

Short-Term Vacation Rental Permit Fees Background

- On recurring basis, staff reviews existing user fees and rates as a basis for recovering allowable costs for certain City services
- The last comprehensive study of STVR permit fees was completed in 2020-2021
- In 2021 the management & oversight of the STVR program was transferred from the Design & Development Department to the Clerk's Office
- New "multi-unit lock-off" STVR permit subtype

11

Multi-Unit Lock-Off STVR Unit Definition

"Multi-unit lock-off STVR unit" means a specific type of construction of a single-family detached dwelling or multi-family attached unit(s) dwelling, which construction is designed to allow sections of such dwelling to be locked-off and separated into individual stand-alone units and meets one (1) or more of the exemptions set forth in Section 3.25.055. A multi-unit lock-off STVR unit is a sub-type of short-term vacation rental unit and shall be subject to a general short-term vacation rental permit or primary residence short-term vacation rental permit, as applicable, pursuant to this chapter.

12

STVR Permit Fees – Current & Proposed

Permit Description	2012-2016	2016-2019	2019-2021	Current Fees 2021-2024	2023 Not Applied	2024 Not Applied	Proposed Fees 2025
1 Homeshare STVR Permit							
Homeshare STVR Permit - Less than 5 Bedrooms	n/a	n/a	n/a	\$250	\$261	\$273	\$300
Homeshare STVR Permit - 5 Bedrooms or More	n/a	n/a	n/a	\$500	\$523	\$545	\$550
2 Primary Residence Short-Term Vacation Permit							
Primary Residence STVR Permit - Less than 5 Bedrooms	n/a	n/a	n/a	\$750	\$784	\$818	\$750
Primary Residence STVR Permit - 5 Bedrooms or More	n/a	n/a	n/a	\$1,250	\$1,307	\$1,363	\$1,250
Primary Residence STVR Permit - Multi-Unit Lock-Off 2025	n/a	n/a	n/a	n/a - new	n/a - new	n/a - new	\$750
3 General Short-Term Vacation Rental Permit							
General STVR Permit - Less than 5 Bedrooms	\$25	\$100	\$200	\$1,000	\$1,046	\$1,090	\$1,000
General STVR Permit - 5 Bedrooms or More	n/a	n/a	n/a	\$1,250	\$1,307	\$1,363	\$1,250
General STVR Permit - Multi-Unit Lock-Off 2025	n/a	n/a	n/a	n/a - new	n/a - new	n/a - new	\$1,000
4 General Short-Term Vacation Rental Permit [subject to annual mitigation fees (STAMF)]							
General STVR Permit - Less than 5 Bedrooms (STAMF)	n/a	n/a	n/a	\$250	\$261	\$273	\$300
General STVR Permit - 5 Bedrooms or More	n/a	n/a	n/a	\$500	\$523	\$545	\$550
General STVR Permit - Multi-Unit Lock-Off 2025 (STAMF)	n/a	n/a	n/a	n/a - new	n/a - new	n/a - new	\$550

13

STVR Permit Fees – Cost Recovery

Permit Description	Cost of Service 2024	Current Fees 2021-2024	Current Cost Recovery	Proposed Fees 2025	Proposed 2025 Cost Recovery
1 Homeshare STVR Permit					
Homeshare STVR Permit - Less than 5 Bedrooms	\$ 421.35	\$250	59%	\$300	71%
Homeshare STVR Permit - 5 Bedrooms or More	\$ 712.00	\$500	70%	\$550	77%
2 Primary Residence Short-Term Vacation Permit					
Primary Residence STVR Permit - Less than 5 Bedrooms	\$ 832.58	\$750	90%	\$750	90%
Primary Residence STVR Permit - 5 Bedrooms or More	\$ 1,360.80	\$1,250	92%	\$1,250	92%
Primary Residence STVR Permit - Multi-Unit Lock-Off 2025	\$ 832.58	n/a - new	n/a - new	\$750	90%
3 General Short-Term Vacation Rental Permit					
General STVR Permit - Less than 5 Bedrooms	\$ 1,049.21	\$1,000	95%	\$1,000	95%
General STVR Permit - 5 Bedrooms or More	\$ 1,610.28	\$1,250	78%	\$1,250	78%
General STVR Permit - Multi-Unit Lock- Off 2025	\$ 1,049.21	n/a - new	n/a - new	\$1,000	95%
4 General Short-Term Vacation Rental Permit [subject to annual mitigation fees (STAMF)]					
General STVR Permit - Less than 5 Bedrooms (STAMF)	\$ 433.26	\$250	58%	\$300	69%
General STVR Permit - 5 Bedrooms or More	\$ 723.91	\$500	69%	\$550	76%
General STVR Permit - Multi-Unit Lock-Off 2025 (STAMF)	\$ 670.83	n/a - new	n/a - new	\$550	82%

14

STVR Permit Fees Comparison

City:	General* STVR Permit	Primary* STVR Permit	Homeshare* STVR Permit
Palm Desert	\$29.00	N/A	\$29.00
Indian Wells	\$263.42	N/A	N/A
La Quinta	\$1,000.00	\$750.00	\$250.00
Palm Springs	\$1,072.00	\$642.00	\$268.00
Desert Hot Springs	\$1,277.82	\$958.77	\$638.91
Indio	\$1,633.00	N/A	N/A
Cathedral City	\$2,215.00**	N/A	\$661.00*
Coachella - No STVR Permit Fee			
Rancho Mirage - STVRs Banned			
* Same STVR permit type by name or similar in definition			
** Includes a \$89 mandatory inspection fee			

15

Revenue Impact

Based on historical revenues and permit volume, the adjusted fees may generate an additional \$65,000 in annual revenue.

16

Notice and Outreach



17



18

City Council Meeting November 19, 2024

PH 2 -SPECIFIC PLAN SP2022-0004 (SP2002-062, AMENDMENT 3)
TENTATIVE TRACT MAP 2022-0003(TT 38604)
SITE DEVELOPMENT PERMIT 2022-0015



19

Background

- The Jefferson Square Specific Plan was originally approved in 2004 for the entire 10± acre site.
- In 2009, the existing shopping center was constructed on the north half of the site.
- The current proposal activates the Mixed Use Overlay.
- Project would build out the south half of the site.

20

Background

- The Specific Plan Amendment would allow either commercial or multi-family residential development on the southern 5 acres.
- The Tentative Tract Map subdivides the southern 5 acres into 3 lots.
- The Site Development Permit would allow the development of 71 apartments and 18 townhouses on the southern 5 acres.

21

Vicinity Map



22

Specific Plan Amendment

- Makes no changes to north half (PA 1) and allows either commercial or multi-family residential on south half (PA 2).
- Allows up to 95 multi-family units on south half (19 du/acre).
- Establishes standards and guidelines for residential in PA 2.

23

Specific Plan Amendment

- MU Overlay allows height of up to 43.75'.
- SP changes to HDR standards:
 - 28' height within Image Corridor (22' is limit)
 - Reduced unit sizes:
 - 1 bedroom from 750 SF to 600 SF

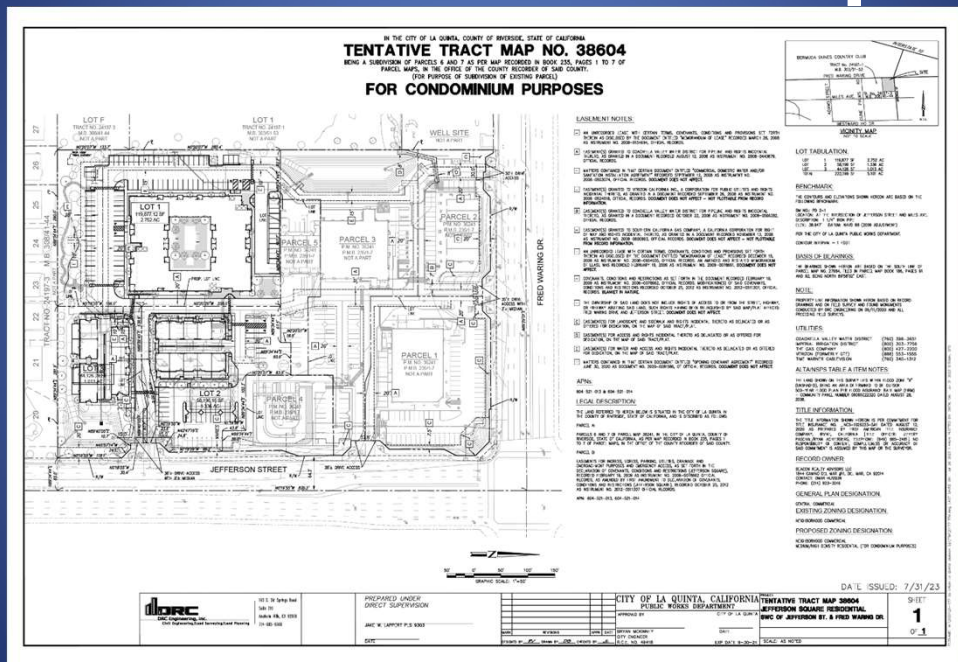
24

Specific Plan Amendment

- SP changes to HDR standards:
 - Reduced parking requirements:
 - 1 Bedroom: 1.5 vs. 2.5 per unit
 - 3 Bedroom: 2.5 vs. 3.5 per unit
 - Studio & 2 Bedroom remain at 1.5 and 2.5 per unit, consistent with Zoning Code.

