

MINUTES
PLANNING COMMISSION MEETING

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

June 26, 2007

7:00 P.M.

I. CALL TO ORDER

- A. This meeting of the Planning Commission was called to order at 7:02 p.m. by Chairman Paul Quill who asked Planning Director Les Johnson to lead the flag salute.
- B. Present: Commissioners Ed Alderson, Rick Daniels, and Chairman Paul Quill. It was moved and seconded by Commissioners Alderson/Daniels to excuse Commissioners Barrows and Engle.
- C. Staff present: Assistant City Manager Doug Evans, Assistant City Attorney Michael Houston, Planning Director Les Johnson, Principal Engineer Ed Wimmer, Principal Planner Stan Sawa, Assistant Planner Jay Wu, and Executive Secretary Betty Sawyer.

II. PUBLIC COMMENT: None.

III. CONFIRMATION OF THE AGENDA:

- A. It was moved and seconded by Commissioners Daniels/Alderson to take Public Hearing Item #B before #A. Unanimously approved.

IV. CONSENT ITEMS:

- A. Chairman Quill asked if there were any changes to the Minutes of June 12, 2007. There being no changes, it was moved and seconded by Commissioners Alderson/Daniels to approve the minutes as submitted. Unanimously approved.
- B. Commissioner Alderson asked staff if a meeting had been held with the residents of the Watercolors project in regard to the Dune Palms Neighborhood project. Assistant City Manager Doug Evans explained staff, Coachella Valley Housing Coalition and team, along with the developer of the Watercolors project had met and it was a very productive meeting.

V. PUBLIC HEARINGS:

- A. Site Development Permit 2007-1129; a request of James and Shari Paul for consideration of a request for a sign program to serve J&S Paul Professional Plaza for the property located on the north side of the intersection of Corporate Centre Drive and Commerce Court.
1. Chairman Quill opened the public hearing and asked for the staff report. Assistant Planner Eric Ceja presented the information contained in the staff report, a copy of which is on file in the Community Development Department.
 2. Chairman Quill asked if there were any questions of staff. Commissioner Alderson asked if the sign was set back 17 feet or ten feet as noted on the plans. Staff clarified it will be setback 17 feet. Commissioner Alderson asked about the height of the sign. Staff explained it would be five feet above the finish grade.
 3. There being no further questions of staff, Chairman Quill asked if the applicant would like to address the Commission. Mr. J. Paul, the applicant, gave a presentation on his request and requested he be allowed to have the six tenant names on the monument sign.
 4. Commissioner Alderson asked if the additional signs would still be within the City's requirements. Staff stated yes.
 5. Chairman Quill asked for clarification on why staff was opposed to the applicant's request. Staff stated the City does not limit the number of tenants on a monument sign, but staff was looking for consistency to what is existing and there are no monument signs with six tenants.
 6. Chairman Quill asked if there were any questions of the public. There being no further questions and no other public comment, the public hearing was closed and open for Commission discussion. Commissioner Barrows commended the applicant on the project.
 7. It was moved and seconded by Commissioners Alderson/Daniels to adopt Minute Motion 2007-009 approving Sign Application 2007-1129 as recommended by staff and amended
 - a. Condition 6: The monument sign shall be allowed a maximum of six tenant signs.

Unanimously approved.

- B. Site Development Permit 2007-886; a request of LDD SilverRock, LLC, for consideration of architectural and landscaping plans for a ±13.79 acre Boutique Hotel site (200 units and 259 keys) consisting of a ±25,000 square foot parking structure, and 29 buildings containing meeting facilities, restaurant, and resort spa for the property located.
1. Chairman Quill opened the public hearing and asked for the staff report. Principal Planner Andrew Mogensen presented the information contained in the staff report, a copy of which is on file in the Community Development Department.
 2. Chairman Quill asked if there were any questions of staff. Commissioner Daniels asked where the hole is located off the green. Staff identified the location on the site plan.
 3. Chairman Quill asked if the applicant would like to address the Commission. Mr. Troy Worgull, Oz Architects, gave a presentation on the project. Mr. Ted Lennon, Lowe Destinations and Resorts, gave a further presentation on the project.
 4. Commissioner Daniels commented the applicant on the project and stated he had no issues.
 5. Commissioner Alderson asked where you would check in at the Main House. Mr. Worgull explained the layout of the building. Commissioner Alderson stated his concern that the eight foot reception area did not appear to be adequate to handle a large crowd. Mr. Worgull explained there were three separate areas where check-in could occur. Commissioner Alderson asked about the use of natural wood and whether any of the wood timbers would be used in the construction of the building. Mr. Worgull stated they would be used for some structural support and those exposed to the sun would have a metal covering. Almost all the wood will be protected from the sun by overhangs or a metal covering.
 6. Commissioner Alderson asked if the golf course would be open at all times during construction. Mr. Lennon stated it is their goal to keep the golf course open at all times. It is anticipated it will take 16 months to build the project.
 7. Chairman Quill asked if the lap pool was at least 25 yards long and whether there will be stairs and targets at the end of the

pool. Mr. Lennon stated it is anticipated to be 25 meters. Chairman Quill stated that artificial turf does tend to get hotter than concrete.

8. Planning Director Les Johnson informed the Commission that there were some issues that had not been resolved by the Fire Department in regard to Condition #78 and staff is recommending the condition be amended to include, "...or as approved by the Fire Department."
9. There being no further questions of the applicant and no other public comment, the public hearing was closed and open for Commission discussion.
10. It was moved and seconded by Commissioners Daniels/Alderson to adopt Planning Commission Resolution 2007-027 recommending approval of Site Development Permit 2007-886 as recommended and amended:
 - a. Condition #78: "...or as approved by the Fire Department."

ROLL CALL: AYES: Commissioners Alderson, Daniels, and Chairman Quill. NOES: None. ABSTAIN: None. ABSENT: None.

BUSINESS ITEMS: None.

CORRESPONDENCE AND WRITTEN MATERIAL: None.

COMMISSIONER ITEMS:

- A. Commissioner Alderson gave a review of the City Council meeting of June 19, 2007, and congratulated Chairman Quill and Commissioner Daniels on their reappointment.
- B. Chairman Quill asked if staff was preparing to bring back a text amendment for the multipurpose trail along the west side of Madison Street. Staff informed the Commission it was being drafted for Commission review.
- C. Commissioner Daniels asked if staff would bring back the water standards for consideration. Staff stated it was proposed to be brought back to the Commission before they go dark. Discussion followed regarding the Commissioners concerns.

Planning Commission Minutes
June 26, 2007

ADJOURNMENT:

There being no further business, it was moved and seconded by Commissioners Daniels/Alderson to adjourn this regular meeting of the Planning Commission to a regular meeting to be held on July 10, 2007. This regular meeting was adjourned at 8:12 p.m. on June 26, 2007.

Respectfully submitted,

Betty Sawyer, Executive Secretary
City of La Quinta, California