



**PLANNING COMMISSION
MINUTES
TUESDAY, JULY 24, 2018**

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 6:00 p.m. by Chairperson Quill.

PRESENT: Commissioners Bettencourt, Caldwell, Currie, McCune, Proctor, Wright and Chairperson Quill

ABSENT: None

STAFF PRESENT: Assistant City Attorney Travis Van Ligten, Planning Manager Gabriel Perez, City Engineer Bryan McKinney, Senior Planner Cheri L. Flores, Assistant Planner Carlos Flores, Commission Secretary Wanda Wise-Latta and Administrative Assistant Mirta Lerma

PLEDGE OF ALLEGIANCE

Commissioner Wright led the Pledge of Allegiance.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - None

CONFIRMATION OF AGENDA – confirmed

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS – None

CONSENT CALENDAR

1. APPROVAL OF MINUTES DATED JUNE 26, 2018

MOTION – A motion was made and seconded by Commissioners Bettencourt/Proctor to approve the Consent Calendar as recommended with the following amendments to the Planning Commission Minutes of June 26, 2018:

- Page 2, paragraph 3 to read:
“Senior Planner Cheri L. Flores noted that this was the second time to hear the item as it was remanded back to the Planning Commission by the City Council...”
- Page 6, the motion to read:
“A motion was made and seconded by Commissioners McCune/Proctor to continue Specific Plan 2017-0002, Amendment No. 2 to Specific Plan 1998-34; Site Development Permit 2017-0009 (TPM 37370) and certification of Environmental

Assessment 2017-0006 to a future date and upon completion of a new traffic study which follows the City's Engineering Bulletin No. 06-13."

- Page 8, under Staff Items:
Correct the word "preseting" to "presenting"

AYES: Commissioners Bettencourt, Caldwell, Currie, McCune, Proctor, Wright and Chairperson Quill. NOES: None. ABSENT: None. ABSTAIN: None. Motion unanimously.

BUSINESS SESSION

1. SELECT PLANNING COMMISSION CHAIRPERSON AND VICE CHAIRPERSON FOR FISCAL YEAR 2018/19

Planning Manager Gabriel Perez presented the staff report, which is on file in the Design and Development Department.

Chairperson Quill called for nominations from the Planning Commission for the position of Chairperson.

Commissioner Bettencourt nominated Commissioner McCune and Commissioner Proctor nominated Commissioner Caldwell.

A motion as made and seconded by Commissioners Bettencourt/Wright to close the nominations for Chairperson.

MOTION – a motion was made and seconded by Commissioners Bettencourt/Wright to select Commissioner McCune to serve as Planning Commission Chairperson for a period of one year. Motion passed unanimously.

Chairperson Quill called for nominations from the Planning Commission for the position of Vice Chairperson.

Commissioner Bettencourt nominated Commissioner Caldwell for the position of Vice Chairperson.

A motion as made and seconded by Commissioners Wright/Bettencourt to close the nominations for Vice Chairperson.

MOTION – a motion was made and seconded by Commissioners Bettencourt/McCune to select Commissioner Caldwell to serve as Planning Commission Vice Chairperson for a period of one year. Motion passed unanimously.

Chairperson McCune assumed the duties of presiding officer for the remainder of the meeting and on behalf of the Commission, thanked Commissioner Quill for his service and leadership.

PUBLIC HEARINGS

1. **CONDITIONAL USE PERMIT 2018-0003 SUBMITTED BY SMARTLINK FOR AT&T PROPOSING THE CONSTRUCTION OF A MONOPALM WIRELESS TELECOMMUNICATION FACILITY WITHIN THE LA QUINTA COMMUNITY PARK. CEQA: EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTIONS 15332 AND 15303. LOCATION: EAST OF THE INTERSECTION OF EISENHOWER DRIVE AD AVENIDA MONTEZUMA.**

Senior Planner Cheri L. Flores presented the staff report, which is on file in the Design and Development Department.