25

Tentative Tract Map



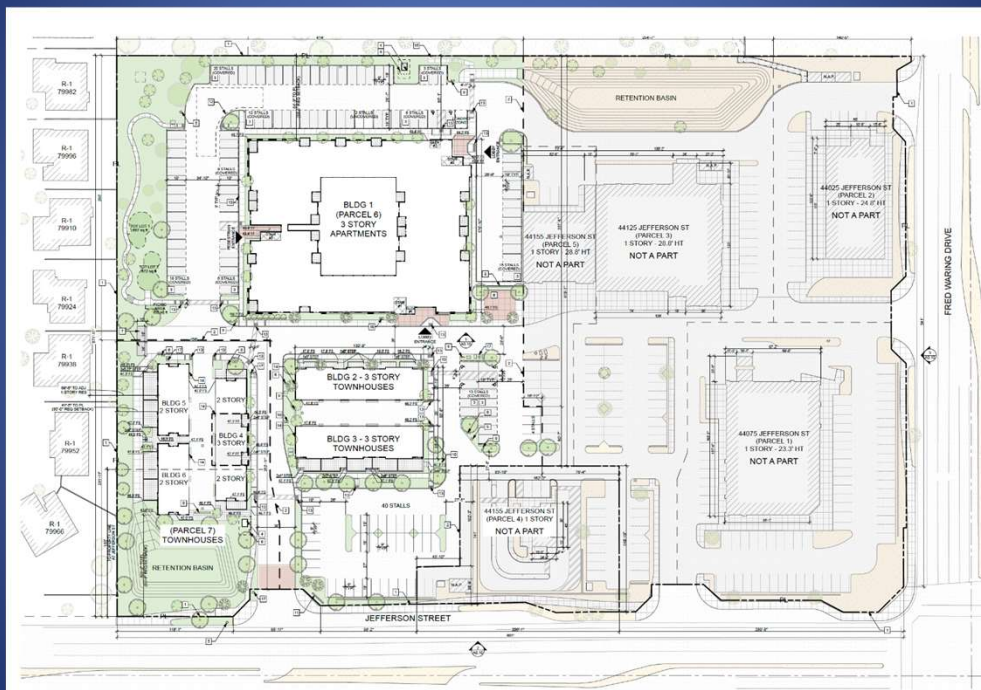
26

Site Development Permit

- Proposes 89 multi-family units at a density of 17.5/acre.
 - 71 apartments in one building on the west half of the site.
 - Three stories, 1 and 2 bedroom units.
 - Central recreation courtyard.
 - Gym, coworking space, lobby/mail area.
 - 35 feet to parapet, maximum height 43'9".
 - 136 parking spaces required per SP; 93 located around building.

27

Site Plan



28

Site Development Permit

- 18 townhomes in four buildings.
 - Two and three stories.
 - Tuck-under garages.
 - Buildings 2 & 3: 3 stories, 38 feet in height.
 - Building 4: 2 & 3 stories, 28 & 38 feet in height.
 - Buildings 5 & 6: 2 stories, 28 feet in height.
 - Parking: 2-car garage + 9 guest parking.

29

Elevations - Apartments

Bldg 1 East



Bldg 1 South



30

Elevations - Townhomes

Bldg 4 North



Bldg 4 - North Elevation
SCALE: 1/8" = 1'-0"

Bldg 5 & 6 South



Bldg 5-6 - South Elevation
SCALE: 1/8" = 1'-0"

31

Elevations - Townhomes

Bldg 4-6 East



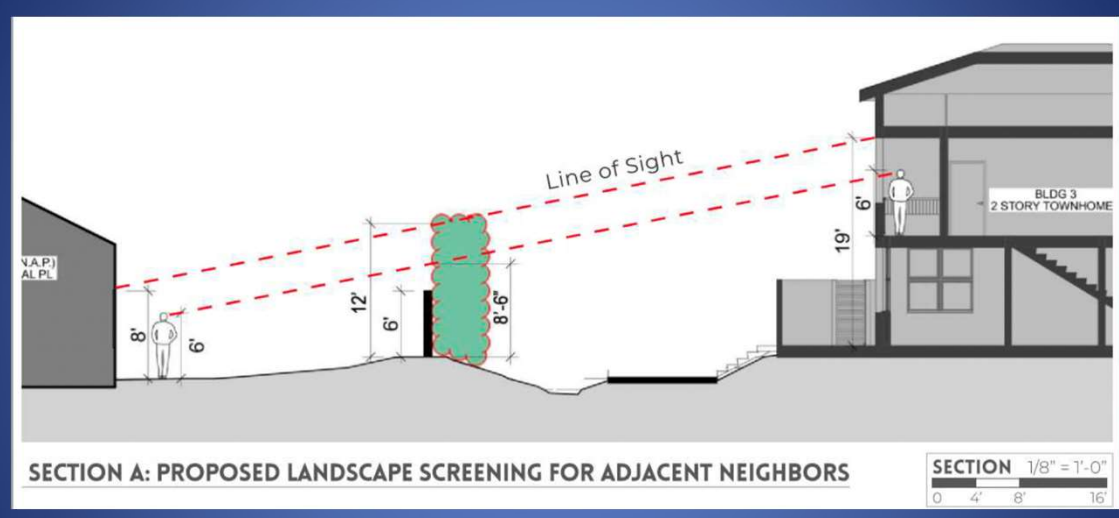
Bldg 4-6 - East Elevation
SCALE: 1/8" = 1'-0"

32

Cross-Section



33

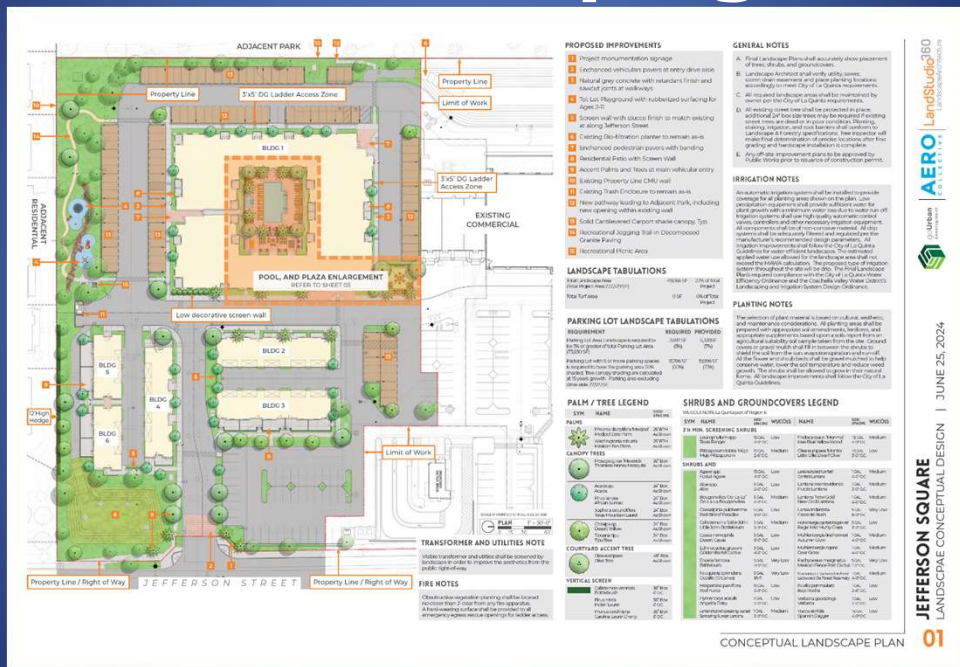


34



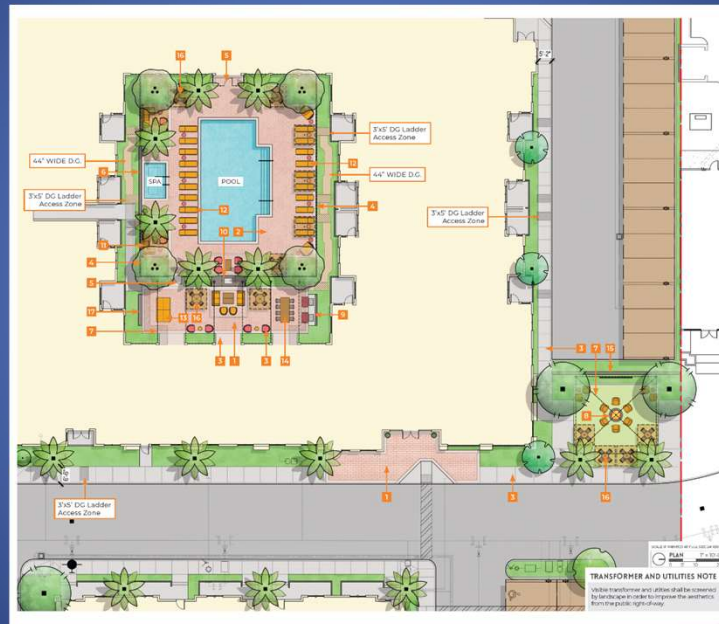
35

Landscaping



36

Landscaping



37

CEQA

- Initial Study was prepared and circulated for public review
 - With implementation of mitigation measures, all impacts can be reduced to less than significant levels.
 - A Mitigated Negative Declaration is proposed.

