

CONDITIONS OF APPROVAL
SPECIFIC PLAN NO. 83-001
AMENDMENT NO. 3
June 17, 1986

EXHIBIT NO. 1

1. Development of the site shall comply with the approved Exhibit "A" (Land Use Summary) and Exhibit "B" (Environmental Impact Report/ Specific Plan Text) as contained in the Community Development Department's file for Specific Plan No. 83-001, Amendment No. 3, and the following conditions, which conditions shall take precedence in the event of any conflicts with the provisions of the Specific Plan.
2. Development of this site shall be in accordance with the provisions and standards contained in the La Quinta General Plan, the Washington Street Specific Plan and the La Quinta Redevelopment Project No. 1 plan as in effect at the time of construction.
3. The Applicant shall comply with the conditions of approval for Specific Plan No. 83-001, Amendment No. 2, as adopted by Resolution No. 85-87 on November 5, 1985, unless modified by the following conditions.

Soils/Geology

4. The Applicant shall comply with the latest Uniform Building Code, as adopted by the City of La Quinta. The appropriate seismic design criteria will depend upon the type and use of the proposed structure and the underlying geologic conditions.

Hydrology/Water Conservation

5. Prior to the approval of final tract maps, the approval of zoning permits, or the issuance of building permits, the Applicant shall prepare a hydrological analysis for approval by the City Engineer which will indicate the method and design to protect the proposed development from the 100-year flood. This plan shall be consistent with the purposes of any similar plans of the Redevelopment Agency and the Coachella Valley Water District then in effect for flood protection.
6. Prior to approval of building permits, the Applicant shall prepare a water conservation plan which will indicate:
 - a. Methods to minimize the consumption of on-site water usage, including water saving fixtures, drought-tolerant and native landscaping, and programs to minimize landscape irrigation.
 - b. Methods for minimizing the effects of increased on-site runoff and increased groundwater recharge, including the construction of on-site collection and groundwater retention basins.

- c. Methods for minimizing the amount of groundwater pumped out for on-site irrigation, including the use of reclaimed water.
7. Drainage disposal facilities shall be provided as required by the City Engineer and in accordance with the City's Master Plan of Drainage.

Archaeology

8. If buried remains are encountered during development, a qualified archaeologist shall be contacted immediately and appropriate mitigation measures can be taken.

Air Quality

9. The Applicant shall utilize dust control measures in accordance with the Municipal Code and the Uniform Building Code and subject to the approval of the City Engineer.
10. At the time of submittal of tentative tract maps or plans for any zoning approvals, the Applicant shall demonstrate that the proposed uses include provisions for non-automotive means of transportation within the project site as a means of reducing dependence on private automobiles. This may include golf cart path systems, bicycle and pedestrian systems, and other similar systems consistent with the specific plan.
11. Specific project designs shall encourage the use of public transit by providing for on-site bus shelters as required by the Planning Director and consistent with the requirements of local transit districts and the specific plan.
12. The Applicant shall encourage and support the use of Sunline van/bus service/Dial-A-Ride/jitneys between the project site, local airports (e.g., Palm Springs, Thermal), and other regional land uses.

Traffic and Circulation

13. The Applicant or Developer shall comply with the following requirements of the City Engineer:
 - a. The Applicant shall construct street improvements for all abutting public streets and all private on-site streets in accordance with the provisions of the La Quinta General Plan and the requirements of the City Engineer and the La Quinta Municipal Code, as in effect at the time of construction. These street improvements shall include, but not limited to, traffic signs and markings, and raised median islands (if required by the La Quinta General Plan).

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- b. Desert Club Drive, along the project frontage, shall be developed as a local, 60-foot-wide street with appropriate offers of dedication and half-street improvements at the time of development. This shall be shown on the approved Exhibit "A".
 - c. Realigned Adams Street between Calle Tampico and Avenue 50 shall be shown on the approved Exhibit "A". The street design shall be subject to the review and approval of the City Engineer.
14. In order to facilitate mitigation of cumulative traffic impacts of these and other area projects, the City shall establish a traffic improvement needs monitoring program. This program will undertake biannual traffic count studies to determine if warrants are met for major roadway improvements. Upon determination of needs, the City may initiate projects to meet those needs.
 15. Calle Norte (the north-south internal street connecting Ave. 50 and Calle Tampico west of Washington Street) between Phases 3 and 7 shall be gated to restrict through traffic, but shall provide for emergency access. At the request of the Applicant, this shall be reconsidered at the time of pertinent tentative tract approvals and may be revised provided that any redesign does not direct all traffic towards Ave. 50.
 16. Calle Norte shall be a continuous, loop-type road connecting through Phases 2, 4 and 5 to the remainder of the internal private road system.
 17. The Applicant shall install a raised center median island, including landscaping and irrigation, where required by the La Quinta General Plan and the City's adopted standards in effect at the time of construction.
 18. All new gatehouses and other entries shall provide for stacking space and other design factors consistent with the City Standards and the requirements of the City Engineer.
 19. Calle Tampico shall be improved as a "Secondary Image Corridor" and a "Ceremonial Street" consistent with the General Plan.
 20. Desert Club Drive, along the project frontage, shall be developed as a local 60-foot-wide street with appropriate offers of dedication and half-street improvements at the time of development.

