key stakeholders understand the mutual benefit of mixed-use use sites. A smart, walkable, parking strategy is important to success in locking in an IS/MND determination.

Land Use Map

Responsible Party: GHD

The designated land use map needs to be drawn according to the influence of surrounding specific plans and the confirmed vision and development scenario as developed for this Specific Plan. There may be housing overlays, density overlays, open space preserves, and finer decisions from those plans that fall into the overarching picture painted by the Visioning process four years ago.

Open Space Framework (Physical and Some Policy)

Responsible Party: GHD

The Visioning work prepared hand-in-hand with the community does a good job of describing a solid-void configuration that genuflects both to new thoroughfares and to the CV link corridor. Ensuring that market driven parking impact, building type, level of investment, and density behavior from developers maintains a quality public realm means more clearly defining those spaces, preserving internal block courtyards and commons, more open space hierarchy (key spaces hosting events, versus smaller distributed areas), and ensuring there is a landscape architecture layer to that framework – including street tree locations, surface turf/hardscape proposals, and landscapes that do work in terms of urban cooling/shading, monsoonal runoff capture, flexible use, and community and cultural legibility.

Mobility Framework (Physical and Some Policy)

Responsible Party: GHD

The mobility framework is nearly complete in terms of roadways, right-of-way proposal, and of course the Hwy 111 roadway corridor itself. One to three diagrams expanding on locations for active-mobility resources, pedestrian access and service points, event impacts, and key wayfinding decision nodes should be prepared.

Utility Framework (Physical)

Responsible Party: GHD

The utility needs of proposed buildings needs to be evaluated for impact to existing mains and is necessary for a successful IS/MND outcome. The utility framework will further detail sizing and capacities data that may be essential in grant applications. This is also an opportunity to raise the profile of the specific plan as resiliency preparation – a plan quality that tends to garner APA award recognition that benefits implementation efforts.

Additionally, the Preferred Plan and Policy Framework deliverables will accompany a draft table of contents for the Specific Plan, and a zoning table which includes preliminary boundaries, standards, and allowed uses.

Form-Based Code Approach and Framework

Responsible Party: LWC

Based on the work completed above, LWC will prepare an approach to incorporating existing specific plan regulations into the Code for the Specific Plan (as appropriate) and a Code framework table, outlining the recommended intent of new zones, and a general overview of allowed building, frontage, and civic space types for each zone. This work will document where existing regulations will be superseded by the new Code in order to implement the land use vision for land use, density, intensity, and building form. The framework will also include a draft regulating plan, to implement the land use map (see task above). The framework will be the guiding document in preparation of the draft Code (Task 4.4)

Task 4.3.4 – Study Session

Responsible Parties:

Lead GHD, City

Support LWC,

The Consultant Team will participate in one virtual study session with the Planning Commission and City Council to provide an update on the project, summarize background information, and present the Preferred Plan and Policy Framework. The objective of the meeting is to gather any additional input to include in the draft Specific Plan and Code.

Task 4.3 Products/Deliverables (electronic unless otherwise noted)

- Developer Meeting Preparation and Attendance
- Preferred Plan and Policy Framework
- Prepare for and attend one Study Session

Task 4.4 – Administrative Draft Specific Plan and Code

Task 4.4.1 – Prepare Administrative Draft Specific Plan

Responsible Parties: GHD

GHD Team will prepare an Administrative Draft Specific Plan for City staff review and comment.

The Administrative Draft Specific Plan will cover the following components:

- Introduction
- Land Use
- Community Form and Character
- Mobility and TDM
- Infrastructure
- Implementation Goals, Policies, and Programs (Wayfinding, branding, and other similar initiatives will be included as programs in the Specific Plan)

GHD will develop the Specific Plan in a format as agreed upon with the City.

Task 4.4.2 – Prepare Administrative Draft Code

Responsible Parties: LWC

The Administrative Draft Code will include the following:

- Zones
- Development Standards
- Land Uses
- Building and Frontage and Civic Space Types
- Standards for Large Sites
- Signs (Assumes existing City standards conform to applicable legal standards)
- Administration and Procedures (additional to Citywide standards, if needed, for the Specific Plan Area)

LWC will utilize the template, layout, and format developed for the sample FBC (Task 1) for the Code.

