



**CITY OF LA QUINTA
PLANNING DEPARTMENT
RESIDENTIAL CASE ACTIVITY REPORT – APRIL 2013**

CASE ACTIVITY REPORTS UPDATED QUATERLY (JAN, APR, JUL, OCT)

Contact information is based on the applicant information provided at date application was submitted.
For more information please contact the City of La Quinta Community Development Department at (760) 777-7125

Projects Submitted for Entitlement Review

1. Pointe Larson (TTM 36537, SDP 13-924, EA 13-625) – The project is for the creation of 230 lots for the future construction of single-family homes and townhomes on a 42 acre parcel at the terminus of PGA Boulevard, within PGA West.

*Pointe Larsen, LLC
1022 SW Salmon St., Ste. 450
Portland, OR 97205*

(503) 222-7258

2. Washington Street Apartments – Phase II (SDP 13-926, EA 13-627) – The project is for the construction of an additional 42 senior affordable apartment units, east of the existing Washington Street Apartments, located at the corner of Washington Street and Hidden River Road.

City of La Quinta

(760) 777-7125

3. Silver Hawk Apartments – (VUP 12-047, EA 12-623, SP 01-051, Amd. #1) – The project is located at 50-620 Eisenhower Drive, north of Calle Tampico. The existing apartment complex has 214 units with two commercial buildings along Eisenhower Drive. The applications in process are for the conversion of those commercial units to residential units. If approved, the total number of apartments at the site would increase to 224.

*Ali Fartash
Canyon Sunset, LP
3366 Via Lido
Newport Beach, CA 92263*

(949) 723-8900

4. Schiverelli Tract (TTM 36403) – The project is located at the southwest corner of Madison Street and Calle Conchita. The proposal is to subdivide 7.3 acres into 11 residential lots. The tentative map is currently being reviewed by City staff.

*Constance Schivarelli
Petcon Lands, LLC
P.O. Box 764
Rancho Mirage, CA 92270*

(760) 578-3555

5. Renditions (SP 11-086, SDP 11-918, TT 36305, EA 11-614) – The project is located on the southeast corner of Monroe St and Avenue 60. The proposal is to subdivide 80.82 acres into 418 single family detached, single story homes and a clubhouse. (Formerly known as Palazzado, TTM 31732 & 37133). The project is currently being revised by the applicant.

Michael Freeman

KB Home So California / Coastal Division

36310 Inland Valley Drive

Wildomar, CA 92595

(951)600-5300

(951)600-0136 fax

6. Core Homes (TTM 33085, Ext. #1) – The project is located along Madison Street, north of Avenue 52, and includes seven (7) single-family lots on 4.3 acres. The tentative map is currently being reviewed by City staff.

David Neale

470 S. Market Street

San Jose, CA 95115

(408) 292-7841

7. Travertine (SP 94-026, Amd. #1) – The project occupies 965 acres, south of Avenue 60, east of Jefferson Street, just south of the Bureau of Reclamation Flood Control Dike. The current proposal is for the development of 945 single-family residential lots, a 300 unit hotel, and golf course.

Hofmann Land Development

77-852 Wildcat Drive, Suite 3

Palm Desert, CA 92211

(760) 772-2551

Entitled –Not Under Construction

8. Lenity Group – Retirement Community (SDP 11-921, TPM 36405, GPA 11-123, ZC 11-140, EA 11-617, SP 01-055A3, DA 11-023) – The project is located within the Center Pointe development, and located near the southeast corner of Seeley Drive and Miles Avenue. The project is proposed to develop 19 acres of vacant land in two phases. Phase 1 will develop five (5) single-story buildings with 124-suites. Phase 2 will develop 72-suites for assisted living and a 32-bed-memory care facility. The tentative map is valid through October 16, 2014.

Dan Roach

Lenity Group, LLC

471 High Street SE, #10

Salem, OR 97301

(503) 399-1090

9. Pedcor Properties, LLC – The project encompasses approximately 9 acres at the southwest corner of Vista Bonita Trail and Madison Street. The proposal is to divide the 9 acres into 11 single-family residential lots. The map is in review to receive final.