Noise

21. Prior to the approval of tentative tract maps or the issuance of building permits, the Applicant shall submit site specific noise studies in accordance with the adopted La Quinta General Plan Noise Standards as follows:
 - a. All uses located within 2800 feet of the centerline of major streets.
 - b. For all non-residential uses proposed for areas within a 1000-foot radius of designated residential uses.
22. Based upon the recommendations contained in the policies within the La Quinta General Plan, Specific Plan No. 83-001, Amendment No. 3, shall incorporate measures to ensure compliance with the City's recommended indoor and outdoor noise standards. These mitigation measures shall include, but not be limited to, the following:
 - a. Construction of noise barriers, including walls and berms.
 - b. Siting and orientation of noise sensitive uses within the project.
 - c. Installation of special design features in buildings.

Energy

23. Requirements for the installation of solar water heaters shall be determined by the City on a uniform city-wide basis for new construction at a later date. The developer shall comply with the requirements current at the time of construction.
24. All tentative maps and development plans shall be designed to ensure compliance with the State Laws regarding solar accessibility. To the extent possible, all structures shall be sited, oriented and designed so as to minimize the energy needs for cooling.

Land Use

25. The maximum allowable densities for the residential phases of Specific Plan No. 83-001, Amendment No. 3, as depicted on Exhibit "A" (Land Use Summary), for a total of 966 dwellings, plus 168 density bonus units approved for Phase 7, shall be amended as follows:
 - a. Phase 1 shall have a maximum allowable density of 4.05 units per acre, for a maximum of 77 units.

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- b. Phase 2 and 5 shall be redesignated as a single phase with a maximum allowable density of 6.21 units per acre, for a maximum number of 54 units.
 - c. Phase 3 shall have a maximum allowable density of 5 units per acre for a maximum total of 40 units.
 - d. Phase 4 shall have a maximum allowable density of 3.7 units per acre for a maximum number of 16 units.
 - e. Phase 7 shall have a maximum allowable density of 16.0 units per acre for a maximum number of 480 units, plus a density bonus of 40 units per acre for 120 units for affordable housing and a density bonus of 1.6 units per acre for 48 units for design amenities.
 - f. Phase 8 shall have a maximum allowable density of 5.0 units per acre for a maximum number of 300 units.
26. The phases shall be developed in accordance with the designations approved for Specific Plan No. 83-001, Amendment No. 2; Phase 4 on the Land Plan Summary (Exhibit "A") shall be changed to "Single-Family" to comply with this requirement.
27. Height limitations shall be imposed as follows:
- a. No portion of any structure on top of the La Quinta Stormwater Channel shall exceed one story or 29-feet, as measured from the levee grade.
 - b. All new residential buildings, excepting those approved prior to Specific Plan No. 83-001, Amendment No. 3, shall not exceed one story (20 feet) in height when located within 100 feet of any perimeter property line (excluding the La Quinta Stormwater Channel) public street frontage.
 - c. Excepting as provided in subsections (a) and (b) above, all other single-family residential dwellings shall not exceed two (2) stories (35 feet) in height. All other structures will be reviewed to determine appropriate height.
28. Any apartments constructed within Phase 7 shall provide a minimum of one covered parking space for each unit with one or fewer bedrooms and two covered parking spaces for each unit with two or more bedrooms.
29. If the apartment portions of the project include any three-bedroom units, adequate provision shall be made for recreational open space within the project.

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30. The following setbacks for walls, fences and structures shall be required to provide for parkways along public streets.
- a. Wall setbacks from 50th and 52nd Avenue, except where walls now exist on 50th West of Washington, shall be based upon the design of tracts adjacent to said roadways and shall be subject to City reviews and approval.
 - b. A minimum of two 5' x 80' recessed cutouts, one being in the Phase 5 portion and the other being in the Phase 4 portion, shall be provided along Washington Street for the perimeter wall. The wall, sidewalk and landscaping shall be installed by December 31, 1984, or by the recordation of future tracts (for development) On Phase 4 or 5, whichever occurs first. In conjunction with these improvements, the Applicant shall also provide landscaping (i.e., lawn) In the future right-of-way between the existing paving for Washington and the future curblin.
 - c. A minimum 10-foot setback from the public right-of-way of Adams Street (if designated as a public street).
 - d. Prior to the issuance of any grading permits or approval of any tentative maps or other required zoning approval, the Applicant shall submit plans to the Planning Department for review and approval demonstrating that there is adequate setback of street, utility and structural improvements to provide for the setback of project perimeter walls along public roadways in accordance with the City's adopted parkway standards in effect at the time of approval for said permits, unless the standards stated in (a) and (b) are lesser than the adopted parkway standards.
31. The Applicant shall dedicate to the City a site for a neighborhood park consistent with the Open Space Plan of the La Quinta General Plan with the location and size to be approved by the Planning Commission and City Council (neighborhood parks range in size between 5 to 10 acres, with an average size of 7-1/2 acres), or the Applicant shall agree on other alternate methods to secure park land in the general vicinity of this project.