38

Recommendation

- Adopt a resolution adopting the Mitigated Negative Declaration for the Jefferson Square project (EA 2022-0012).
- Adopt a resolution approving Specific Plan 2022-0004 (SP 2002-062, Amendment 3), Tentative Tract Map 2022-0003 (TTM 38604), and Site Development Permit 2022-0015.

39



FLORA RESIDENTIAL COMMUNITY

Applicant Presentation

November 19, 2024

40

Introductions

**Project
Applicant**

**Flora La Quinta LLC:
Omar Hussein**

**Development
Team**

**PM: Luis Gomez
Arch: Brion Moran
(Aero)**

41

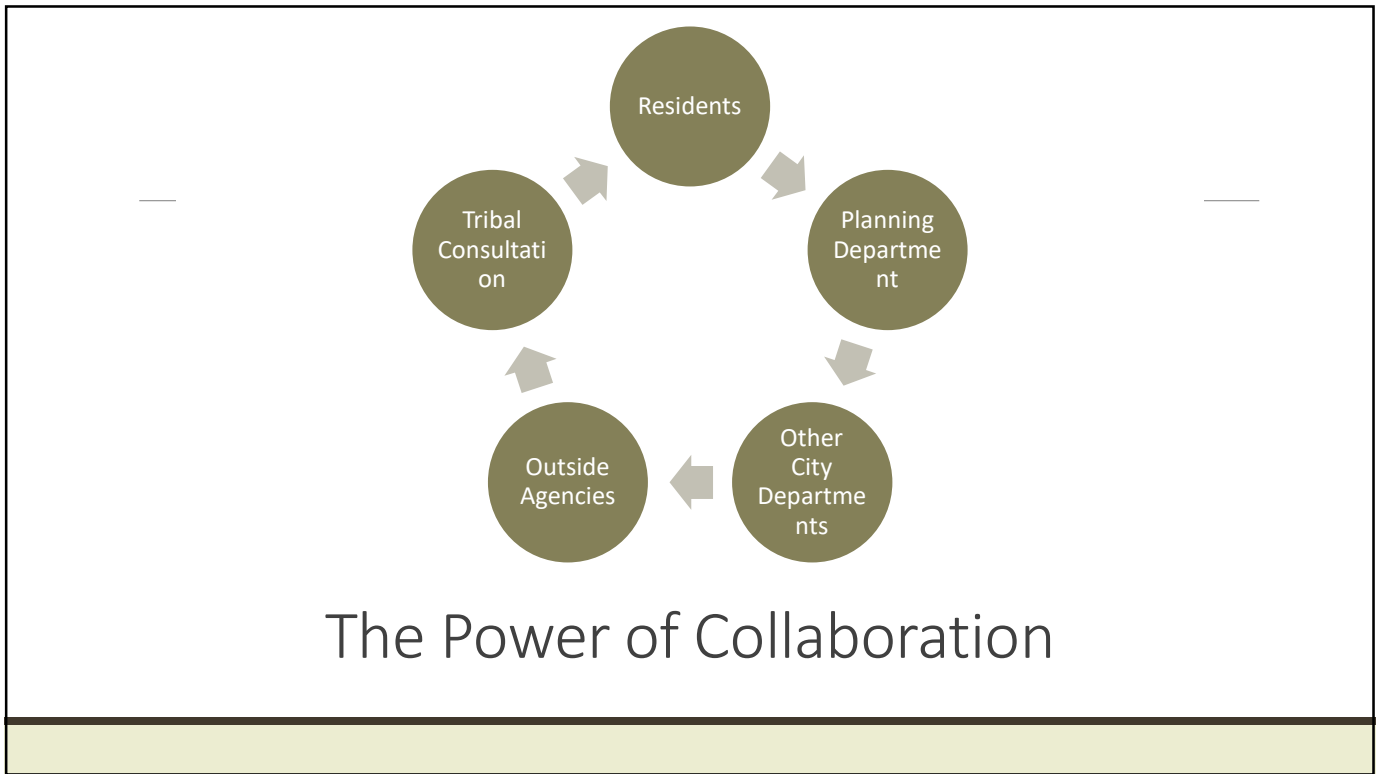


Our Vision: Jefferson Square Reimagined



- Transform Jefferson Square into a thriving "horizontal" mixed-use community.
- Create a synergistic relationship between existing retail and the proposed residences.
- Provide alternative housing for teachers, trades people, healthcare workers, recent college grads, young families and seniors.
- Build a pedestrian friendly, walkable community that will stand the test of time.
- Demystify mixed use development.

42

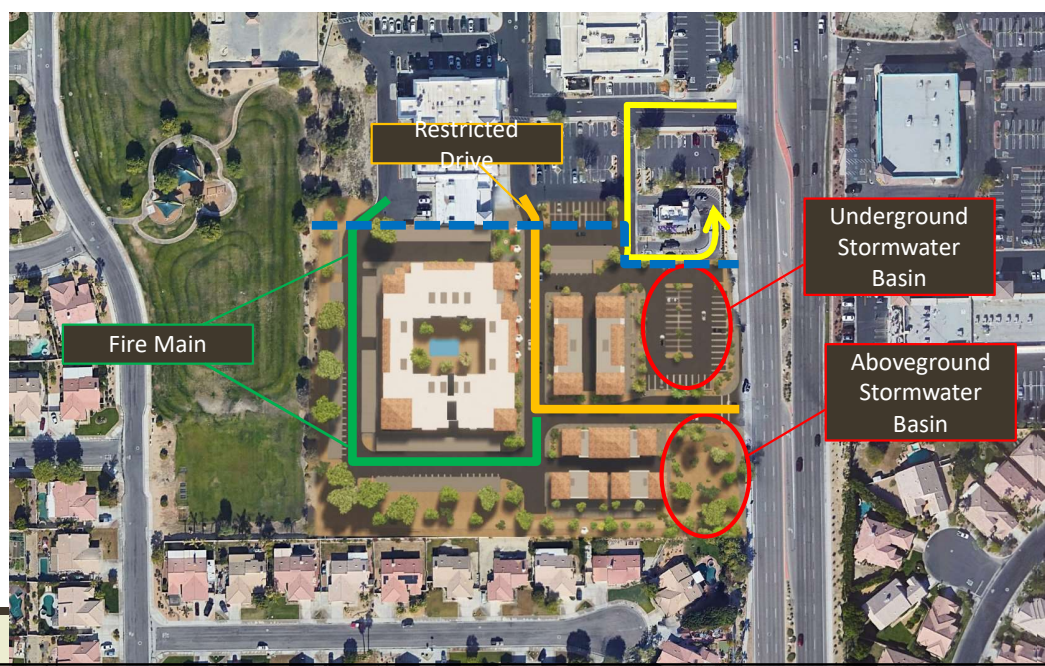


43



44

Site Constraints and Solutions



45

Site Constraints and Solutions



46



47



48

Community Benefits

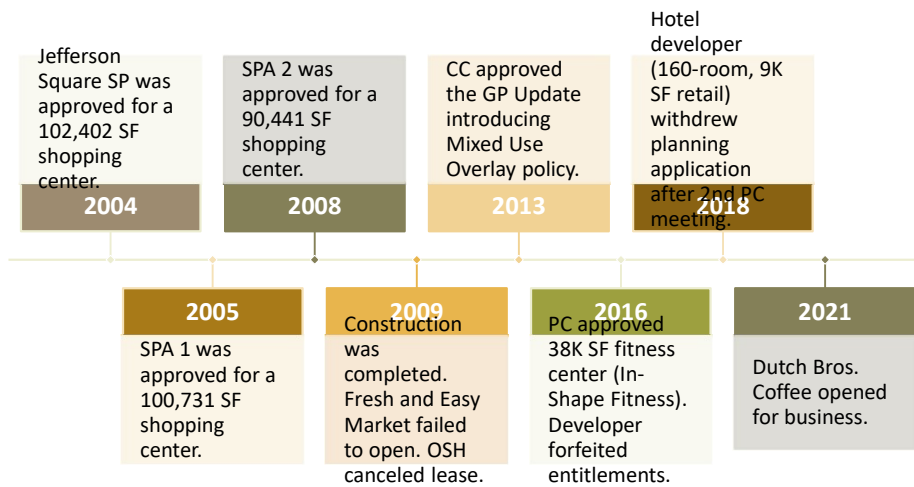
1. Property revitalization
2. Increased housing supply
3. Diversify housing inventory
4. Walkability and reduced traffic
5. Economic growth
6. Efficient land use



