

RESOLUTION NO. 2001-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, APPROVING THE DEVELOPMENT OF RESIDENTIAL GUEST ROOMS AND A 20,600 SQUARE FOOT OFFICE BUILDING ON A 33 ACRE SITE AT THE NORTHEAST CORNER OF EISENHOWER DRIVE AND CALLE TAMPICO

**CASE NO.: VILLAGE USE PERMIT 2001-007
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 KSL Development Corp. for review of development plans for residential guest rooms and a 20,600 s.f. office building on a portion of a 33 acre site located on 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 KSL Development Corp. for review of development plans for residential guest rooms and a 20,600 s.f. office building on a portion of a 33 acre site located on the northeast corner of Eisenhower Drive and Calle Tampico and unanimously recommended approval under Planning Commission Resolution 2001-021

WHEREAS, the Architecture and Landscape Review Committee for the City of La Quinta did, on the 7th day of February, 2001 recommend approval of the proposed project, by adoption of Minute Motion 2001-006, subject to conditions of approval;

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 Village Use Permit:

1. The proposed Village Use Permit is consistent with the General Plan goals, policies and programs relating to the Village Commercial land use designation, and supports resort residential and commercial opportunities for the residents and visitors to the Cove.
2. The proposed Village Use Permit is consistent with the standards of Specific Plan 2000-051, which establishes development standards for the project.

3. The proposed Village Use Permit 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. The proposed Village Use Permit complies with the architectural design standards for Specific Plan 2000-051, and implements the high quality standards called for in that document.
5. The proposed Village Use Permit is consistent with the landscaping standards and palette in Specific Plan 2000-051.

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; and
2. That it does hereby approve Village Use Permit 2000-007, for the reasons set forth in this Resolution, and subject to the Conditions of Approval attached hereto; and
3. That it does hereby confirm the conclusion that Environmental Assessment 2001-411 assessed the environmental concerns of this Village Use Permit.

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

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Conditions of Approval - Final
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JOHN J. PEÑA, Mayor
City of La Quinta, California

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 2001-19
CONDITIONS OF APPROVAL - FINAL
VILLAGE USE PERMIT 2001-007 - VISTA MONTANA
MARCH 6, 2001

GENERAL:

1. The maximum square footage of the office building shall be added at 20,600 s.f.
2. 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.
3. 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.
4. 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 inch box.
5. 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.
6. Prior to the issuance of a building permit, the office building elevations shall include the depth of the window insets and design treatment as well as the texture of the wall to be similar to the residential component.
7. The word "limited" shall be eliminated, and the words "no more than 10% of building square footage" shall be added.
8. The permitted uses in the Commercial Residential and Commercial Office shall be made consistent with the final Specific Plan.
9. 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." 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.”

10. The maximum number of dwelling units allowed in the residential VUP is 227 with the leasing potential of 365 guest rooms.
11. 50% of the residential and 30% of 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.
12. 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.