Public Services and Utilities

32. Fire protection shall be provided in accordance with the requirements of the Uniform Fire Code and the La Quinta Municipal Code in effect at the time of development.

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- a. The Community Infrastructure Fee Program is the primary method for the City to secure funding for fire station facilities. In conjunction with tentative tract maps and similar approvals, the City may request prepayment of fire facilities fees on an as-warranted basis if funds are needed to facilitate needed construction.
 - b. The interior private street system shall comply with adopted standards of the Fire Department relating to access and circulation.
 - c. Provide required minimum fire flow and fire hydrants pursuant to standards in effect at time of development.
33. Domestic water and sanitary sewer service shall be provided in accordance with the requirements of Coachella Valley Water District in effect at the time of development. The Applicant shall annex the project site to Improvement District No. 55 to obtain permanent wastewater treatment services.
34. The Applicant shall comply with the following requirements of Imperial Irrigation District:
- a. Any relocation of existing overhead power facilities within or adjacent to the project shall be in accordance with the District's requirements and subject to the City's review and approval.
35. All overhead utility lines located along the perimeter public roadways, with the exception of high voltage power lines of 66 KV and above, shall be installed underground.
36. The Applicant shall pay a per-unit school development fee as determined by the Desert Sands Unified School District in accordance with the school mitigation agreements as approved by the La Quinta City Council and in effect at the time of the issuance of building permits.
37. The Applicant shall comply with the requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits. Certain facilities required as part of this Specific Plan are eligible for credits set forth in the fee program; these generally include parks, fire station facilities, major streets, traffic signals, bridges, and related infrastructure identified in the program.

Miscellaneous

38. Prior to the issuance of grading permits or the approval of tentative tract maps or other required zoning approvals, the Applicant shall submit a phasing schedule and map for the entire project, which shall include the phasing of off-site infrastructure, to the Planning Director for review and approval.
39. In conjunction with the review and approval of required Plot Plan application(s) by the Planning Commission and City Council, the site and building design considerations shall be evaluated and appropriate conditions related thereto shall be established:
 - a. Determination of appropriate setbacks for one and two-story buildings from adjacent residentially-zoned property and public streets.
 - b. Determination of appropriate buffers including fences and/or walls and landscaping between the proposed uses and adjacent residential property.
 - c. Development of appropriate methods to screen parking areas from adjacent public streets.
 - d. Determination of appropriate driveway access standards and median cut location.
40. Regarding development on Phase 6, the Downtown Study and Architectural Design Guidelines currently being prepared for the City will take precedence over the following conditions, in the event that project development occurs after City adoption of the said study and guidelines:
 - a. Building materials of the project shall consist of earthtone colored plaster exterior siding and mission tile roofing. All sides of the structure must be designed with architectural interest and common materials provided.
 - b. Varying roof lines should be provided for architectural interest and variety, particularly along the streetscape.
41. The location and access to all construction facilities shall be subject to review and approval of the Community Development Department.

STAFF RECOMMENDATION

SPECIFIC PLAN NO. 83-001, AMENDMENT NO. 3

"Duna La Quinta"

STAFF RECOMMENDATION				PREVIOUS APPROVALS		APPLICANT'S REQUEST	
PHASE	LAND USE	DENSITY (du/ac)	ACRES	MAX. UNITS	AMEND. NO. 2	AMEND NO. 1	
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1	Condo	4.05	19.00	77	19.0	77	4.05
2	Condo	6.21	8.69	54	9.0	54	8.15
3	Condo	5.00	8.00	40	8.0	24	5.00
4	Condo	3.70	4.32	16	5.0	16	3.70
5	Condo	--	--	--	--	--	8.72
6	Commercial	n/a	6.00	--	6.0	--	0
7	Condo/Apt	16.00	30.00	480*	33.0	429	24.00
8	Condo	5.00	60.00	300	65.0	299	5.00
9	Condo	0	0	0	57.0	247	0
TOTALS			136	966*	202	1146	
Golf Course			29				
Golf Course			15				
			180				
							1225

* Density bonuses of 120 additional units for affordable housing and 48 units for design amenities are approved for Phase 7 but are related to a specific project and may not be transferred.