Planning Commission discussed cell tower height; on-going maintenance of the cell tower and surrounding landscaping; palm tree varieties; ownership of the cell tower and equipment; and contact information for AT&T staff who will responsible for the maintenance of the cell tower.

Commissioner Wright stated he opposed the proposed site.

PUBLIC SPEAKER: Trent Kent, Smartlink for AT&T – introduced himself, provided additional information regarding the proposed project and answered Commissioners' questions. Mr. Kent stated maintenance terms could be built into the leasing terms as a condition of approval; AT&T would own and operate the cell tower and equipment; and that a monopalm is designed for one cell service carrier. Mr. Kent stated that Desert Recreation District would maintain the landscaping surrounding the cell tower.

Staff indicated that a condition of approval could be placed on the project to have the City included as a third-party beneficiary to ensure landscape maintenance and a conditional use permit could be brought back to the Planning Commission should the applicant be non-compliant. Staff stated that as there are no CC&Rs for the proposal, the City could execute and record a maintenance agreement with AT&T imposing equitable servitude on the property, requires satisfactory perpetual maintenance of the property, names the City as an express third party beneficiary and the agreement would be reviewed by the City Attorney and could not be amended without prior written consent by the City.

Chairperson McCune declared the PUBLIC HEARING OPEN at 6:39 p.m.

PUBLIC SPEAKER: None

Chairperson McCune declared the PUBLIC HEARING CLOSED at 6:40 p.m.

MOTION – A motion was made and seconded by Commissioners Caldwell/Proctor to adopt Planning Commission Resolution No. 2018-010 approving Conditional Use Permit 2018-0003 to place a 65-foot tall monopalm wireless telecommunication tower and equipment at La Quinta Community Park and find the project exempt from the California Environmental Quality Act and add the following condition of approval:

The City shall be named a third-party beneficiary to the lease agreement between Desert Recreation District and AT&T regarding the maintenance of the site on which the facility is located; require perpetual maintenance of the property; and the City shall be provided the name and contact information of the local maintenance representative from AT&T.

AYES: Commissioners Bettencourt, Caldwell, Currie, Proctor, and Chairperson McCune.
NOES: Commissioners Quill and Wright. ABSENT: None. ABSTAIN: None. Motion passed.

STUDY SESSION

1. DEVELOPMENT AGREEMENT STATUS REPORT

Senior Planner Cheri L. Flores presented the staff report, which is on file in the Design and Development Department. The City's Financial Services Analyst Rosemary Hallick was introduced and provided additional information regarding Centre Point development's annual mitigation fee.

2. WIRELESS TELECOMMUNICATIONS FACILITIES UPDATE

Associate Planner Carlos Flores presented the staff report, which is on file in the Design and Development Department.

Staff asked if the Planning Commission had recommendations for alternative styles of telecommunication facilities.

Planning Commission discussed the existing monopalm location at the La Quinta Community Park and the conditions of approval; the monopalm facility located at 78611 Highway 111 in La Quinta Square; and alternative stealthing options for telecommunication facilities.

REPORTS AND INFORMATIONAL ITEMS – None

COMMISSIONERS' ITEMS

Commissioner Caldwell provided an update regarding the construction of the new PGA West entrance.

Commissioner Quill spoke about the City of San Diego accessory dwelling unit ordinance.

Chairperson McCune spoke regarding electric scooters and electric bicycles and their impact in other cities.

STAFF ITEMS

1. 2016 DEVELOPMENT CODE TUNE UP RECAP

Planning Manager Perez presented the staff report, which is on file in the Design and Development Department.

Staff informed the Planning Commission that Design and Development Director Danny Castro will be starting on July 30, 2018 and anticipated Mr. Castro attendance at the next Planning Commission meeting.

Staff said that the Urban Land Institute's Highway 111 Corridor Study had been released and will be made available to the Planning Commission.

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Bettencourt/Wright to adjourn this meeting at 7:26 p.m. Motion passed unanimously.

Respectfully submitted,

WANDA WISE-LATTA, Commission Secretary
City of La Quinta, California

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