



**PLANNING COMMISSION  
MINUTES  
TUESDAY, JULY 14, 2015**

**CALL TO ORDER**

A regular meeting of the La Quinta Planning Commission was called to order at 7:04 p.m. by Chairperson Wright.

PRESENT: Commissioners Bettencourt, Blum, Fitzpatrick, Wilkinson, and Wright

ABSENT: None

STAFF PRESENT: Community Development Director Les Johnson, Planning Manager Gabriel Perez, Principal Engineer Bryan McKinney, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Commissioner Wilkinson led the Commission in the Pledge of Allegiance.

**APPOINTMENT OF OFFICERS**

1. Appointment of Planning Commission Chairperson

Motion – A motion was made and seconded by Commissioners Bettencourt/Blum to nominate Vice Chairperson Wilkinson as Chairperson. Motion passed unanimously.

2. Appointment of Planning Commission Vice Chairperson

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Wilkinson to nominate Commissioner Bettencourt as Vice Chairperson. Motion passed unanimously.

**PUBLIC COMMENT** – None

**CONFIRMATION OF AGENDA** – Confirmed

**APPROVAL OF MINUTES**

Motion – A motion was made and seconded by Commissioners Fitzpatrick/Blum to approve the Planning Commission Minutes of June 23, 2015, as submitted. AYES: Commissioners Blum, Fitzpatrick, and Chairperson Wilkinson. NOES: None. ABSENT: None. ABSTAIN: Commissioners Bettencourt and Wright.

## **PUBLIC HEARINGS**

1. Continued from June 23, 2015 – Zoning Ordinance Amendment 2015-0001 submitted by the City of La Quinta proposing to amend Title 9, Section 9.150.060, Spaces Required by Use, of the La Quinta Municipal Code to allow for the a reduced number of required parking spaces for properties within the Village Commercial Zoning District. CEQA: exempt from environmental review pursuant to Section 15061 (B)(3), Review for Exemptions of the CEQA Guidelines.

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Associate Planner Wu noted that Marvin Investments, Inc. had submitted a letter dated July 14, 2015, copies of which were distributed to the Commission, expressing Mr. Marvin's support of the proposed reduced parking requirements for properties located within the Village Commercial Zoning District.

Commissioner Blum said he was supportive of a village-type concept for the Village and it would likely be beneficial to the existing businesses in the area. He expressed a concern that a 50% reduction in parking requirements might be excessive and that a 25% reduction might be more appropriate.

Community Development Director Johnson explained the different options of parking reduction that were originally proposed and said that based on the comments received from several business owners, Council had directed staff to move forward with the 50% reduction.

Commissioner Bettencourt said he was in support of the proposal as it was only for an interim period of time and the City was already working alternative options to amend the existing parking requirements permanently.

Commissioner Fitzpatrick said that she was in support of the proposal as long as it was being monitored.

General discussion followed regarding the existing and proposed parking requirements and the undergoing Village Build Out Plan.

Public Speaker: Mr. Robert Novello, La Quinta, CA – introduced himself and said he was very much in support of the proposed reduction in parking requirements for the Village Commercial Zoning District. He noted he would like to have an opportunity to expand his business and this change would allow him to proceed with such expansion. He said the Village currently had sufficient parking available and could accommodate possible future expansions.

Chairperson Wilkinson declared the PUBLIC HEARING CLOSED at 7:29 p.m.

Vice Chair Bettencourt said he would like for the parking reduction period to begin from the day the ordinance goes into effect.

Commissioner Wright said he thought a 75% reduction would be more appropriate, but he was in support of the proposed 50% reduction.

Motion - A motion was made and seconded by Commissioners Bettencourt/Fitzpatrick to adopt Resolution 2015-007 recommending to the City Council approval of Zoning Ordinance Amendment 2015-0001 as submitted with staff's recommendations. Motion passed unanimously.

**BUSINESS SESSION** - None

**CORRESPONDENCE AND WRITTEN MATERIAL** - None

**COMMISSIONER ITEMS**

1. Discussion of the Commission's Summer Schedule - the Commission will be dark during the month of August.
2. Report on City Council meeting of July 7, 2015.
3. Commissioner Wright is scheduled to attend the July 21, 2015, City Council meeting.

**DIRECTOR'S ITEMS**

1. Electronic distribution of the Planning Commission packet.
2. Community Development Director Johnson introduced Planning Manager Gabriel Perez to the Commission.
3. Upcoming development code review and update through the collaboration of staff and an Ad-hoc Committee.

**ADJOURNMENT**

There being no further business, it was moved and seconded by Commissioners Wright/Fitzpatrick to adjourn this meeting at 8:10 p.m. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Monika Radeva', written over a horizontal line.

MONIKA RADEVA, Executive Assistant  
City of La Quinta, California