

CITY COUNCIL RESOLUTION NO. 89-137
CONDITIONS OF APPROVAL
SPECIFIC PLAN NO. 88-012, AMENDMENT #1
DECEMBER 19, 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 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.