

RESOLUTION NO. 2001-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR A COMMERCIAL/OFFICE, DISTRIBUTION CENTER AND 227 WHOLE OWNERSHIP SINGLE FAMILY DWELLINGS WITH THE LEASING POTENTIAL OF 365 GUEST ROOMS ON 33 ACRES AT THE NORTHEAST CORNER OF EISENHOWER DRIVE AND CALLE TAMPICO

**CASE NO.: SPECIFIC PLAN 2001-051
APPLICANT: KSL DEVELOPMENT CORP.**

WHEREAS, the City Council of the City of La Quinta, California, did on the 6th day of March, 2001, hold a duly noticed Public Hearing for the Vista Montana project for review of a Specific Plan approving design guidelines and development standards for a commercial/office, distribution center and 227 whole ownership single family dwellings with the leasing potential of 365 guest rooms at the northeast corner of Eisenhower Drive and Calle Tampico, more particularly described as:

APN 773-022-014 and 773-022-032

WHEREAS, the Planning Commission of the City of La Quinta, California, did on the 27th day of February, 2001, hold a duly noticed Public Hearing for the Vista Montana project for review of a Specific Plan approving design guidelines and development standards for a commercial/office, distribution center and 227 whole ownership single family dwellings with the leasing potential of 365 guest rooms at the northeast corner of Eisenhower Drive and Calle Tampico and unanimously recommended approval under Planning Commission Resolution 2001-020; and

WHEREAS, at said public hearing, upon hearing and considering Environmental Assessment 2001-411, and all testimony and arguments, if any, of all interested persons wanting to be heard, said City Council did make the following mandatory findings approving said Specific Plan:

1. The proposed Specific Plan is consistent with the goals and policies of the La Quinta General Plan, the Land Use Map for the General Plan and supports the development of the proposed project, as conditioned.
2. The proposed Specific Plan is compatible with the City's Zoning Ordinance and the Village Design Guidelines in that it provides standards for the proposed land uses.

3. The proposed Specific Plan will not be detrimental to the public health, safety and welfare, as it has been designed to be compatible with surrounding development, and conform with the City's standards and requirements, as conditioned.
4. Development of the proposed Specific Plan is compatible with the parcel on which it is proposed, and surrounding land uses, as conditioned.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

1. That the above recitations are true and constitute the findings of the City Council in this case;
2. That it does hereby require compliance with the Conditions of Approval for the proposed Specific Plan;
3. That it does hereby confirm the conclusion that Environmental Assessment 2001-411 assessed the environmental concerns of this Specific Plan; and,
4. That it does hereby approve Specific Plan 2001-051 for the reasons set forth in this Resolution and subject to the attached conditions.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 6th day of March, 2001, by the following vote, to wit:

AYES: Council Members Adolph, Henderson, Perkins, Sniff, Mayor Peña

NOES: None

ABSENT: None

ABSTAIN: None

JOHN J. PEÑA, Mayor
City of La Quinta, California

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ATTEST:

JUNE S. GREEK, CMC, City Clerk
City of La Quinta, California
(City Seal)

APPROVED AS TO FORM:

M. KATHERINE JENSON, City Attorney
City of La Quinta, California

CITY COUNCIL RESOLUTION 2001-18
SPECIFIC PLAN AMENDMENT 2001-075 - FINAL
SPECIFIC PLAN 2001-051 - VISTA MONTAÑA
MARCH 6, 2001

GENERAL

1. Upon conditional approval by the City Council of this development application, the City Clerk shall prepare and record, with the Riverside County Recorder, a memorandum noting that conditions of approval for development of the property exist and are available for review at City Hall.
2. The subdivider agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this tentative map or any final map thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

3. Right of way dedications required of this development include:

A. PUBLIC STREETS

1. Avenida Bermudas (Collector) - 44 foot right of way, from centerline up to the point of the proposed street vacation. Note: Applicant shall submit application for street vacation as a separate action. Street vacation application shall be compatible with Santa Rosa Plaza requirements (east side of Avenida Bermudas).
2. Calle Tampico (Primary Arterial) - 50 foot half of 100 foot right of way.
3. Eisenhower Drive (Primary Arterial) - 50 foot half of 100 foot right of way.

B. PRIVATE STREETS

1. Residential Entry Drive (off Calle Tampico): Minimum 40-foot width, back of curb to back of curb to a point past the first right hand turn available to in-bound traffic.
2. Residential Entry Drive (off Eisenhower Drive): Minimum 40 ft. width, back of curb to back of curb.

