

CITY COUNCIL RESOLUTION NO. 2001-09
SANTA ROSA PLAZA - HOTEL - FINAL
SPECIFIC PLAN 2000-050
FEBRUARY 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 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 tentative map or any final map thereunder. The City shall have sole discretion in selecting its defense counsel.

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

PUBLIC WORKS DEPARTMENT

3. Right of way dedications required of this development include:
 - A. PUBLIC STREETS
 1. Calle Tampico (Primary Arterial): 50-foot half of 100-foot right of way.
 2. Desert Club Drive (Collector): 32-foot half of 64-foot right of way.
 3. Avenida Bermudas (Collector): 32-foot half of 64-foot right of way, plus right of way for one-half of a standard cul-de-sac at the northern terminus of the street. NOTE: As an alternative, subject to agreement with the adjacent property owner (refer to Tentative Parcel Map 29886), the applicant may jointly apply with the adjacent property owner for a street vacation at a point north of the northernmost access on Avenida Bermudas.
 - B. PRIVATE STREETS
 1. Commercial: Applicant shall comply with the City's Parking Ordinance.
 - C. CULS DE SAC
 1. Public or Private: Use Riverside County Standard 800 (symmetric)

or 800A (offset) with 39.5-foot radius, or larger.

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. Calle Tampico (Primary Arterial): 20-feet
 - b. Desert Club Drive (Collector): 10-feet
 - c. Avenida Bermudas (Collector): 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) - None required (improvements, including sidewalk, have already been installed).
2. Desert Club Drive (Collector) - None required (improvements, including sidewalk, have already been installed).
3. Avenida Bermudas (Collector) -
 - a. Construct 20-foot half of 40-foot improvement (travel width, excluding curbs), including easterly half of symmetrical cul-de-sac at northerly terminus, plus 6-foot sidewalk. These improvements shall be installed with Phase I of the development. (NOTE: Avenida Bermudas shall be designed so that the drainage flow in Calle Tampico will not divert onto northbound Avenida Bermudas.)
 - b. Construct 14-feet of pavement westerly of and adjacent to street centerline.
 - c. Construction of improvements northerly of project entry may not be required dependent upon receipt of

documentation from adjacent property owner agreeing to deletion of future street.

- d. Modify traffic signal at Avenida Bermudas and Calle Tampico to include a designated left-turn from southbound Avenida Bermudas.

B. ON-SITE PRIVATE STREETS

1. Construct onsite improvements per City of La Quinta Parking Ordinance.
2. Culs de sac per Riverside County Standard 800 (symmetric) or 800A (offset), 38-foot curb radius.

C. CULS DE SAC

1. Use Riverside County Standard 800 (symmetric) or 800A (offset) with 38-foot curb radius.

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.

LANDSCAPING

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.
11. A 6-foot sidewalk shall be constructed along Avenida Bermudas. The sidewalk shall be installed with Phase I of the development.
12. The plant palette shall be amended to require a minimum of 24" box for all trees to be planted on the proposed project.
13. The landscaping plan shall be amended to include berming throughout the interior of the property, varying in height from 1 to 3 feet. The amended landscaping plan shall be submitted to the Community Development Department for review and approval.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS

14. Architectural and landscaping plans for all office and retail commercial buildings shall be reviewed by the Architecture and Landscape Committee prior Village Use Permit approval.
15. Prior to issuance of a grading permit, the Specific Plan shall be amended to include:
 - A. The height of the hotel shall not exceed 78 feet. The 35 foot maximum height limit shall apply to all other structures on the project site.
 - B. Development Regulations (page 31), add:
Casitas on parcels 4, 5, 6 and 7

Should hotel rooms (casitas) be proposed for lots 4, 5, 6 and 7, the following minimum standards shall apply:

Maximum Density: 34 rooms per acre
Parking Spaces Required: 1.1 per room
Landscaped Area Minimum: 50%
Amenities: 1 pool per 36 rooms or fraction thereof

- C. Wherever a reference is made to an increase in square footage of 10%, the Specific Plan shall be amended to read "10% of the commercial retail/office space only."
16. All signage for the proposed project, including monument signs and site-specific signage, shall require a Site Development Permit. Prior to issuance of any individual sign permit for the proposed project, the project proponent shall have received approval for a Master Signage Program for the entire site.
17. Village Use Permit applications for the casitas or any commercial building shall include a parking analysis which includes the following:
- A. Specific land uses within the building(s) proposed.
 - B. Number of parking spaces provided.
 - C. Demonstrated conformance with the standards in the Specific Plan.
- Any increase over 6,800 square feet of restaurant space shall require the provision of additional parking to meet the City's standard of 1 space per 75 s.f. of seating area.
18. The project proponent shall comply with all mitigation measures contained in Environmental Assessment 2000-406, with the deletion of Planning Commission recommended Condition #15.A.
19. Delivery trucks, vehicles, and trash trucks shall access the site from Calle Tampico and or Avenida Bermudas.
20. Add the three parcels at the northwest corner of Avenida Bermudas and Calle Tampico.

SHERIFF'S DEPARTMENT:

21. No construction traffic shall be allowed on Desert Club Drive.
22. The access drive on Desert Club Drive shall be properly posted to indicate the

driver is entering a school zone.