Task 4.4.3 – Staff Review of Administrative Draft Specific Plan and Code

Responsible Parties:

- Lead GHD LWC,,*
- Support City*

The City is expected to review the Administrative Draft Specific Plan and Code and prepare one set of consolidated, non-conflicting comments to the Consultant Team one week prior to a review conference call. The Consultant Team will participate in 2 conference calls with staff to discuss the Administrative Draft Specific Plan and Code.

Task 4.4 Products/Deliverables (electronic unless otherwise noted)

- Administrative Draft Specific Plan and Code

Task 4.5 – Environmental Review / CEQA

Responsible Parties: GHD

CEQA Compliance

CEQA environmental documents will be prepared that address the entirety of the Highway 111 Specific Plan. Given the length of the Corridor, the extent of street improvements, bicycle and pedestrian facilities, other active recreation, and visual resources to include landscaping and public art, we assume that an Initial Study/Mitigated Negative Declaration (IS/MND) will be the appropriate form of documentation for this effort. The IS/MND process will consist of the following tasks:

- Project Initiation (Kick-Off Meeting, information needs request)
- Project Description (including a summary of the project location, project characteristics, construction methods, operational characteristics, minimization measures, and graphics)
- Admin Draft IS/MND (addressing applicable topics from CEQA Appendix G, Environmental Checklist Form):
 - Aesthetics
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Energy
 - Geology/Soils
 - Greenhouse Gas Emissions

- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance
- Draft IS/MND (for public review)
- Public Review and Notice of Intent
- Final IS/MND (including responses to comments, and Mitigation and Monitoring Plan)
- Public Hearing and Notice of Determination

With this approach, as development occurs along the Corridor, environmental review can tier from the IS/MND (for example, as a Categorical Exemption) or be addressed through a Subsequent IS/MND as discussed in Section 15162 of the CEQA Guidelines. This will enable future projects requiring CEQA review to make maximum use of the environmental analyses conducted under the present scope of work, thereby reducing the extent and cost of future analyses.

In the event that another form of CEQA document (such as an EIR) is determined necessary for the current project based upon the potential significance of environmental impacts, we will submit a revised scope of work and cost estimate to the City for that additional effort. We assume that no resource agency permit applications will be needed for this project.

Brief technical memos will be prepared for the following environmental disciplines, based upon database reviews used to confirm that no significant environmental concerns are presented by the project:

- Biological database review (historic aerial photos and habitat; special-status species records; wetland databases (both federal and state); soil survey data; CDFW California Natural Diversity Database (CNDDDB/Bios); USFWS Information for Planning and Consultation (IPaC); USFWS Online Critical Habitat Mapper).
- Cultural resources record search, background information review.
- Hazardous materials database report (e.g., EDR) to identify any areas of known contamination near the Demonstration Project.

The traffic discussion in the IS/MND will be partially based upon data and conclusions reached as part of Task 2.2, namely the pre- and post-project VMT estimate, per the requirements of SB 743. However, the VMT estimate will require modeling of the proposed Specific Plan land uses to ensure that full buildout of the corridor, with the proposed changes, is considered from both a land use efficiency basis and traffic volume forecasting basis. GHD will establish a baseline VMT value and assume recommended thresholds per the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) and the City's adopted VMT policy (2021).

NEPA Compliance

GHD understands that no federal funding is anticipated for the proposed Specific Plan document, and that no environmental documentation will be required under the National Environmental Policy Act (NEPA). In the event that such conditions change, we will prepare a scope and cost estimate proposal to the City identifying the necessary compliance activities anticipated under NEPA. These would likely include Caltrans involvement as NEPA lead agency, with the environmental review process following the Caltrans Local Assistance Procedures and the Standard Environmental Reference (SER).

Task 4.5 Assumptions

- CEQA Deliverables (e.g., Admin Draft, Draft, and Final IS/MND) will be revised in response to one round of City review. Revisions are assumed to be principally qualitative in nature, and will not require additional quantitative analysis or modeling.
- All deliverables will be provided electronically to the City. The City will be responsible for costs associated with reproduction and distribution/mailing of deliverables.
- Public Notices identified above (e.g., Notice of Intent, Notice of Completion and Notice of Determination) will be prepared by GHD.
- Public noticing of the Draft IS/MND will include publishing in one newspaper of general circulation in the project vicinity, filing on the Notice of Intent with the County Clerk, and filing of a Notice of Completion with the State Clearinghouse to solicit written comments. CEQA does not require a public meeting to accept comments for IS/MND-level documents; however, we understand that the City may prefer to hold such a meeting and so attendance at one meeting is included in our scope of work.
- Costs associated with the newspaper ad, and any agency filing fees, will be paid by the City.