*Pedcor Properties, LLC
Mr. Andrew Held
770 3rd Avenue SW
Carmel, IN 46032*

(317) 587-0320

10. Washington Street Apartments Phase 1 - (SDP 11-920, EA 11-613, TPM 36421, CUP 11-135) - The project is for the rehabilitation and expansion of the existing Washington Street Apartments, located on the southeast corner of Washington Street and Hidden River Road. The project will rehabilitate the existing 72 apartments and construct an additional 26 apartments for seniors and disabled persons with very low incomes.

City of La Quinta

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11. Eden Rock (TTM 33226, SDP 06-852 Ext. #3) – The project is located within PGA West at the terminus of PGA Boulevard. The proposed project is situated on 40 acres and will include 264 residential units. The Tentative Tract Map will expire on April 15, 2013.

*Pacific Santa Fe Corporation
8905 S.W. Nimbus Ave.
Beaverton, OR 97008*

(503) 670-9300

12. La Paloma (SDP 2003-762 Amd. #1, SP 2004-071 Amd. #1) The project is located on approximately 14 acres on the northeast corner of Washington St. and Avenue 50, consists of a 209-unit full service senior living/retirement community. The approved amendments are for the development of the northerly 14 acres. The approved Site Development Permit expires on July 19, 2013.

*WSL La Quinta, LLC
John Rimbach Mgr
5796 Armanda Dr., Suite #300
Carlsbad, Ca*

(760) 496-7440

13. Monroe Dates (TTM 31434) - The project is located at the intersection of Avenue 61 and Monroe Street. The 30 acres project will be developed into 94 single-family residential lots. The Tentative Tract Map will expire on March 17, 2013.

*Monroe Dates, LLC
1387 Ambassador Way
Salt Lake City, UT 84100*

(801) 573-1604

14. Village at Coral Mountain (TTM 31249) – Located near the southwest corner of Madison Street and Avenue 58, the project consists of 85 single-family residential lots on 33 acres. The project site is partially graded however, to date, no units have been constructed. Site Development Permit has expired. The map has been received final approval.

Adobe Holding, Inc.
P.O. Box 1396
La Quinta, CA 92247

(760) 702-0684

15. Diamante (TTM 30138) – The project is located near the northwest corner of Jefferson Street and Avenue 52. The project consists of 47 single-family residential lots on 14 acres. Grading at the site has been stalled and no units have been constructed. Site Development Permit has expired. The map has received final approval.

La Quinta Developers
41-800 Washington Street, B-105-220
Bermuda Dunes, CA 92203

(760) 404-1900

Projects Under Construction

16. Alta Verde Coral Mountain (SDP 06-863A1, TT 34243) – The project is for the construction of 67 single-family residences on a previously approved tract map (T. 34243), located near the northwest corner of Avenue 58 and Madison Street. The map has received final approval.

AV Construction, LLC
315 S. Beverly Dr., Ste. 208
Beverly Hills, CA 90212

(310) 286-9200

17. Coral Mountain Apartments (SDP 2011-917) – Located on 10.32 acres on the south side of Highway 111, approximately 660 feet from Dune Palms Road, north of the DSUSD Administration Complex. This project is a 176-unit, City sponsored affordable apartment project. The approved Site Development Permit expires on July 12, 2013.

City of La Quinta

(760) 777-7125

18. Lenity Group – Memory Care Facility (SDP 11-919, EA 11-615, CUP 11-132) – The project is for the construction of a one-story, 31,000 square foot, 66-bed, memory care facility. The project is currently under construction at the 3.8 acres site, east of Washington Street between Avenue 48 and Lake La Quinta Drive.

Dan Roach
Lenity Group, LLC
471 High Street SE, #10
Salem, OR 97301

(503) 399-1090

19. Dolphin La Quinta, LLC (TTM 36089) – The project is located north of Seeley Drive and east of Washington Street, within the existing Centre Pointe development. The project is for the construction a 164-unit condominium development to be located

on 2 lots. To date, 40-units out of 164-units have been completed. The map has received final approval.