Thank You
for your time and
consideration

Supplemental Slides

51



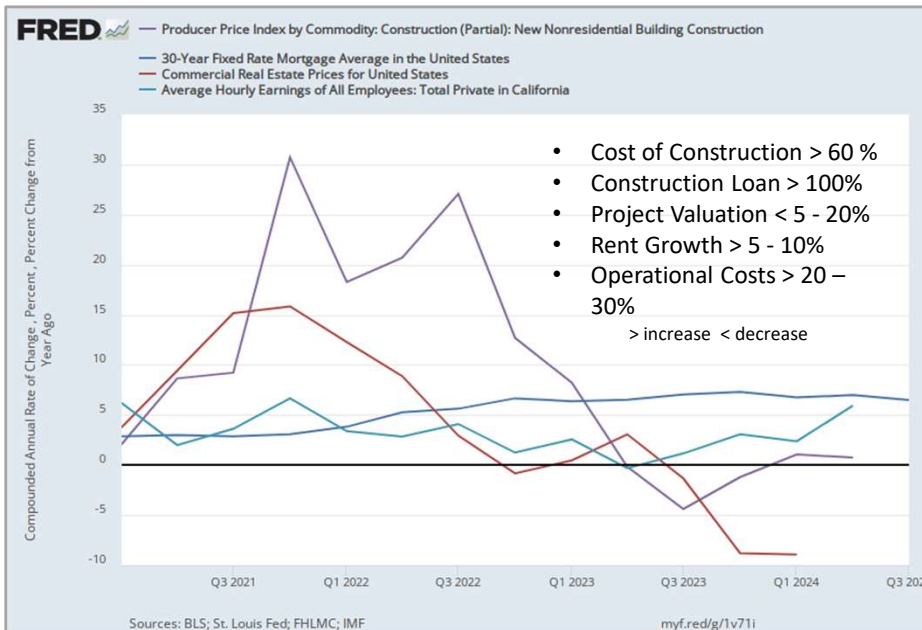
Site Development Timeline

52

Parking Codes in the Valley

	La Quinta	Indian Wells	Jefferson SP	Rancho Mirage	Coachella	Palm Desert	Riverside County	Palm Springs	Indio
1 bedroom	84	84	42	42	42	84	53	53	42
2 bedroom	58	58	58	58	29	58	65	44	44
3 bedroom	54	36	36	36	18	36	50	41	36
guest	45	24	45	45	90	0	0	22	18
Total Required	241	202	181	181	179	178	167	159	139

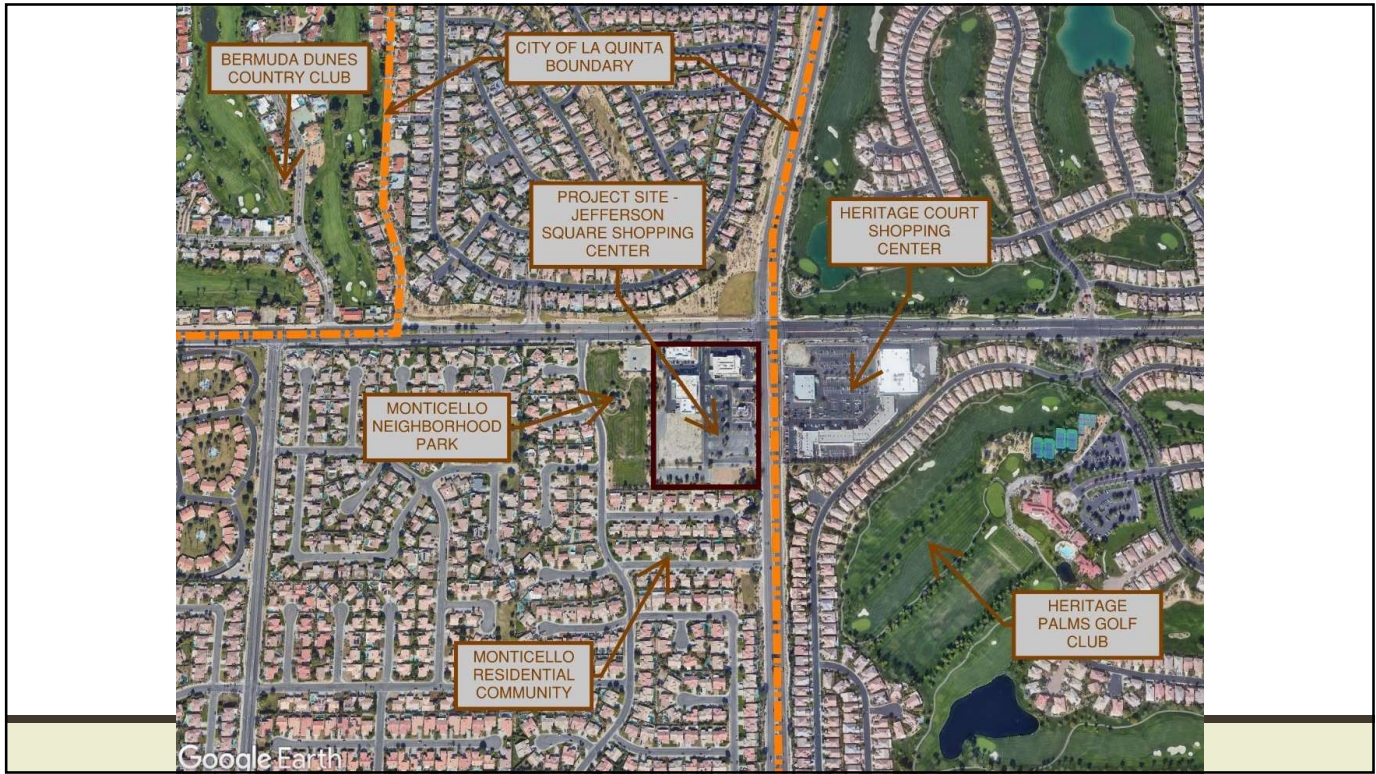
53



KEY ECONOMIC INDICATORS - PAST 3 YEARS

SOURCE: [HTTPS://FRED.STLOUISFED.ORG/SERIES/CASTHPI](https://fred.stlouisfed.org/series/casthpi)

54



55

Development Standard	PA 2 - SPA	RH	MU	SDP
	No. 3			
Min. / Max. development intensity (du/ac)	12/24	12/16	12/24	17.5
Maximum structure height (ft.)	43.75	40	43.75	43.75
Max structure height within 150 ft. of Jefferson Street (ft.)	28	22	22	28
Max structure height within 75 ft. of southern property line where adjacent to single-family residential	28	NA	NA	28
Maximum number of stories	3	3	-	3
Maximum number of stories within 75 ft. of southern property line where adjacent to single-family residential	2	3	-	2
Minimum livable area excluding garage (sq. ft.)				
One-bedroom apartment	600	750	-	697
Two-bedroom apartment	800	750	-	1,063
Three-Bedroom plus apartment	1,000	750	-	-
Townhome or Condo	1,200	750	-	1,734
Building Setback From Residential and Parks and Recreation districts (ft.)	30	20 (rear-yard)	30	~41

Development Standards

56

Parking Standards

Development Standard	Jefferson Square SP	RH
Studio	1 covered space per unit, plus 0.5 guest spaces per unit	1 covered space per unit, plus 0.5 guest spaces per unit
One-bedroom	1 covered space per unit, plus 0.5 guest spaces per unit	2 covered spaces per unit plus 0.5 guest spaces per unit
Two-bedroom	2 covered spaces per unit plus 0.5 guest spaces per unit	2 covered spaces per unit plus 0.5 guest spaces per unit
Three-bedroom	2 covered spaces per unit plus 0.5 guest spaces per unit	3 covered spaces per unit plus 0.5 covered spaces per each bedroom over three, plus 0.5 guest spaces per unit
Four or more bedroom	3 covered spaces per unit plus 0.5 covered spaces per each bedroom over three, plus 0.5 guest spaces per unit	3 covered spaces per unit plus 0.5 covered spaces per each bedroom over three, plus 0.5 guest spaces per unit

