

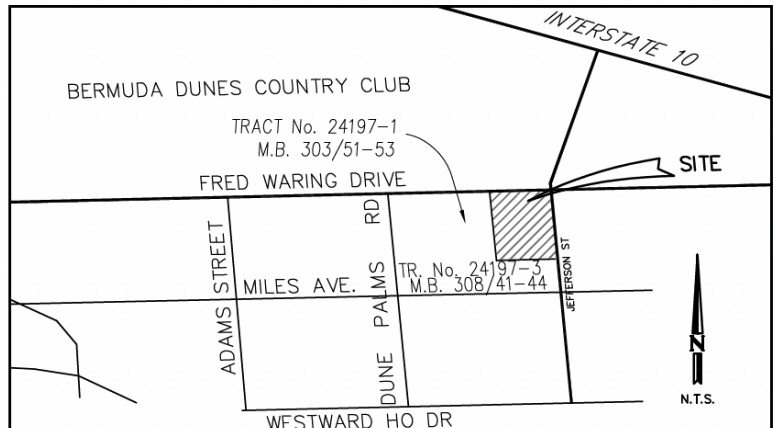
**CITY OF LA QUINTA
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of La Quinta Planning Commission will hold a **PUBLIC HEARING on OCTOBER 8, 2024, at 5:00 p.m.** in the La Quinta City Hall Council Chamber, 78495 Calle Tampico, La Quinta, California, on the following item:

APPLICATIONS: ENVIRONMENTAL ASSESSMENT 2022-0012, SPECIFIC PLAN 2022-0004, TENTATIVE TRACT MAP 2022-0003 (TTM 38604) AND SITE DEVELOPMENT PERMIT 2022-0015

APPLICANT: FLORA LA QUINTA LLC

LOCATION: SOUTHWEST CORNER OF FRED WARING DRIVE AND JEFFERSON STREET



REQUEST: CONSIDER RESOLUTIONS APPROVING A SPECIFIC PLAN AMENDMENT TO ALLOW EITHER COMMERCIAL OR MULTI-FAMILY RESIDENTIAL ON THE SOUTH HALF OF THE PROJECT, TENTATIVE TRACT MAP AND SITE DEVELOPMENT PERMIT TO ALLOW A TOTAL OF 89 APARTMENT AND TOWNHOUSE UNITS ON 5 ACRES OF THE 10 ACRE SITE.

LEGAL: APNs: 604-521-013 and 604-521-014

Members of the public wanting to listen to this meeting may do so by tuning-in live via www.laquintaca.gov/livemeetings.

The La Quinta Design and Development Department has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for this project. The Planning Commission will consider the IS/MND in its deliberations.

The Jefferson Square Specific Plan Amendment (SPA) (SP2002-062 Amendment No. 3) would allow commercial retail or mixed-use development within the 10± Specific Plan area. SPA No. 3 divides the Specific Plan area into two Planning Areas (PA). PA1 is the northern half of the site that is currently developed with commercial retail, and PA2 is the southern half of the site that is currently undeveloped. Concurrently, a Site Development Permit proposes an 89-unit multifamily project in PA2, and TTM No. 38604 proposes to subdivide the PA2 site into three lots. No new development is proposed in PA1.

Any person may submit written comments on any of the contemplated actions listed above to the Design and Development Department at Planning@LaQuintaCA.gov prior to the Public Hearings and/or may appear and be heard in support of, or opposition to, the project at the time of the Public Hearing. If you challenge the decision of any of the actions listed above in court, you may be limited to raising only those issues that you or someone else raised either at the Public Hearings or in written correspondence delivered to the Design and Development Department at, or prior to the Public Hearing. For additional information, please contact Nicole Criste, Consulting Planner at

ConsultingPlanner@LaQuintaCA.Gov.

In the City's efforts to comply with the requirements of Title II of the Americans with Disabilities Act Of 1990, it is required that any person in need of any type of special equipment, assistance, or accommodations in order to communicate at a City public meeting, inform the Planning Commission Secretary, Tania Flores, at TFlores@LaQuintaCA.gov or (760) 777-7023, at least 72 hours prior to the scheduled meeting.
