

**HAND OUTS**

**CITY COUNCIL  
MEETING**

**MAY 2, 2023**

**RESOLUTION 2023 - XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING CORONEL HOMES A PARTIAL WAIVER OF ENTITLEMENT FEES FOR FOUR VILLAGE HOSPITALITY HOMES LOCATED AT 51120 AVENIDA NAVARRO, 51116 AVENIDA MENDOZA, 51080 AVENIDA MARTINEZ, AND 51100 AVENIDA MARTINEZ**

**CASE NUMBERS:**

**CONDITIONAL USE PERMIT 2022-0006, CONDITIONAL USE PERMIT 2022-0007, CONDITIONAL USE PERMIT 2022-0008, CONDITIONAL USE PERMIT 2022-0009, SITE DEVELOPMENT PERMIT 2022-0008, SITE DEVELOPMENT PERMIT 2022-0009, SITE DEVELOPMENT PERMIT 2022-0010, SITE DEVELOPMENT PERMIT 2022-0011**

**APPLICANT: CORONEL HOMES**

**WHEREAS**, the City Council of the City of La Quinta, California did, on May 2, 2023, consider a request by Coronel Homes for a partial waiver of entitlement fees for four (4) Village Hospitality Homes on four (4) project sites located at 51120 Avenida Navarro, 51116 Avenida Mendoza, 51080 Avenida Martinez, and 51100 Avenida Martinez, more particularly described as:

Assessor Parcel Numbers:

773-078-005, 773-073-005, 773-075-005, and 773-073-004

**WHEREAS**, on April 11, 2023, the Planning Commission of the City of La Quinta, California, did hold a duly noticed public hearing to consider Conditional Use Permits [\(CUP\)](#) 2022-0006, 2022-0007, 2022-0008, and 2022-0009 and Site Development Permits [\(SDP\)](#) 2022-0008, 2022-0009, 2022-0010 and 2022-0011, and upon hearing and considering all testimony and arguments of all interested persons desiring to be heard, said Planning Commission adopted Planning Commission Resolution Nos. 2023-006, 2023-007, 2023-008, and 2023-009 approving aforementioned permit applications; and

**WHEREAS**, the request for partial waiver of fees is based on [the information and evidence presented in the Staff Report for this Resolution; specifically: \(1\) each of the four Village Hospitality Homes is located on four separate properties, and while the four properties are owned by the same applicant, they each required their own entitlement applications, consisting of an SDP and a CUP; and \(2\) the estimate that processing the applications is equivalent to 1.5 times the application fee for one project since all the applications were processed simultaneously by the same applicant](#), and all four projects are similar in design, use, and are in proximate location to each other in the Village Commercial (VC) zone; and

**WHEREAS**, at the regular meeting of the City Council on May 2, 2023, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did grant a waiver of fees to reduce the required entitlement fees from \$63,676 to \$23,878; and

**WHEREAS**, if, based upon the granting of a partial waiver of the entitlement fees by this Resolution, the payment of prevailing wages under California Labor Code section 1720 et seq. shall apply-applies to any of the projects or project sites, the applicant and/or owner of any or all of the project sites shall be responsible for complying with State-state law requirements for prevailing wage to the extent those requirements apply.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the City Council in this case.

SECTION 2. That the Council does hereby grant the request to partially waive entitlement fees for the aforementioned permit applications for the reasons set forth in this Resolution from \$63,676 to \$23,878.

SECTION 3. That the Council does hereby authorize the City Manager or authorized designee to execute any necessary or appropriate documents to implement this Resolution.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the La Quinta City Council held on this the 2 day of May 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
LINDA EVANS, Mayor  
City of La Quinta, California

**ATTEST:**

\_\_\_\_\_  
MONIKA RADEVA, City Clerk  
City of La Quinta, California

**APPROVED AS TO FORM:**

\_\_\_\_\_  
WILLIAM IHRKE, City Attorney  
City of La Quinta, California

