

MINUTES
PLANNING COMMISSION MEETING

A regular meeting held at the La Quinta City Hall
78-495 Calle Tampico, La Quinta, CA

October 27, 2009

7:02 P.M.

I. CALL TO ORDER

- A. This meeting of the Planning Commission was called to order at 7:02 p.m. by Chairman Ed Alderson who stated the flag salute was done earlier at the Joint Council Meeting.
- B. Present: Commissioners Katie Barrows, Paul Quill, Mark Weber, Robert Wilkinson, and Chairman Ed Alderson.

Staff present: Planning Director Les Johnson, City Attorney Kathy Jenson, Planning Manager David Sawyer, Principal Planner Wallace Nesbit, and Executive Secretary Carolyn Walker.

II. PUBLIC COMMENT:

III. CONFIRMATION OF THE AGENDA: CONFIRMED

IV. CONSENT CALENDAR:

Chairman Alderson asked if there were any changes to the minutes of October 13, 2009. The Commissioners had no changes but Chairman Alderson made the following correction:

Page 12, Commissioners Items, A, bullet point 5 should read:

Council Member Franklin's concerns on SilverRock.

There being no further comments or corrections it was moved and seconded by Commissioner Barrows/Wilkinson to approve the minutes as corrected. Unanimously approved.

V. PUBLIC HEARINGS:

- A. Continued – 2008 La Quinta Housing Element; a request by the City of La Quinta for consideration of a recommendation for adoption of

the proposed draft of the 2008 La Quinta Housing Element affecting all locations City-wide.

Chairman Alderson commented that the public hearing had been left open from the meeting of October 13, 2009. He then asked for the staff report.

Principal Planner Wally Nesbit presented the staff report which included a request to continue this item to the Planning Commission meeting of December 8, 2009.

The staff and consultant are preparing responses to the comments made by the State in a phone conversation on October 21, 2009. The December 8, 2009, meeting date should allow time for review of the State's recommendations and for preparation of revisions and re-submittal to the State for either verbal or written certification. (A copy of the staff report is on file in the Planning Department.)

Chairman Alderson asked if there were any questions of staff.

Commissioner Weber referenced his comments in the last meeting and asked for definitions of a second unit, casita, and guest house.

Staff responded that casita is an informal term used for a guest house. A guest house is a bedroom and bathroom, with no kitchen facilities. A plumbed kitchen is not allowed in a guest house and this would typically be referred to as a casita.

A second unit is basically the same thing, but with a plumbed kitchen. It can actually be lived in independently of the primary unit and generally requires that parking be provided, as it is considered a separate unit.

Commissioner Quill asked about allowable square footage. Staff said both the guest house and second unit have a percentage and a threshold. The percentage is based on the area of the primary unit and the threshold is 1200 square feet maximum.

Commissioner Quill asked if that was for both. Staff responded they believed it was for both.

Chairman Alderson asked if the Commissioners would be able to go over this, in more detail, on December 8, 2009. Staff said yes and added they hoped to have a State certification letter by that meeting. Staff also said the consultant would be at that meeting to answer any questions.

There being no further questions of the staff, and with the applicant being the City, Chairman Alderson asked if there was any public comment.

There being no public comment, Chairman Alderson left the public participation portion of the meeting open.

There was no further discussion and it was moved and seconded by Commissioners Barrows/Quill to continue the 2008 La Quinta Housing Element Update to the Planning Commission meeting of December 8, 2009. Unanimously approved.

VI. BUSINESS ITEMS: None

VII. CORRESPONDENCE AND WRITTEN MATERIAL: None

VIII. COMMISSIONER ITEMS:

A. Report on City Council Meeting of October 20, 2009, from Chairman Alderson, with comments on the following items:

- Discussion of the pros/cons of leasing or buying needed golf course maintenance equipment at Silverrock.
- Consideration of capital contributions to Coachella Valley Rescue mission.
- Consideration of a request from Martha's Kitchen.
- Consideration of a request for the Concours d'Elegance car show.

B. Chairman Alderson noted Commissioner Quill was scheduled to attend the November 3, 2009, City Council meeting.

IX. DIRECTOR ITEMS:

- A. Planning Director Johnson commented on meetings prior to the upcoming holidays. After a brief discussion it was concluded this item would be included on the next agenda for more discussion; as well as to allow staff time to check possible upcoming items.

Planning Director Johnson also noted that staff will follow-up on Commissioner Weber's question of a casita versus a second unit prior to that meeting.

X. ADJOURNMENT:

There being no further business, it was moved and seconded by Commissioners Quill/Barrows to adjourn this regular meeting of the Planning Commission to the next regular meeting to be held on November 10, 2009. This regular meeting was adjourned at 7:16 p.m. on October 27, 2009.

Respectfully submitted,



Carolyn Walker, Executive Secretary
City of La Quinta, California