57

Plan Modifications

Description	June 2022 Plan	Proposed Plan
Unit Count	112 (22 units per acre)	89 (17.5 units per acre or 20% drop)
Apartments / Townhomes	100 / 12	71 / 18
Amenities	Unknown	Pool, spa, outdoor cooking and seating areas, walking path, playground, extensive landscape, gathering areas, gym, community room, co-working space, lobby, private garages, and private outdoor living space.
Stories	3-Story throughout	2 story along southern PL (2-story max within 75' of southern PL)
Height	43.75 ft	BLDG 1: 43.75' (35' to parapet) BLDGS 2 & 3: 38' (32' to parapet) BLDGS 5 & 6: 28' (22' to parapet)
Building Setbacks	30 ft from southern PL	BLDG 1: ~134' from southern PL BLGG 5 & 6: ~41 ft from southern PL
Privacy	Not addressed	12' tall privacy hedge, 165' in length along southern PL
Parking	Not provided	1-bedroom: 1 covered stall 2-bedroom: 2 covered stalls Townhome: Private 2 car garage Guest Parking: 0.5 stalls per unit

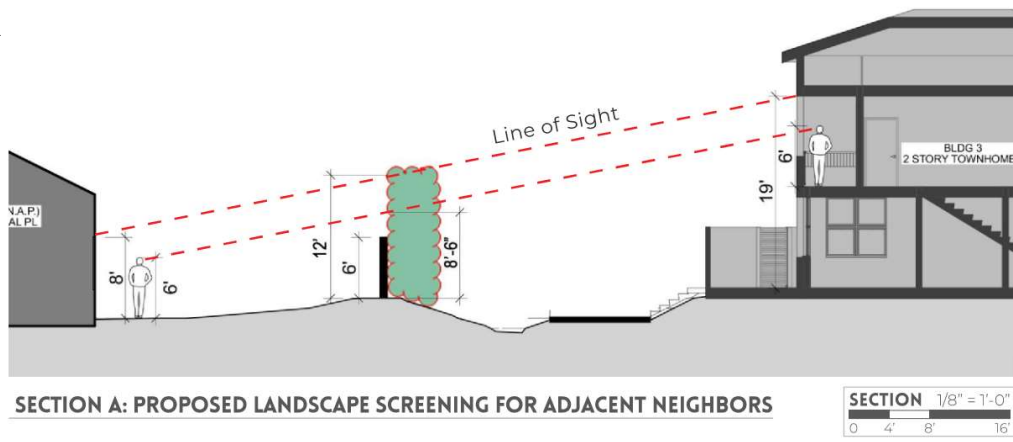
58



Building 4, 5 and 6 Elevations

59

Privacy Hedge



60

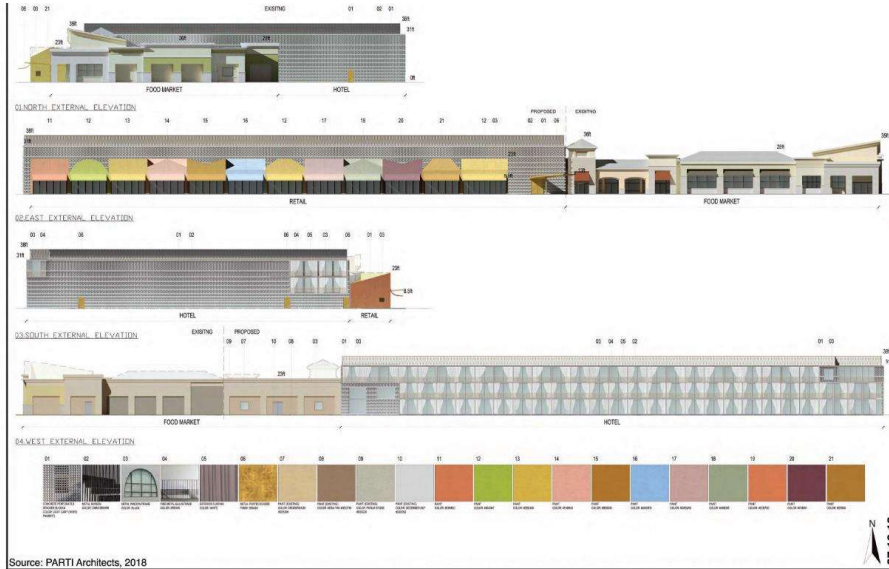


61



62

2018 HOTEL PROJECT PROPOSAL - ELEVATIONS



Source: PARTI Architects, 2018



Jefferson Square Specific Plan Amendment
Elevations
La Quinta, California

Exhibit
9

63

Jefferson Square Specific Plan Amendment No. 2

Specific Plan would be constructed. Time Warner Cable considers service for this project to be routine.

IV. DEVELOPMENT REGULATIONS

The development regulations contained herein provide specific standards relative to permitted land uses in addition to site design and construction regulations to be applied within the Specific Plan area. They are intended to protect the public health, safety and welfare and to create a harmonious relationship with surrounding land. In general, this Specific Plan is consistent with the CN Zone of the City of La Quinta Zoning Code unless a different standard is identified below. The proposed land uses are consistent with the NC land use designation in the City's General Plan. Should a development standard contained in this Specific Plan conflict with an equivalent standard contained in the City of La Quinta Zoning Code, the provisions of the Specific Plan shall take precedence. In instances where the Specific Plan does not address a particular regulation, the applicable portion of the City of La Quinta Zoning Code shall govern. The Community Development Director shall have the authority to approve minor adjustments during development permit review, so long as he determines such adjustments are consistent with the Specific Plan Land Use Plan.

A. PRINCIPAL USES PERMITTED

This Specific Plan shall allow all uses identified as Permitted as a principal use, Permitted as an accessory to the principal use, Permitted as a principal or accessory use if a Conditional Use Permit is approved, Permitted if a minor use permit is approved, and Permitted as a temporary use as identified in and subject to the provisions of the Neighborhood Commercial (CN) Zoning District described in Section 9.80.040 of the La Quinta Zoning Code.

B. PROPERTY DEVELOPMENT STANDARDS

- Maximum structure height: 35 feet (2)
- Max Structure Height within 150 feet of Arterial Hwy: 22 feet(3)
- Maximum number of stories: 1
- Maximum Floor Area Ratio: 0.25
- Building Setbacks (4)
 - from Jefferson Street: 30 feet
 - from Fred Waring Drive: 30 feet
 - from common property line: 30 feet
- Landscape Setback (5)
 - from Jefferson Street: 20 feet
 - from Fred Waring Drive: 20 feet
 - from Open Space/Park Districts: 5 feet minimum
 - from residential areas : 15 feet

(2) Not including architectural appendages, such as a roof parapet or tower, up to 41 feet.

(3) Not including up to 10% of the building mass, which may extend up to 35 feet.

(4) Number given is minimum building setback from the Street right-of-way. In addition to the required landscape setback, the building setback may contain parking, driveways and similar facilities.

(5) Landscape setback shall consist of landscaped area within the building setback. Number given is minimum landscaped area from the

October 31, 2007

29


City of La Quinta Code Section 9.80.020
Table 9-5 Permitted Uses in Nonresidential Districts

Land Use	Regional Commercial		Community Commercial		Neighborhood Commercial		Tourist Commercial		Office Commercial		Major Community Facilities		Village Commercial	
	CR	CP	CC	CC	CN	CN	CT	CO	CO	MC	VC			
<i>Residential, Lodging and Child Daycare Uses</i>														
Existing single family home	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Townhome and multifamily dwelling as a primary use ^{3,4}	C	C	C	C	C	C	C	C	C	X	C			

³ If part of a mixed-use project per Section 9.140.090.


⁴ If not part of a mixed use project: Subject to Section 9.30.070 (RH, High Density Residential District) for density.

64



Vista Dunes

MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type
3	2	N/A	\$625,000	11/03/2023	1,591	8,276	1994	SFR



Jefferson Site

MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type
3	2	N/A	\$540,000	06/27/2024	1,722	7,405	2002	SFR

65



66

City Council Meeting November 19, 2024

PH3 – ZOA 2024-0001 Zoning Code Updates



67

Background

- Staff periodically reviews the municipal zoning code and proposes amendments to update or clarify standards.
- Update Accessory Dwelling Unit (ADU) regulations to meet State housing law
- Staff also reviews for opportunities for development code streamlining, design flexibility, and Code Clean-ups

68

Accessory Dwelling Unit (ADU)

- Changes are being made to comply with changes in State law.
 - Clarification of definition and references to State Code sections.
 - Explicitly requires owner-occupancy for houses that contain a Junior ADU.
 - Allows for the sale of an ADU separate from the home under very specific circumstances:
 - Must be associated with a non-profit organization.
 - Both the primary house and the ADU must be restricted to low income household owners for 45 years.