3. Residential: 31-foot minimum width back of curb to back of curb. On-street parking is prohibited and provisions shall be made for adequate off-street parking for residents and visitors. The CC&R's shall contain language requiring the Homeowner's Association to provide for ongoing enforcement of the restrictions.

C. CULS DE SAC

1. For culs de sac use Riverside County Standard 800 (symmetric) or 800A (offset) with 39.5-foot radius, or larger, or specific design as approved by the City Engineer. For non-standard culs de sac, right of way dedication shall be as required by the City Engineer.
4. The applicant shall create perimeter setbacks along public rights of way as follows (listed setback depth is the average depth if meandering wall design is approved):
 - A. Eisenhower Drive (Primary Arterial) - 20-feet
 - B. Calle Tampico (Primary Arterial) - 20-feet
 - C. Avenida Bermudas - 10-feet

The setback requirement applies to all frontage including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall dedicate blanket easements for those purposes.

5. Existing aerial lines within or adjacent to the proposed development and all proposed utilities shall be installed underground. Power lines exceeding 34.5 kv are exempt from this requirement.
6. The applicant shall install the following street improvements to conform with the General Plan street type noted in parentheses. (Public street improvements shall conform with the City's General Plan in effect at the time of construction.)

A. OFF-SITE STREETS

1. Calle Tampico (Primary Arterial) - Construct modification to raised median to include a dedicated left turn lane to the site from eastbound Calle Tampico @ Ave. Mendoza.

Applicant shall bear the cost of roadway improvements on the outer twenty (20) feet of the roadway.

Eisenhower Drive (Major Arterial) - Construct 38-foot half of 76-foot improvement (travel width, excluding curbs) plus 8 ft. meandering sidewalk. Applicant shall construct the full raised center median. Center median shall include turning pocket for left turn from southbound Eisenhower Drive. Applicant to design improvement to compliment the alignment of the bridge.

Applicant shall bear the cost of roadway improvements on the outer twenty (20) feet of the roadway. The cost of the median modifications shall be reimbursed from the Development Impact Fee fund in an amount not to exceed the budgeted amount.

2. Avenida Bermudas (Collector) - Reconstruct the northwest corner of Avenida Bermudas and Calle Tampico and install new curb at 32 feet west of centerline, widening Avenida Bermudas for 100 feet north of the curb return. Provide 15:1 taper from 32 feet to 20 feet. Provide additional lane on the west side of centerline to provide dedicated left turn lane and through/right turn lane. Provide additional paving as necessary on the east side of the centerline, if no paving exists, to provide for a total of two 14 foot travel lanes.

B. PRIVATE STREETS -

1. On-site streets:
 - a. Two-Way Traffic: Construct 28-foot minimum wide full-width improvements (measured gutter flowline to gutter flowline) within the 31-foot right of way. All on-site streets shall be constructed with "wedge" type curb design as approved by the City Engineer.
 - b. Project Entry Streets: Construct 37-foot minimum wide full-width improvements (measured gutter flowline to gutter flowline) within the 40-foot right of way. All on-site streets shall be constructed with "wedge" type curb design as

approved by the City Engineer.

- c. Cul-de-Sacs: All private cul-de-sac bulbs which contain raised landscaped islands shall be designated as "One way" and applicant shall construct minimum 20-foot wide full-width improvements (measured from gutter flowline to gutter flowline). Design approval and right of way dedication shall be at the discretion of the City Engineer.

2. All on street parking is prohibited and the applicant shall be required to provide for the perpetual enforcement of the restriction by the Homeowners' Association.

Entry drives, main interior circulation routes, turn knuckles, corner cutbacks, bus turnouts, dedicated turn lanes, and other features contained in the approved construction plans may warrant additional street widths as determined by the City Engineer.

MAINTENANCE

7. The applicant shall make provisions for continuous, perpetual maintenance of all on-site improvements, perimeter landscaping, access drives, and sidewalks. The applicant shall maintain required public improvements until expressly released from this responsibility by the appropriate public agency.
8. The applicant shall provide landscaping in required setbacks, retention basins, common lots, and park areas.
9. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.

The applicant shall submit plans for approval by the Community Development Department prior to plan checking by the Public Works Department. When plan checking is complete, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner prior to submitting for signature by the City Engineer. Plans are not approved for construction until signed by the City Engineer.

10. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn shall be minimized with no lawn

or spray irrigation within 18 inches of curbs along public streets.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS

11. On page 2.6 of the Specific Plan, in Table 1, the maximum square footage of the office building shall be added at 20,600 s.f., and of the retail commercial space at 20,000 s.f.
12. On pages 2.11 (in Table 3) and 3.7 of the Specific Plan, the following shall be added:

Maximum restaurant space: 5,000 s.f.
13. Prior to the issuance of grading permits, the Specific Plan and Village Use Permit documents shall be amended to show the location of all trash enclosures on the site. The plans shall be submitted to the Community Development Department for review and approval.
14. A master signage program shall be submitted for the proposed project, subject to Village Use Permit review, prior to the issuance of building permits. All signage on the site shall conform to the standards of the Zoning Ordinance. The Specific Plan shall be amended to reflect this requirement (page 2.19).
15. Throughout the Specific Plan the words "whenever possible", "wherever possible", and "are encouraged" shall be eliminated.
16. A final landscaping plan, which shows plant size, location, berming and walls shall be submitted to the Architecture and Landscape Review Committee for review and approval prior to issuance of grading permits. Trees along the perimeter of the site shall be a minimum of 24" box.
17. The landscaping plan shall include all frontages on City streets, and shall be installed as part of the first phase of construction on the project site. Integrated into the landscape plan shall include a grove of Date Palms and plaque to memorialize the agricultural history of the site.
18. The word "limited" on pages 3.3 and 3.9 of the Specific Plan shall be eliminated, and the words "no more than 10% of building square footage" shall be added.
19. The second sentence of Item B.2. on page 3.3 of the Specific Plan shall be

amended to read ~~“Actually uses Indoor or outdoor professional”~~ **Permitted ancillary uses shall include indoor or outdoor professional....”**

20. The maximum allowed height in the residential component of the project shall be 37 feet. The “*” in the Table on Page 3.5 shall be amended to read, “...shall be permitted to extend up to two feet above the maximum structure height.”
21. The maximum allowed height in the office component of the project shall be 22 feet. The Specific Plan shall be amended to reflect this standard. The “*” in the Table on Page 3.12 shall be amended to read, “...shall be permitted to extend up to five feet above the maximum structure height.”
22. The Table on page 3.5 of the Specific Plan shall be modified to add the maximum number of dwelling units at 227 with the leasing potential for 365 guest rooms.
23. Within the Zoning Regulations section of the Specific Plan, the following shall replace the second sentence of the paragraph immediately following item 8 on page 3.7; and the second sentence of item B. on page 3.11:

“All interpretation of permitted uses within this Planning Area shall be made pursuant to the requirements of the Zoning Ordinance.”
24. On page 3.8 of the Specific Plan, within the Table, the following shall be added:

Maximum building area square footage: 20,000 s.f.
Parking for Restaurant Use: 1 space per 75 s.f. of GFA.
25. The Specific Plan shall be amended to require that 50% of the residential and 30% of the office parking be covered by a shade structure. Plans shall be submitted to the Community Development Department for review and approval prior to the issuance of grading permits. All references to garages in the Specific Plan shall be deleted.
26. On page 3.9 of the Specific Plan, item B., Permitted uses, the sentence beginning “Permitted uses for land designated..” through and including “1. Retail Uses” shall be deleted.
27. On page 3.10, item E., of the Specific Plan, the word “separate” shall be added immediately preceding “Village Use Permit.”

28. On page 3.10, Table, of the Specific Plan, the following shall be added:

Parking provided: 630 spaces.

29. On page 3.12, Table of the Specific Plan, the following shall be added:

Maximum building area square footage: 20,600

Minimum Parking: 1 space per lock-off bedroom.

30. The Specific Plan shall be modified throughout to include the statement "All landscaping plans shall conform to the City's Water Efficiency Ordinance."
31. All changes to the Specific Plan which are also included in the Village Use Permit shall be made to the latter to ensure consistency. The project proponent shall submit amended documents within 30 days of City Council approval of the Specific Plan and Village Use Permit and/or a grading permit whichever occurs first.
32. The mitigation measures contained in Environmental Assessment 2001-411 shall be incorporated into the conditions of approval for this project.

COACHELLA VALLEY WATER DISTRICT

33. The project proponent shall install suitable facilities to prohibit public access to the La Quinta Evacuation Channel.
34. The project proponent shall obtain an encroachment permit from the District prior to any construction within the right-of-way of the La Quinta Evacuation Channel. This includes, but is not limited to, surface improvements, drainage inlets, landscaping and roadways.
35. This project shall be annexed to Improvement District Nos. 55 and 82 of the District for sanitation service.
36. All Bureau of Reclamation facilities on the subject property shall be abandoned prior to issuance of building permits on the site.
37. Plans for grading, landscaping and irrigation systems shall be submitted to the District for review.

38. This area is within Improvement District No. 1 of the District for irrigation water service. Water from the Coachella Canal is available and shall be used for green belt irrigation purposes.