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PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBER
78495 Calle Tampico, La Quinta

TUESDAY, MAY 28, 2024, AT 5:00 P.M.

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

CALL TO ORDER

Roll Call: Commissioners: Caldwell, Guerrero, Hassett, Hernandez, McCune, Tyerman and Chair Nieto

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the Commission on any matter not listed on the agenda pursuant to the “Public Comments – Instructions” listed at the end of the agenda. The 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

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS – None

CONSENT CALENDAR

NOTE: Consent Calendar items are routine in nature and can be approved by one motion.

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1. APPROVE MEETING MINUTES DATED MARCH 12, 2024	6
2. APPROVE MEETING MINUTES DATED MARCH 26, 2024	9

3. CONSIDER A RESOLUTION TO APPROVE AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT 2019-0001 (CONDITIONAL USE PERMIT 2024-0002) AND SITE DEVELOPMENT PERMIT 2019-0004 (SITE DEVELOPMENT PERMIT 2024-0005) FOR CONSTRUCTION OF A 27,334 SQUARE FOOT EXPANSION OF EXISTING ST. FRANCIS OF ASSISI CHURCH CAMPUS BUILDINGS; LOCATION: 47225 WASHINGTON STREET

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BUSINESS SESSION – None

STUDY SESSION – None

PUBLIC HEARINGS

For all Public Hearings on the agenda, a completed “Request to Speak” form must be filed with the Commission Secretary prior to consideration of that item; comments are limited to three (3) minutes (approximately 350 words).

Any person may submit written comments to the Planning Commission prior to the public hearing and/or may appear and be heard in support of or opposition to the project(s) at the time of the public hearing. If you challenge a project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at or prior to the public hearing.

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1. CONSIDER A RESOLUTION APPROVING SITE DEVELOPMENT PERMIT 2023-1000 FOR A NEW 2,082 SQUARE FOOT BARN STRUCTURE; CEQA: DESIGN AND DEVELOPMENT DEPARTMENT HAS DETERMINED THE PROJECT IS EXEMPT PURSUANT TO SECTION 15303(e) NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES; LOCATION: 50275 VISTA MONTANA, LOT 3 OF TM 14104
2. CONSIDER RESOLUTIONS RECOMMENDING CITY COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT (EA2017-0008, SCH# 2018011023) AND DIRECT STAFF TO PREPARE FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS AND APPROVE GENERAL PLAN AMENDMENT 2017-0002, ZONE CHANGE 2017-0002, SPECIFIC PLAN 2017-0004, TENTATIVE TRACT MAP 2017-0008 (TTM 37387) AND DEVELOPMENT AGREEMENT 2021-0001 FOR THE TRAVERTINE PROJECT CONSISTING OF 1,200 RESIDENTIAL UNITS, 45,000 SQUARE FOOT HOTEL WITH 100 VILLAS, SPA AND WELLNESS CENTER AND OTHER COMMERCIAL AND RECREATIONAL USES; CEQA: AN ENVIRONMENTAL IMPACT REPORT (EA2017-0008, SCH# 2018011023) HAS BEEN PREPARED FOR THE PROPOSED PROJECT; LOCATION: SOUTH OF AVENUE 60, WEST OF MADISON STREET, AND NORTH OF AVENUE 64

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COMMISSIONERS' ITEMS

ADJOURNMENT

The next regular meeting of the La Quinta Planning Commission will be held on June 11, 2024, commencing at 5:00 p.m. at the La Quinta City Hall Council Chamber, 78495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Tania Flores, Secretary of the Planning Commission of the City of La Quinta, do hereby declare that the foregoing Agenda for the Commission meeting of May 28, 2024, was posted on the City's website, near the entrance to the Council Chamber at 78495 Calle Tampico and the bulletin board at 51321 Avenida Bermudas, on May 23, 2024.

DATED: May 23, 2024



Tania Flores, Commission Secretary
City of La Quinta, California

Public Notices

- Agenda packet materials are available for public inspection: 1) at the Clerk's Office at La Quinta City Hall, located at 78495 Calle Tampico, La Quinta, California 92253; and 2) on the City's website at <https://www.laquintaca.gov/business/boards-and-commissions/planning-commission>, in accordance with the Brown Act [Government Code § 54957.5; AB 2647 (Stats. 2022, Ch. 971)].
- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please contact Commission Secretary at (760) 777-7023, 24-hours in advance of the meeting and accommodations will be made.
- If background material is to be presented to the Commission during a Commission meeting, please be advised that 10 copies of all documents, exhibits, etc., must be supplied to the Commission Secretary for distribution. It is requested that this takes place prior to the beginning of the meeting.