Task 4.5 Products/Deliverables (electronic unless otherwise noted)

- Admin Draft, Draft, and Final IS/MND
- Public Notices

Task 4.6 – Public Review Draft Specific Plan and Code

Task 4.6.1 – Prepare Public Review Draft Specific Plan and Code

Responsible Parties: GHD and LWC

The Consultant Team will prepare a Public Review Draft Specific Plan and Code based on input from staff. The Public Review Draft will be in formats (PDF) that can be posted by the City to the City's website.

Task 4.6.2 – Study Session on Public Review Draft Specific Plan and Code

Responsible Parties:

Lead GHD

Support City

GHD will conduct 4 in-person or virtual study sessions with the Planning Commission and City Council to present the Public Review Draft, clarify questions, and address comments regarding its content. The meetings will cover a variety of topics including:

- Land Use and Urban Design
- Transportation and Infrastructure
- Implementation Plan

GHD will summarize comments gathered in these study sessions, with recommended edits to be tracked in a table format. After the study sessions, the table will be shared with the City to ensure comprehension of and agreement on City comments.

Task 4.6 Products/Deliverables (electronic unless otherwise noted)

- Public Review Draft Specific Plan and Code
- Meeting materials and summary

Task 4.7 – Public Hearing Draft Specific Plan and Code

Task 4.7.1 – Staff Meeting

Responsible Parties:

Lead GHD and LWC,

Support City

The Consultant Team will meet with the City staff discuss comments received during public review and confirm direction for preparation of the Public Hearing Draft Specific Plan and Code.

Task 4.7.2 – Prepare Public Hearing Draft Specific Plan and Code

Responsible Parties: GHD and LWC,

The Consultant Team will modify the Public Review Draft according to recommendations received from City staff and the community (Task 4.6.2) and prepare the Public Hearing Draft Specific Plan (GHD) and Code (LWC). GHD and LWC will make document changes and track resolution to each comment in the tracking sheet (not in the document). Once all comments are addressed, no further changes will be made until after public input through the Adoption Hearings is gathered. The Public Hearing Draft will be posted by the City to the City's website.

Task 4.7 Products/Deliverables (electronic unless otherwise noted)

- Public Hearing Draft Specific Plan and Code

Task 4.8 – Adoption Hearings

Several significant regulatory actions may be needed to facilitate adoption of the Specific Plan. These may include:

- Zoning Ordinance Amendment (replace with Hwy 111 SP Code)
- General Plan Amendment (possibly change General Plan designations)

- Specific Plan Amendment (Repeal existing Specific Plans)
- New Specific Plan Adoption

Task 4.8.1 – Planning Commission Hearing

Responsible Parties:

Lead GHD and City

Support LWC,

The Consultant Team will prepare for and participate in one virtual Planning Commission hearing. The Consultant Team will prepare a PowerPoint presentation. The Team assumes the City will be responsible for staff report and any noticing.

Task 4.8.2 – City Council Hearing

Responsible Parties:

Lead GHD and City

Support LWC,

The Consultant Team will prepare for and participate in one virtual City Council hearing. GHD will prepare a PowerPoint presentation. The Team assumes the City will be responsible for staff report and any noticing.

Task 4.8.3 – Prepare Final Specific Plan and Code

Responsible Parties

Lead GHD and City

Support LWC

The Consultant Team will make any final revisions based on recommendations from the Planning Commission and City Council and prepare the Final Adopted Specific Plan and Code based on their input.

GHD will again summarize comments gathered in **from the City project leadership, Planning Commission, and City Council** with recommended edits to be tracked in a table format. GHD and LWC will commit document changes and track resolution to each comment. Once all comments are addressed, and the Final Specific Plan and Code document is provided in PDF form, substantive changes (more significant than grammar and image errors) may require an additional service and fee.

Task 4.8 Products/Deliverables (electronic unless otherwise noted)

- Prepare for and attend 1 Planning Commission hearing and 1 City Council hearing
- Final Specific Plan and Code

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