

**CITY COUNCIL RESOLUTION 2002-140  
CONDITIONS OF APPROVAL - FINAL  
SPECIFIC PLAN 2001-051 AMENDMENT #1, CAMEO HOMES  
ADOPTED: OCTOBER 15, 2002**

**GENERAL**

1. 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 final documents within 30 days of City Council approval of the Specific Plan and Village Use Permit and/or prior to issuance of a grading permit, whichever occurs first. Ten copies of the final Plan with Conditions of Approval in the appendix shall be submitted to the Community Development Department. Included in the filing shall be a copy of the Specific Plan document on diskette in WordPerfect format.
2. The applicant/developer 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 project. The City shall have sole discretion in selecting its defense counsel.

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

3. The Specific Plan, and any Parcel Map submitted thereunder, shall comply with the requirements and standards of Government Code § 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC").

The City of La Quinta's Municipal Code can be accessed on the City's Web site at [www.la-quinta.org](http://www.la-quinta.org).

4. Prior to the issuance of any permit by the City, the applicant shall obtain the necessary permits and/or clearances from the following agencies:

- C Fire Marshal
- C Public Works Department (Grading Permit, Improvement Permit)
- C Community Development Department
- C Riverside Co. Environmental Health Department
- C Desert Sands Unified School District
- C Coachella Valley Water District (CVWD)
- C Imperial Irrigation District (IID)
- C California Water Quality Control Board (CWQCB)
- C SunLine Transit Agency

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, applicant shall furnish proof of such approvals when submitting the improvement plans for City approval.

5. 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 street vacation pursuant to City Council Resolution 2002-03. Vacated areas shall be compatible with the Santa Rosa Plaza development located on the 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

Primary Entry Drive (off Eisenhower Drive): Minimum 48 feet in width (measured from back of curb to back of curb) within the right of way; textured concrete paving shall be used for driveway surfaces within 80 feet of Eisenhower Drive. All other streets shall be approved by the City Engineer.

C. CULS DE SAC

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.

6. 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.

- 7. 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.
- 8. 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 @ Avenida 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 for southbound Eisenhower Drive. Applicant to design improvement to compliment the alignment of the bridge.

In lieu of constructing the permanent raised median, the applicant shall install a 6-inch curb berm on pavement that delineates an interim median lay out. The lay out shall be defined during the design of the street improvements, and take into account the unwidened bridge and the turning movement restriction.

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. Eisenhower Drive Project Entry: Construct minimum 48 foot full width improvements (measured from back of curb to back of curb) within the right of way.
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 for condominiums or property management agency for apartments.

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 AND LANDSCAPING**

9. 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.

10. The applicant shall provide landscaping in required setbacks, retention basins, common lots, levees and park areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.
11. 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.

12. 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.
13. Landscape plans, which shows plant size, location, berming and walls shall be submitted to the Community Development Department for review and approval prior to issuance of building permits. Street trees shall have a minimum 1.5-inch caliper and be 10' tall once planted. Palm trees shall have a minimum brown trunk height of 8'-0". Parking lot trees shall have a 1.0-inch caliper and be 8'-0" tall once planted. Other related trees shall not have a caliper of less than 0.75-inches. All landscaping plans shall conform to the City's Water Efficiency Ordinance (Chapter 8.13).
14. 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 (18' high and taller) and plaque to memorialize the agricultural history of the site.

## **MISCELLANEOUS**

15. Development areas for SP 2001-051 are defined as follows:

Planning Area #1 - Office/Commercial  
Planning Area #2 - Residential/Retention Basin  
Planning Area #3 - Resort Hotel Distribution Center  
Planning Area #4 - Existing KSL Resort Offices  
Planning Area #5 - Future Public School

Special Note: No on-site development standards are specified for Planning Unit #5 as this property will be developed with a public school, subject to the requirements of the State of California and Desert Sand Unified School District. Regarding continued development in Planning Area #3, any new development projects shall require approval of a Village Use Permit by the Planning Commission. Furthermore, any applicable conditions of City Council Resolution 2001-18 shall be met unless otherwise defined hereon.

16. Buildings shall not exceed a height of 35 feet. Architectural features may extend up to 40 feet, subject to approval by the Community Development Director. Building features higher than 40'-0" shall be submitted to the Planning Commission for review and possible approval.
17. The maximum residential density for Planning Areas #1 and #2 is 16 dwelling units per acre, unless affordable units are offered. An Affordable Agreement shall be approved by the City's Redevelopment Agency and recorded against the property for a term of not less than 55 years outlining the percentage of units within the development that are income restricted not to exceed a site allocation of 200 housing units. Additional live/work residential units may be located in Planning Area #1, subject to approval by the Community Development Director.  
Each residential dwelling unit shall have one covered parking space while open parking spaces shall be commonly shared. A residential parking ratio of 2.3 per unit shall be maintained. Minimum liveable square per apartment unit shall be 670 square feet and larger.
18. 30% of office/commercial parking areas shall be covered by trellis structures. Plans shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.

19. 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.
20. A master signage program shall be submitted for review and approval by the Planning Commission (i.e., Business Item), subject to the requirements of the Zoning Code.
21. Specific Plan 2001-051 shall comply with all applicable conditions and/or mitigation measures for the following related approvals:
  - C Environmental Assessment 2001-411 Revised
  - C Village Use Permit 2001-007 Amendment #1

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall determine precedence.

The Community Development Director shall cause to be filed with the County Clerk a "Notice of Determination" pursuant to CEQA Guideline § 15075(a) once reviewed by the City Council.

22. Minor changes, as determined by the Community Development Director to be consistent with the intent and purpose of the Specific Plan, may be approved. Examples include modifications to landscaping materials and/or design, parking and circulation arrangements not involving reductions in required standards beyond those identified in the Specific Plan, minor site, building area or other revisions necessary due to changes in technical plan aspects such as drainage, street improvements, grading, etc. Such changes may be approved on a staff-level basis and shall not constitute a requirement to amend the Specific Plan. Consideration for any modifications shall be requested in writing to the Director and submitted with appropriate graphic and/or textual documentation in order to make a determination on the request.
23. Buildings that have been planned under a Village Use Permit application do not require a separate Site Development Permit application in order to be built.
24. Perimeter wall heights for the apartment complex shall not exceed 8'-0". Open wrought iron or tubular metal fencing is recommended to enclose the west and north sides of Planning Area #2.

25. Each planning area shall include a shaded areas for bicycle storage racks. The use of loop and ribbon bars are encouraged.
26. Parking requirements set forth in Chapter 9.150 of the Zoning Code shall be meet, unless otherwise allowed by the conditions noted herein. Two-way parking driveway aisles for the residential component of the Plan may be 24 feet wide as noted on the Technical Site Plan (Revision #2) exhibit. Parking lot light fixtures shall not exceed 18'-0" in overall height as measured from adjacent paved surfaces.
27. The Specific Plan text shall include discussion specifically noting the future school site is deleted from the Specific Plan.
28. The Specific Plan text shall be amended to include the KSL Administrative Offices as a Planning Area.
29. The Specific Plan text for Planning Area III shall include design guidelines compatible with the other Planning Areas.
30. The Specific Plan shall include a statement that this Amended Specific Plan supercedes the original Specific Plan.