

CITY COUNCIL RESOLUTION NO. 89- 96

CONDITIONS OF APPROVAL  
SPECIFIC PLAN 88-012

PROPOSED SEPTEMBER 6, 1989

1. The development shall comply with Exhibit 1, the Specific Plan for Specific Plan 88-012, and the following conditions, which conditions shall take precedence in the event of any conflicts with the provisions of the Specific Plan.
2.
  - a. The project shall be limited to access points as illustrated on the Specific Plan, Exhibit 1.
  - b. The following access points will be right-in/right-out only:
    - o Access point off Washington Street;
    - o The minor access point off Miles Avenue into the commercial area;
    - o The northern access into the single-family residential area.
  - c. In the following cases, access points in this project must line up with access points identified by approved tentative tracts located opposite this project:
    - o The most northerly access point on Adams Street;
    - o The easterly access point on Miles Avenue;
    - o The commercial/multi-family area access point onto Miles Avenue.
3. The following conditions apply to the commercial area:
  - a. The commercial area should be broken up into at least three commercial buildings, and not become one linear structure.

b. Only the following uses shall be allowed in this neighborhood center, provided that they are small in nature, and no outside storage is allowed:

- o Art supply shops and studios.
- o Bakery shops, including baking only when incidental to retail sales on the premises.
- o Banks and financial institutions.
- o Barber and beauty shops.
- o Book stores.
- o Clothing stores.
- o Confectionery or candy stores.
- o Delicatessens
- o Drug stores, including sales of liquor.
- o Employment agencies.
- o Florist shops.
- o Food markets, including sales of liquor.
- o Gift shops.
- o Hobby shops.
- o Ice cream shops.
- o Jewelry stores, including incidental repairs.
- o Laundries and laundromats, and drycleaners.
- o Locksmith shops.
- o Music stores.
- o News stores.
- o Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.
- o Photography shops and studios.
- o Refreshment stands.
- o Restaurants and other eating establishments (non-drive-through).
- o Shoe stores and repair shops.
- o Stationery stores.
- o Tobacco shops.
- o Travel agencies.
- o Other similar uses as approved by the La Quinta Planning Commission.

c. The following uses shall not be allowed on the site:

- o Automobile repair garages, including body and fender shops or spray painting.
- o Automobile parts and supply stores.
- o Bakery goods distributors.
- o Bars and cocktail lounges.
- o Billiard and pool halls.
- o Department stores.
- o Hotels, resort hotels and motels.
- o Liquor stores, except when ancillary to a drug or food store.
- o Theaters, including drive-in.
- o Tire sales and service, including recapping.
- o Automobile sales and rental agencies.
- o Boat and other marine sales.

- o Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers, and other similar equipment.
  - o Golf cart sales and service.
  - o Mobilehome sales and storage, trailer sales and rental of house trailers.
  - o Trailer and boat storage.
  - o Truck sales and service, and rental of trucks.
  - o Outdoor advertising structures
- d. The Developer shall submit and receive approval for a commercial plot plan for the above-proposed development prior to any development taking place.
- e. Only 30 percent of the commercial buildings can be two stories. The balance should be one story only.
4. The following conditions apply to the multi-family residential area:
- a. The Developer shall submit and receive approval for a residential plot plan for the above development prior to any development taking place.
  - b. One parking space provided per multi-family unit must be covered.
  - c. A height limit of two stories will apply to the multi-family residential area. However, any proposed residential three story unit will be subject to detailed review by the Planning Commission at the plot plan review stage.
  - d. Buildings in the multi-family area must be set back 50 feet from the multi-family/single-family residential area boundary. If two story dwellings are located alongside this boundary, they must be oriented away from the single-family residential area.
  - e. Only emergency access shall be taken off Miles Avenue.
  - f. Maximum of 736 dwelling units shall be allowed.
  - g. Adjacent to commercially zoned areas, parking areas shall be utilized.
  - h. All non-residential uses noted as permitted uses in the R-3 zone shall not be allowed in the area designated as having a R-3 zone in this project.

5. The Applicant shall provide, within the multi-family housing area, a total of five percent affordable housing, subject to approval of the Planning and Development Department.
6. Specific Plan 88-012 shall expire on the same date Tentative Tract 23995 expires. Approval of extension of time for TT 23995 shall constitute extension of time for SP 88-012.