69

Temporary Use Permits

- TUP's are required for various temporary uses allowed in the Code and have time limits set according to the particular use
- The proposed additions would give a maximum time limit of 18 months to TUPs that do not fall under those sections
- One time extension of 12 months would be allowed

Temporary Uses
Christmas tree sales, subject to Section 9.100.080
Halloween pumpkin sales, subject to Section 9.100.080
Stands selling fresh produce in season, subject to Section 9.100.090
Sidewalk sales, subject to Section 9.100.120
Temporary outdoor events, subject to Section 9.100.130
Use of relocatable building, subject to Section 9.100.180

70

Clarification of Village Parking Allowances

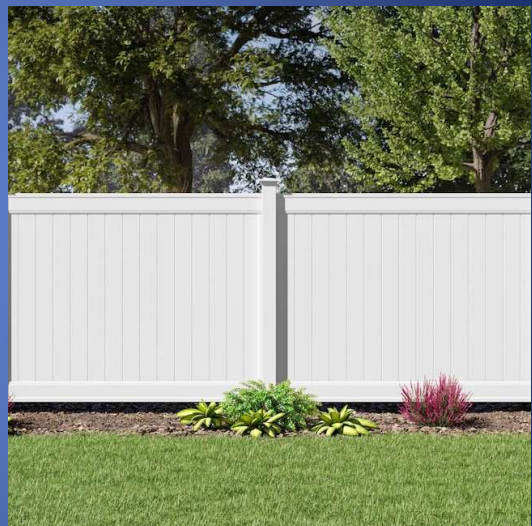


- Simplifies Village Build Out Area 50% parking reduction allowance.
- Residential projects must include at least one on-site parking space
- Mixed use parking reduction allowances will not apply to Village Build Out area.

71

Vinyl Fencing

- Recommend allowing vinyl fencing in the front yard area to allow for flexibility in affordable materials.
- Materials to be approved by the Design and Development Director



72

Bed and Breakfast Inns

- Ends redundant process
- Short Term Vacation Rental Permits can be issued for Homeshares which require an owner reside at the residence during the temporary occupants stay
- Key distinctions:
 - Maximum size /number of temporary occupants
 - Permit Term

73

Clean-up Items

- Garage Setbacks
- Conditional Use Permits
- Public Hearings for Tentative Maps

74

Residential Special Events

- Governed by 9.060.170
- Characteristics of Special Event
- Permit Tier Levels
- Staff Review and Decision

75

Concerns

- Poor management of event
 - Attendance exceeds approval
 - Not enough resources provided to manage event
 - Parking/traffic disruptions
 - Amplified music beyond approved operation time
- Late special event application submittals

76

Proposed Changes

- Eliminate tiers and process individually
- Require finding made that a parking plan demonstrates sufficient parking is available for anticipated attendance
 - Evaluate parking impacts on surrounding neighborhood and impose conditions

77

Proposed Changes

- Eliminate requirement for special event approval for STVR properties exceeding the total daytime number of occupants
 - Let criteria for residences apply
- Establish administrative fines
- Impose two-strikes policy

78

CEQA

- The project is exempt from environmental review pursuant to Section 15061 (b)(3) of CEQA, common sense exemption, in that it can be seen that the project would not cause any adverse impacts of the environment.

79



80

City Council Meeting November 19, 2024

S1 – Sphere Of Influence



81

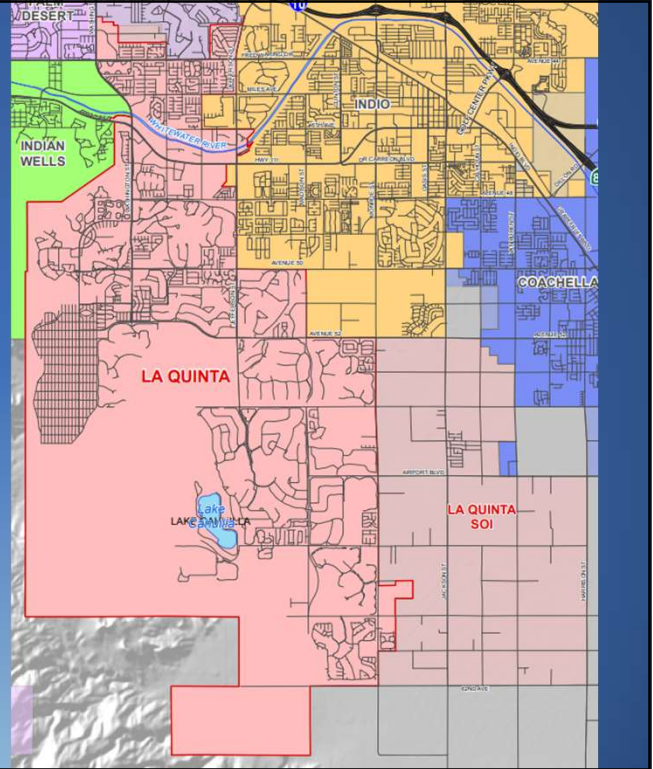
Background

- On August 2, 2022, Council reviewed the status of the City's Sphere of Influence (SOI), and directed Staff to:
 - Prepare a Fiscal Impact Analysis to consider the financial costs and revenues associated with the annexation of the existing SOI
 - Consider potential additional lands for an extension of the SOI
- On April 4, 2023, Council reviewed the Fiscal Impact Analysis
- On March 19, 2024, Council further discussed Fiscal Impacts
 - Staff survey of the existing conditions of public improvements in the existing SOI area

82

Southern SOI

- 7,665 acres
- East of Monroe, south of Avenue 52, north of Avenue 62, and west of Van Buren and Harrison
- Part of the Vista Santa Rosa Community of Interest
- Included in General Plan and Zoning maps



83

Public Outreach

- Post card mailed to property owners, tribal governments, and registered voters within the Southern SOI boundaries
- Staff Presentation and Announcements at the Vista Santa Rosa Community Council
- An email to La Quinta-based HOA's located adjacent to the Southern SOI

84

La Quinta
— CITY OF LA QUINTA —

Vista Santa Rosa – Sphere of Influence

The Vista Santa Rosa Community area is in the City of La Quinta's Sphere of Influence, which is an area next to but outside of the La Quinta City boundaries. The City of La Quinta is evaluating possible annexation of this area. Please take a short survey so that we can learn what is important to you. For further information, please contact Scott Nespor, Senior Planner, at 760-777-7069 or snespor@laquintaca.gov. An online version of this survey can be found using this QR code:

English and Spanish versions of the survey have been provided.
Return one completed survey per person by using the enclosed stamped envelope.
Please Mark Your Answer in the Box/Space Provided

1. Please indicate your connection to Vista Santa Rosa (Check all that apply?)
 Resident
 Property Owner
 Business Operator in Vista Santa Rosa

2. Do you support Vista Santa Rosa becoming part of the City of La Quinta (Annexation)?
 Yes No Neutral

3. Please describe why you do or do not support becoming part of the City of La Quinta?
 (Please Answer in the Space Below)

HOW IMPORTANT TO YOU ARE THE FOLLOWING PUBLIC SAFETY SERVICES?

4. Fire Protection/Public Safety/Emergency Response Time
 Important
 Somewhat Important
 Not Important

5. Code Compliance Enforcement (in response to complaints regarding noise, short term vacation rentals, construction without building permits, nuisances)
 Important
 Somewhat Important
 Not Important

6. Please provide any additional comments regarding public safety you would like to share.
 (Please Answer in the Space Below)

WOULD YOU LIKE TO SEE ANY OF THE FOLLOWING BUSINESSES IN VISTA SANTA ROSA?

7. Stores/Services such as Grocery Stores, Retail, and Restaurants Yes No Neutral
 8. Office, Medical Office, or Industrial Park Yes No Neutral
 9. Automotive Service and Repair Facilities Yes No Neutral
 10. Agricultural related businesses, such as farm stands, agritourism, Community Supported Agriculture operations Yes No Neutral
 11. Learning Centers, Trade Schools Yes No Neutral
 12. Small Event Centers/Ranchos Yes No Neutral

13. Please provide any additional comments regarding businesses you would like to share.
 (Please Answer in the Space Below)

WOULD YOU LIKE ANY OF THE FOLLOWING BE INCLUDED AS PROPERTY OWNERS DEVELOP THEIR PROPERTY IN VISTA SANTA ROSA?

14. Design Guidelines for Future Development (i.e. Vista Santa Rosa Design Guidelines) Yes No Neutral
 15. A Vista Santa Rosa Town Center Yes No Neutral
 16. Preservation of Agricultural Lands Yes No Neutral
 17. Expansion of Equestrian Properties and Activities Yes No Neutral

18. Please provide any additional comments regarding future development in Vista Santa Rosa you would like to share.
 (Please Answer in the Space Below)

2024 Vista Santa Rosa Survey

- 1,507 Mailed surveys on July 27, 2024
 - Property Owners
 - Registered Voters
- 35 Questions
 - 28 Multiple Choice
 - 7 Open-ended questions
- Topic areas include: Public Safety/Code Compliance, New Businesses, Future Development Housing, Recreation, and Public Utilities

85

- 169 Surveys Returned
 - Response Rate 11.2%
- Online Survey
 - 23 Online Repondents

Online Survey Screenshot:

La Quinta
— CITY OF LA QUINTA —

Visit Santa Rosa - Sphere of Influence

The Vista Santa Rosa Community area is in the City of La Quinta's Sphere of Influence, which is an area next to but outside of the La Quinta City boundaries. The City of La Quinta is evaluating possible annexation of this area. Please take a short survey so that we can learn what is important to you.