Dolphin La Quinta, LLC
Kevin Pitts
18818 Teller Avenue, Ste. 200
Irvine, CA 92612

(949) 852-9230

20. East of Madison (TTM 34968; SDP 07-888) – The project is located within The Madison Club, along Avenue 52 and Madison Street. The proposed project includes plans to subdivide 14.4 acres into 19 single-family residential lots and one golf lot to be called the Madison Club Villas. To date, eight out of nineteen units have been constructed. The map has received final approval.

P.O. Box 1482
La Quinta, CA 92247

21. Stone Creek (TTM 30834) – The project is located on Avenue 58, west of Madison Street. The 29 acre site will be subdivided into 76 single-family residential lots. To date, five out of seventy-six units have been constructed. The map has received final approval.

Toll Brothers, Inc.
81240 Legends Way
La Quinta, CA 92253

(760) 777-1565

22. Andalusia (SP 03-067) – The approved specific plan includes a private golf course and custom home development located on 934 acres at the southeast corner of Avenue 58 and Madison Street. When complete the project will be comprised of 1,400 single-family residential lots. To date, 168 out of 1,400 units have been constructed.

T.D. Desert Development
P.O. Box 1716
La Quinta, CA 92247

(760) 777-7747

23. Madison Club (TTM 33076) – The project is a private golf course and custom home sites located at the southeast corner of Madison Street and Avenue 52. The project consists of 470 acres and when complete, will have a total of 193 single-family residential lots. To date, 55 out of 193 units have been constructed. The map has received final approval.

P.O. Box 1482
La Quinta, CA 92247

24. The Hideaway (TTM 29894) – The project includes a private golf course with custom home sites located at the southwest corner of Madison Street and Avenue 52. The project consists of 530 acres and when complete, will have a total of 467 single-

family residential lots. To date, 308 out of 467 units have been constructed. The map has received final approval.

*P.O. Box 1482
La Quinta, CA 92247*

25. Rancho Santana (TTM 31202) – The project is located at the southwest corner of Avenue 52 and Monroe Street, once complete, the project will have a total of 201 single-family residential lots on 77 acres. To date, 168 out of 201 units have been built. The map has received final approval.

*Desert Elite, Inc.
78-401 HWY 111, Ste. G
La Quinta, CA 92253*

(760) 777-9920

26. Griffin Ranch (TTM 32879, 34642) – The project is an equestrian oriented community located at the southeast corner of Madison Street and Avenue 54. The project consists of 245 acres and will be subdivided into 393 single-family residential lots. To date, 67 out of 393 units have been constructed. The map has received final approval.

*Transwest Housing
47-120 Dune Palms Rd. Ste. C
La Quinta, CA 92253*

(760) 497-7928

27. Codorniz (TTM 32070) – Located at the southeast corner of Jefferson Street and Avenue 52, the project includes 145 single-family residential lots on 15 acres. To date, 78 out of 145 units have been constructed. The map has received final approval.

*RJT Homes
80-109 Avenue 52
La Quinta, CA*

(800) 984-7844

28. Santerra (TTM 32225) – The project is located on the northwest corner of Avenue 58 and Madison Street. The project occupies 8 acres and will have a total of 28 single-family residential lots. To date, 15 out of 28 units have been constructed. The map has received final approval.

*Legacy Homes
400 E. Rincon Street, Ste. 105
Corona, CA 92879*

(951) 582-7004

29. Marchmonte (TTM 32742, Amd. #1) – The project is located along Monroe Street, near the southwest corner of Avenue 54. The project is located on 15 acres of land and will include 40 single-family residential lots. Grading at the site has commenced; however, no units have been constructed. The map has received final approval.

