



**PLANNING COMMISSION  
MINUTES  
TUESDAY, MARCH 12, 2019**

**CALL TO ORDER**

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

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

ABSENT: None

STAFF PRESENT: Design and Development Director Danny Castro, City Attorney William Ihrke, City Engineer Bryan McKinney, Planning Manager Cheri L. Flores, Interim Senior Planner Carlos Flores, Administrative Assistant Mirta Lerma and Commission Secretary Wanda Wise-Latta

**PLEDGE OF ALLEGIANCE**

Commissioner Caldwell led the Planning Commission in the Pledge of Allegiance.

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** - None

**CONFIRMATION OF AGENDA** –

It was noted that Study Session appeared twice on the agenda. At the concurrence of the Planning Commission, the second Study Session was deleted.

**ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS** –  
None

**CONSENT CALENDAR**

1. APPROVAL OF MINUTES DATED JANUARY 26, 2019

**MOTION** – A motion was made and seconded by Commissioners Bettencourt/Proctor to approve the Consent Calendar as submitted with the following amendments:

Page three, second paragraph , fifth line to read:

*"the City Manager's Office oversight of cell facility lease agreements on City property;"*

Page three, Staff Item No. 1 to read:

*"The 2019 Village Parking Survey report was presented by Associate Planner Carlos Flores and is on file in the Design and Development Department."*

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

**BUSINESS SESSION** – None

**STUDY SESSION** - None

**PUBLIC HEARINGS**

*Declarations regarding Public Contacts – None to report.*

1. SITE DEVELOPMENT PERMIT 2018-0007 AND TENTATIVE PARCEL MAP 37683 (TPM 2018-0003) SUBMITTED BY SUNRIDGE PROPERTIES PROPOSING A 108-ROOM HOTEL. PROJECT: RESIDENCE INN. CEQA: PREVIOUSLY REVIEWED UNDER ENVIRONMENTAL ASSESSMENT 2018-0005 AND NO FURTHER REVIEW IS REQUIRED. LOCATION: SOUTH OF HIGHWAY 111 AND NORTH OF VISTA CORALINA LANE. [RESOLUTION NUMBER 2019-004]

Interim Senior Planner Carlos Flores presented the staff report, which is on file in the Design and Development Department. He stated that three handouts were distributed to the Planning Commission prior to the meeting: updated conditions of approval for Site Development Permit 2018-0007 and Tentative Parcel Map 37683; and a letter of support for the proposed project from Marriott International.

Staff responded to Planning Commissioners' inquiries regarding access to the site from Highway 111 and Vista Coralina Lane; possible access east and west of the project site; parking; emergency access; image corridor; color palette; drive aisle; landscape setback along Highway 111; lighting; deceleration lane along Highway 111; and landscaping along Highway 111.

CHAIRPERSON MCCUNE OPENED THE PUBLIC HEARING AT 6:33 P.M.

PUBLIC SPEAKER: Paul Welker, CEO, Sunridge Properties – introduced himself and provided additional information about the proposed project and responded to the Commission's inquiries about the building's color palette; placement of project within the site; building signage and the size of the property purchased from the City.

Planning Manager Flores noted for the record that the applicant will be required to submit a sign package and complete a sign application.

CHAIRPERSON MCCUNE CLOSED THE PUBLIC HEARING AT 6:52 P.M.

Chairperson McCune proposed that along Highway 111, between the sidewalk and the fire lane, a 4-foot wall could be placed there; and soil could be sloped against the wall to give the appearance of a landscape buffer.

Commissioner Bettencourt proposed removing the two parking stalls located on the northeast corner of the project site directly abutting Highway 111 and converting the space to a landscaped area.

Commissioner Quill stated he had no issues regarding the design or height of the proposed hotel building, shared his concern regarding the visioning for the Highway 111 Corridor which has not been determined and the impact of the proposed project on the Highway 111 Corridor. He opposed the drive aisle within the landscape setback of the project and could not support the project. He stated he was opposed to drive aisles within landscape setbacks within the current or future Highway 111 Corridor.

Commissioners Caldwell and Currie supported the project.

Commissioner Proctor supported the project but shared his thoughts about the close proximity of the hotel to Highway 111 and hoped there would be sensitivity about placing future projects so close to Highway 111.

Commissioner Wright noted that only certified, locally-grown Phoenix Roebellini palms can be used in the landscape plan and staff stated that the applicant would be directed to the Riverside County Agricultural Commission to obtain certification.

MOTION: A motion was made and seconded by Commissioners Bettencourt/Caldwell to adopt Planning Commission Resolution 2019-004 finding the project consistent with Environmental Assessment 2018-0005 and approving Site Development Permit 2018-0007 and Tentative Parcel Map 37693 as presented with the addition of the following Conditions of Approval:

- *Planning Commission approval of Final Landscape Plan for all landscaping abutting Highway 111, including the converted landscaped area.*
- *Removal of two parking stalls located on the northeast corner of the project site directly abutting Highway 111 and converting the space to a landscaped area.*

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

**REPORTS AND INFORMATIONAL ITEMS** – None

**COMMISSIONERS' ITEMS - None**

Commissioner Wright stated that on March 19, the City Council will recognize La Quinta High School's Blackhawk Girls' Water Polo Team for their CIF-championship season.

**STAFF ITEMS**

1. Planning Manager Flores provided information about the Highway 111 Corridor Plan Community Workshop that will be held on March 18, 2019, at 6:00 p.m. in the Study Session Room at City Hall.
2. Staff provided information regarding the Joint Meeting of the City Council with Boards and Commissions that will be held on March 27, 2019, at 5:30 p.m. in the Multi-Purpose Room at the Wellness Center.
3. Staff advised the Commission that the Ironman event will be discussed at the March 19, 2019 City Council meeting.

**ADJOURNMENT**

There being no further business, it was moved and seconded by Commissioners Proctor/Quill to adjourn this meeting at 7:01 p.m. Motion passed unanimously.

Respectfully submitted,

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