For further information, please contact Scott Nespor, Senior Planner, at 760-777-7069 or snespor@laquintaca.gov.

1. Please indicate your connection to Vista Santa Rosa (Check all that apply?)

Resident
 Property Owner
 Business Operator in Vista Santa Rosa

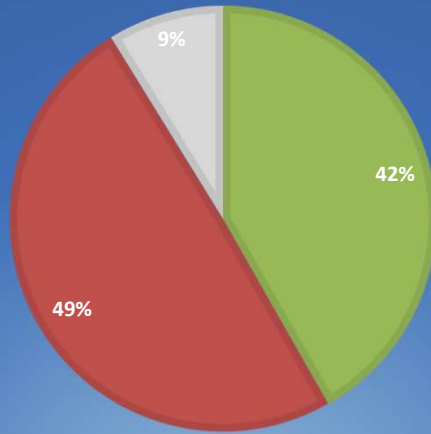
2. Do you support Vista Santa Rosa becoming part of the City of La Quinta (Annexation)?

Yes
 No
 Neutral

86

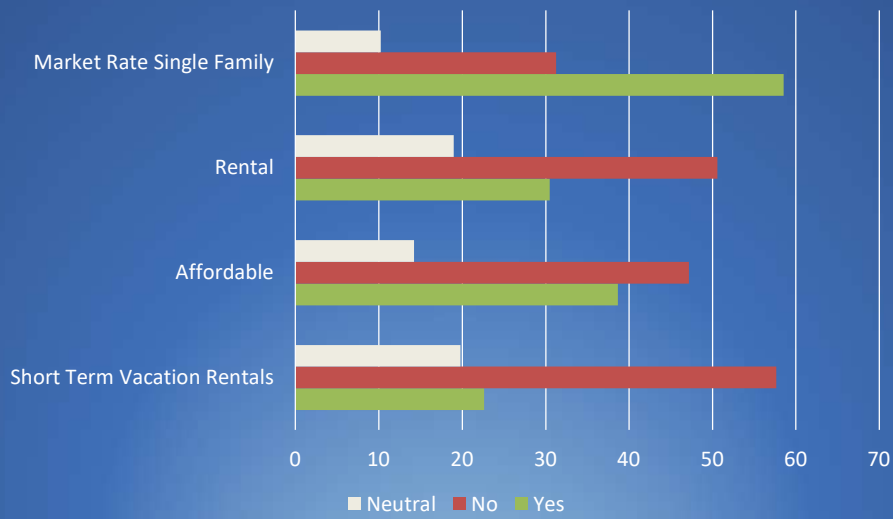
SUPPORT FOR ANNEXATION

■ Yes ■ No ■ Neutral

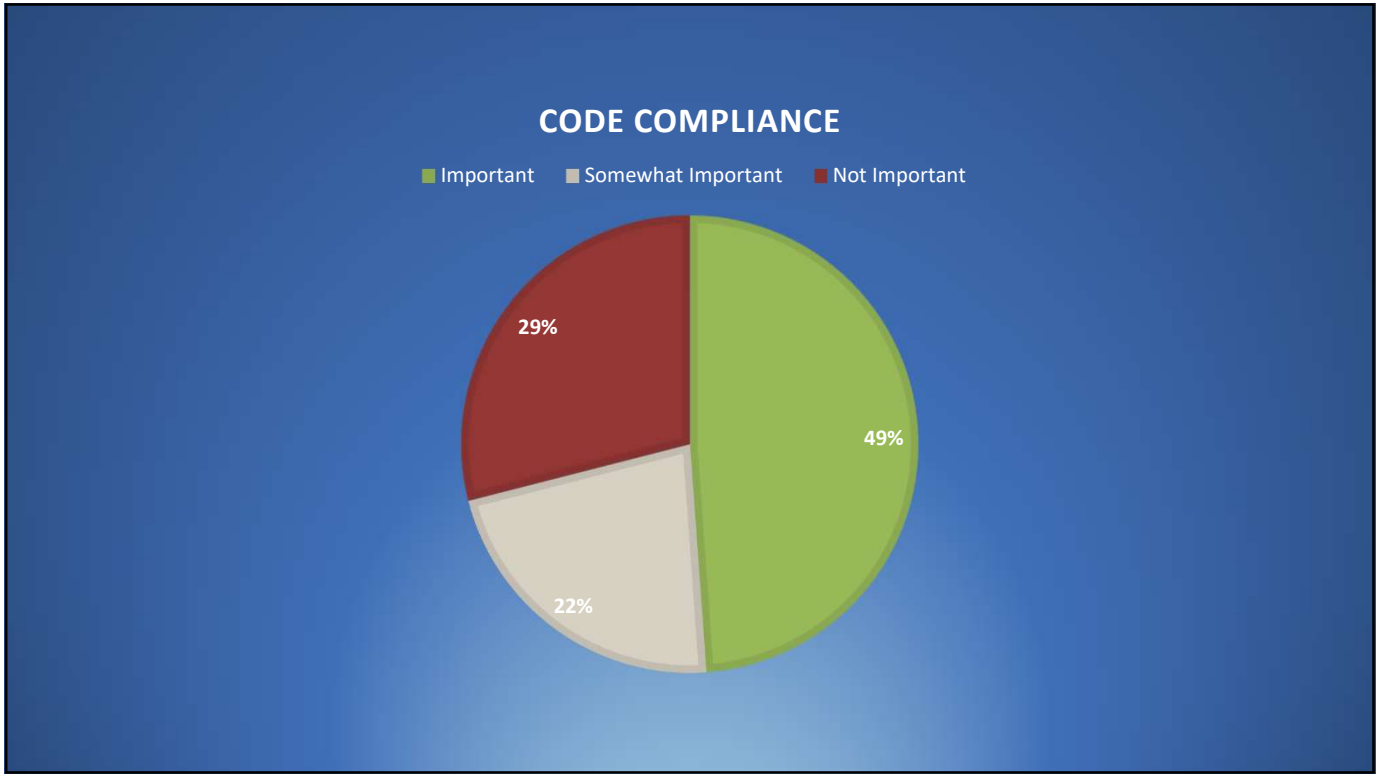


87

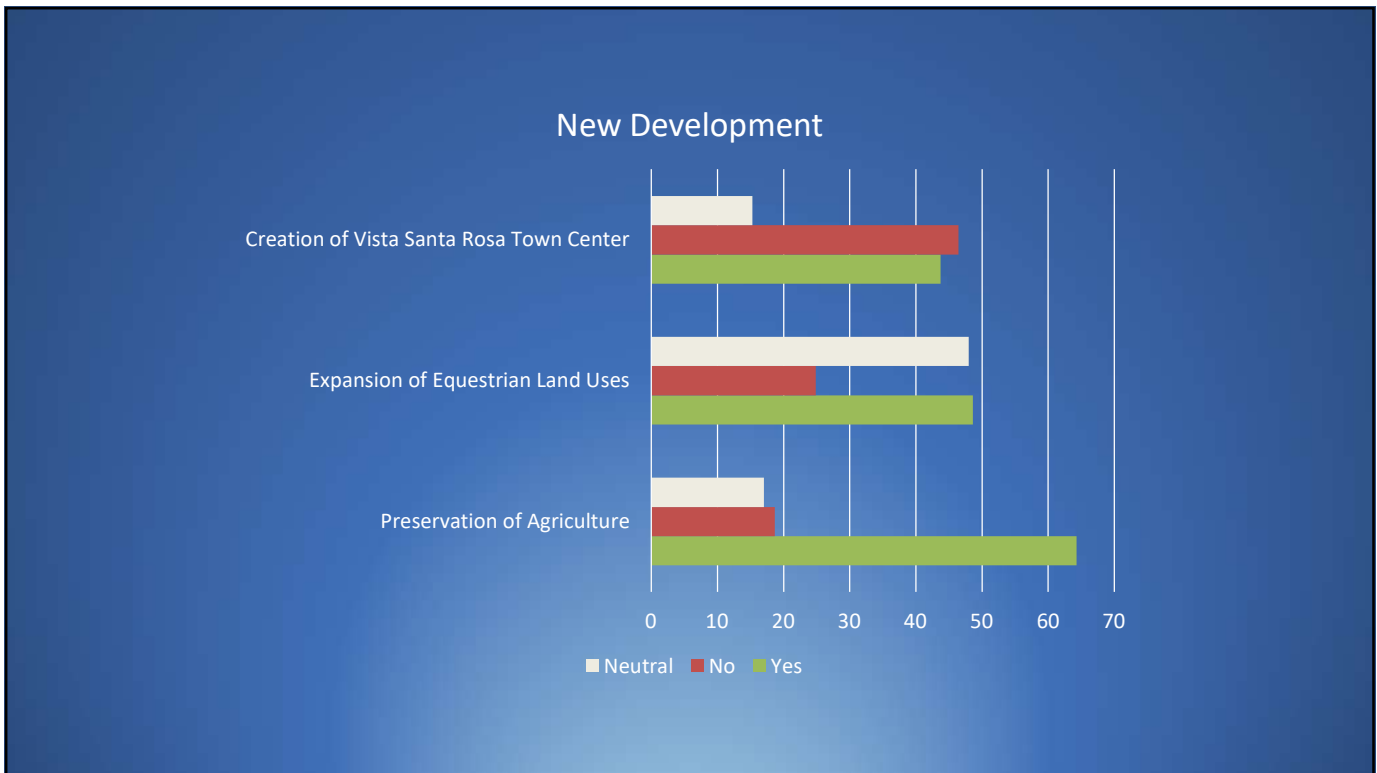
HOUSING



88



89



90



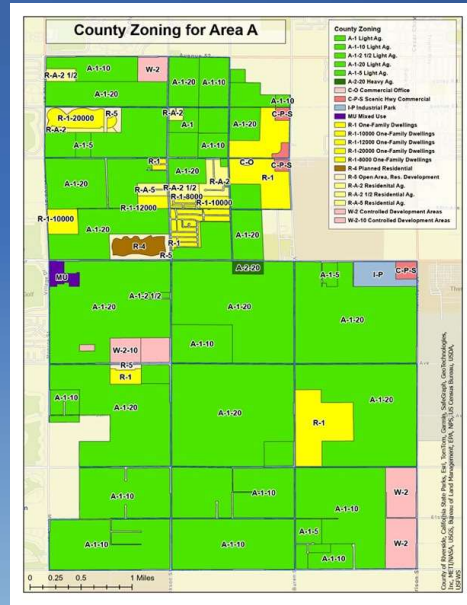
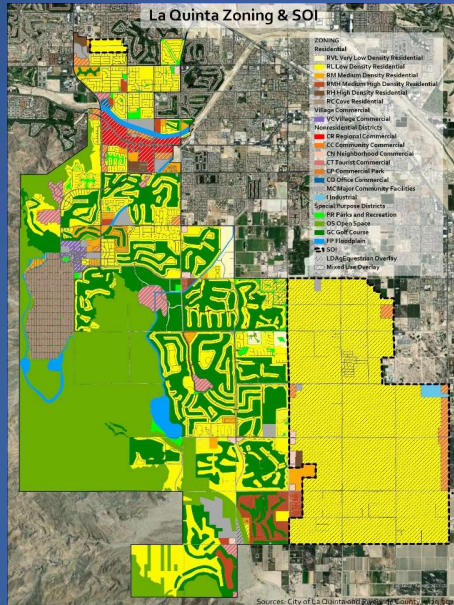
91

Zoning Standards

- City developed the Agricultural/Equestrian Overlay after the approval of the General Plan.
 - Its basis is the County's Zoning Ordinance
 - Broadens City's permitted uses
- Low Density Residential with the Overlay was applied to all residential lands in the Sphere.
- In addition to Permitted Uses and Development Standards, Overlay includes a Right to Farm Policy.

92

Zoning Maps



93

Permitted Uses

Land Use	City Ag/Equ	County A-1	County R-1	County W-2
Residential Uses				
Single-family detached dwellings	P	P	P	P
Farmworker housing	C	P or C		
Migrant agricultural worker MHP				C
Mobile home parks	C	C	C	C
Mobile home subdivisions and mobilehomes or manufactured homes on individual lots	P			
Child daycare facilities as an accessory use, serving 8 or fewer children, subject to Section 9.60.190	A			
Child daycare facilities as an accessory use, serving 9–14 children, subject to Section 9.60.190	M			
Child Daycare Center (number undefined)		PP	PP	PP
Caretaker's residence	P			
Open Space and Recreational Uses				
Public parks playfields and open space	P	P	PP	PP
Trail bike parks				C
Bicycle, equestrian and hiking trails	P			
Tennis court or other game court as an accessory use associated with a private residence	P			
Tennis court or other game court for public use	M			
Golf course and country club, with or without driving range	P	P	PP	
Driving range with or without lights	C			

94

Permitted Uses

Equestrian and Agricultural Uses				
Stables, private	P			
Stables, commercial or riding academy	C	C		C
Commercial breeding operations		C		
Polo grounds, including stables, clubhouse	C			PP
Veterinary offices and hospitals	C			C
The grazing and breeding of cattle, horses, llamas, or other farm stock or animals, not including hogs, not to exceed five animals per acre of all the land available	P	P	P	P
The grazing and breeding of sheep or goats, not to exceed 15 animals per acre of all land available	P	P	P	P
Farms for rabbits, fish, frogs, chinchilla or other small animals	P	P	P	P (1 AC min)
Mink farms		C		
Nurseries, greenhouses, orchards, aviaries, apiaries	P	P	PP	P (1 AC min)