Adobe Holdings, Inc.
P.O. Box 1396
La Quinta, CA 92247-1396

(760) 702-0684

30. The Tradition (TTM 28470, 28611, 29897, 28867, 30056, 28612, 29872, 29897, 29984, 29985) – Located on 746 acres at the intersection of Washington Street and Avenue 52, the project includes a private golf course and clubhouse and is approved for a total of 292 custom single-family residential lots. To date, 209 out of 292 units have been constructed.

Tradition Golf Club
78-505 Old Avenue 52
La Quinta, CA 92253

(760) 564-3355

31. Laing Luxury Homes (TTM 35060, SDP 2006-873, SP 2006-081) – Located at the northwest corner of Washington Street and Avenue 48, the 28 acre site will be developed into 74 single-family residential lots. Grading at the site was started; however, no units have been constructed. Site Development Permit has expired. The Tentative Tract Map for this project expires on February 20, 2014.

Laing Luxury Homes
895 Dove St., Ste 200
Newport Beach, CA 92660

(949) 265-2400

32. Watermark Villas (TTM 31798) – The project is located on the northwest corner of Avenue 52 and Jefferson Street. The project sits on 19 acres and has a total of 250 condominium units. To date, 8 out of 250 units have been constructed at the site. The map has received final approval.

Robert E. Selan
23-679 Calabasas Rd., Ste. 386
Calabasas, CA 91302

(818) 710-8330

33. Malaga Estates (TTM 33597) – Located on 23 acres at the southwest corner of Madison Street and Avenue 60, the project is approved for 57 single-family residential lots. Grading at the site has started; three units are complete. The tentative map will expire on July 5, 2013.

Phillip Burum
Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

(909) 481-1150

34. Point Happy Estates (TTM 31348) – The project is located at the northwest intersection of Spring Court and Washington Street, just south of HWY 111. The project, upon completion, will include 72 residential units on 38 acres. To date, 41 out of 72 units have been constructed. The map has received final approval.

Madison Development
78-370 Highway 111
La Quinta, CA 92253

(760) 771-1755

35. Piazza Serena (TTM 30092) –The project is located at the northwest corner of Avenue 58 and Monroe Street and is approved for 97 single-family residential lots on 37 acres. To date, 37 out of 97 units have been constructed. The map has received final approval.

11-911 San Vicente Blvd., Ste. 605
Los Angeles, CA 90049

(310) 826-4658

36. Lion's Gate (TTM 28034) – Located near the northwest corner of Avenue 58 and Madison Street, the project includes 25 single-family residential lots on 19 acres. To date, 15 out of 25 units have been constructed. The map has received final approval.

Neil Kline
78-760 Avenida La Fonda
La Quinta, CA 92253

(760) 564-3455

37. Flores de Montañas (TTM 28409) – Located west of the Yucatan Cove, the project is located on nine (9) acres and consists of 19 custom single-family residential lots. To date, 10 out of 19 units have been constructed. The map has received final approval.

C.B Murphy & L.R Kunkle
2105 Balboa Avenue
Del Mar, CA 92014

(619) 793-2425

38. Carmela (TTM 31874) – The project is located at the northwest corner of Avenue 53 and Monroe Street, immediately south of the Rancho Santana development. The project has been approved for 101 single-family residential lots on 38 acres. To date, 60 out of 101 units have been constructed. The map has received final approval.

Stonefield Development
23333 Avenida de Caza
Coto de Caza, CA 92679

(949) 581-4663

39. Capistrano (TTM 31910) – The project is located along the west side of Monroe Street, north of Avenue 58. The project has been approved for 132 single-family residential lots on 39 acres. To date, 15 out of 132 units have been constructed. The map has received final approval.

Desert Elite, Inc.
78-401 HWY 111, Ste. G
La Quinta, CA 92253

(760) 777-9920

40. Palo Verde (TTM 32279) – The project is located along the north side of Avenue 58, west of Madison Street. The project contains 31 single-family residential lots on 10 acres. To date, 19 out of 30 units have been constructed. The map has received final approval.

*Standard Pacific Homes
255 E. Rincon St., Suite 200
Corona, CA 92879*

(951) 898-5500



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