PUBLIC COMMENTS – INSTRUCTIONS

Members of the public may address the Commission on any matter listed or not listed on the agenda as follows:

WRITTEN PUBLIC COMMENTS can be provided either in-person during the meeting by submitting 10 copies to the Commission Secretary, it is requested that this takes place prior to the beginning of the meeting; or can be emailed in advance to TFlores@LaQuintaCA.gov, no later than 12:00 p.m., on the day of the meeting. Written public comments will be distributed to the Commission, made public, and will be incorporated into the public record of the meeting, but will not be read during the meeting unless, upon the request of the Chair, a brief summary of public comments is asked to be reported.

If written public comments are emailed, the email subject line must clearly state **“Written Comments”** and should include: **1) full name, 2) city of residence, and 3) subject matter.**

VERBAL PUBLIC COMMENTS can be provided in-person during the meeting by completing a “Request to Speak” form and submitting it to the Commission Secretary; it is requested that this takes place prior to the beginning of the meeting. Please limit your comments to three (3) minutes (or approximately 350 words). Members of the public shall be called upon to speak by the Chair.

In accordance with City Council Resolution No. 2022-028, a one-time additional speaker time donation of three (3) minutes per individual is permitted; please note that the member of the public donating time must: 1) submit this in writing to the Commission Secretary by completing a “Request to Speak” form noting the name of the person to whom time is being donated to, and 2) be present at the time the speaker provides verbal comments.

Verbal public comments are defined as comments provided in the speakers’ own voice and may not include video or sound recordings of the speaker or of other individuals or entities, unless permitted by the Chair.

Public speakers may elect to use printed presentation materials to aid their comments; 10 copies of such printed materials shall be provided to the Commission Secretary to be disseminated to the Commission, made public, and incorporated into the public record of the meeting; it is requested that the printed materials are provided prior to the beginning of the meeting. There shall be no use of Chamber resources and technology to display visual or audible presentations during public comments, unless permitted by the Chair.

All writings or documents, including but not limited to emails and attachments to emails, submitted to the City regarding any item(s) listed or not listed on this agenda are public records. All information in such writings and documents is subject to disclosure as being in the public domain and subject to search and review by electronic means, including but not limited to the City’s Internet Web site and any other Internet Web-based platform or other Web-based form of communication. All information in such writings and documents similarly is subject to disclosure pursuant to the California Public Records Act [Government Code § 7920.000 *et seq.*].

TELECONFERENCE ACCESSIBILITY – INSTRUCTIONS

Teleconference accessibility may be triggered in accordance with AB 2449 (Stats. 2022, Ch. 285), codified in the Brown Act [Government Code § 54953], if a member of the Commission requests to attend and participate in this meeting remotely due to “just cause” or “emergency circumstances,” as defined, and only if the request is approved. In such instances, remote public accessibility and participation will be facilitated via Zoom Webinar as detailed at the end of this Agenda.

***** TELECONFERENCE PROCEDURES – PURSUANT TO AB 2449*****

APPLICABLE ONLY WHEN TELECONFERENCE ACCESSIBILITY IS IN EFFECT

Verbal public comments via Teleconference – members of the public may attend and participate in this meeting by teleconference via Zoom and use the “raise your hand” feature when public comments are prompted by the Chair; the City will facilitate the ability for a member of the public to be audible to the 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 Chair, in order to become audible to the Commission and the public.**

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

ZOOM LINK: <https://us06web.zoom.us/j/82853067939>
Meeting ID: 828 5306 7939
Or join by phone: (253) 215 – 8782

Written public comments – can be provided in person during the meeting or emailed to TFlores@LaQuintaCA.gov any time prior to the adjournment of the meeting, and will be distributed to the Commission, made public, incorporated into the public record of the meeting, and will not be read during the meeting unless, upon the request of the Chair, a brief summary of any public comment is asked to be read, to the extent the Committee can accommodate such request.