Tree crop farming	P	P	P	P
Field crop or turf farming	P	P	P	P
Winery and incidental uses with established vineyard	P	PP		
Produce stands, subject to Section 9.100.100	P	P or PP		
The drying, packing, canning, freezing and processing of produce resulting from permitted uses when such activity is conducted within permanent buildings and structures	P	P		P or C
Noncommercial raising of hogs, not to exceed two per acre	P	P	P	P
Community auctions and sales yards (2 acre minimum)	C	C		C
Feed stores	C	PP		
Kennels and catteries, 5 to 10 animals	M			
Kennels and catteries, 10 to 25 animals on 1 acre minimum	C			
Menageries	C	C		C
Commercial composting facilities	C			

95

Permitted Uses

Uses Permitted Only in the County				
Planned residential developments			P	
Keeping and raising of crowing fowl	P	P		P
FFA or 4-H projects	P	P		P
Outside storage of materials (100 SF on improved 1/2-1 AC, 200 SF on 1 AC or more)	P	P		P
Solar power plant, 10 AC or larger	C			C
Mining operations subject to CA SMRA	P			C
Mining operations not subject to CA SMRA	C			C
Packaged dry fertilizer storage, including processing	C			
Meat cutting and packaging (no slaughtering or rendering)				PP
Oil production, not including refining or processing	C			
Airport or landing field				C
Cemetery, pet or human				C
Commercial fairgrounds and exhibitions				C
Drive-In theaters				C
Dune buggy parks				C
Hog ranches				C
Hunting clubs				C
Lumber mills, commercial logging				C
Manufacture of brick or terra cotta, cement & cement products, gypsum and lime or lime products				C
Racetracks				C
RV Parks				C
Rifle, pistol, skeet or trapshooting range				C
Rodeo arenas				C
Recreational lakes				C
Trailer and boat storage				C
Disposal service operations				C
Printers, publishers, film studios and recording studios				C
Outdoor film studios				C
Extraction and bottling of well water inc. bottle manufacturing				C
Camps				C

96

Permitted Uses

Comparative Development Standards

Development Standard	City Ag/Equ	County A-1	County R-1	County W-2
Minimum building site	10,000 sf/ 20,000 sf multifamily	20,000 sf	7,200 sf	20,000 sf
Minimum lot frontage (ft)	100	100	60	100
Maximum structure height (ft.)	28	40 SFD Other: 50	40	40 SFD Other: 50
Maximum lot coverage	40%		50%	
Maximum number of stories	2		3	

97

City v. Owner Annexation

- LAFCo allows two types of annexations:
 - City-sponsored
 - Land owner/developer-sponsored

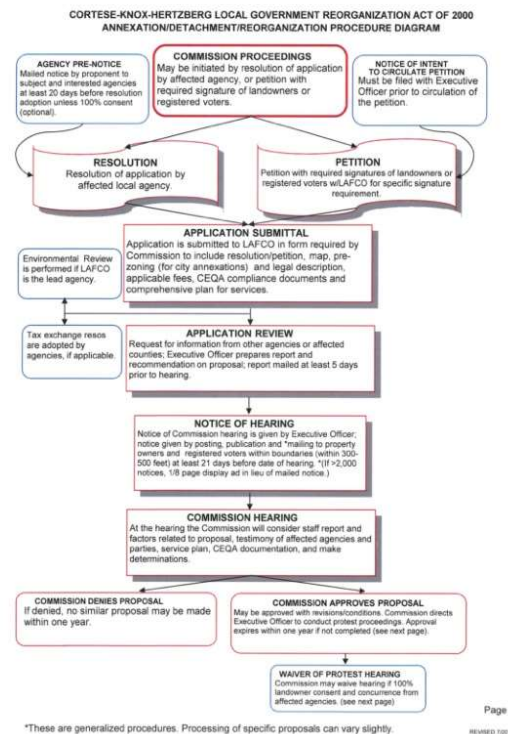
98

City v. Owner Annexation

- City-sponsored:
 - City selects lands to be annexed – all or a portion of the Sphere
 - Processed through LAFCo
 - If LAFCo Board approves, protest hearing follows.
 - Protest hearing required if the land is inhabited.
 - Simple majority vote of land owners and registered voters who participate decide the outcome.

99

City v. Owner Annexation



100



101