



Planning Commission agendas and staff reports  
are now available on the City's web page:  
[www.laquintaca.gov](http://www.laquintaca.gov)

# PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBER  
78495 Calle Tampico, La Quinta

**TUESDAY, NOVEMBER 12, 2024, AT 5:00 P.M.**

Members of the public **may listen to this meeting by tuning-in live via**  
[www.laquintaca.gov/livemeetings](http://www.laquintaca.gov/livemeetings).

## **CALL TO ORDER**

Roll Call: Commissioners: Guerrero, Hernandez, Hundt, McCune, Nieto, Tyerman, and Chair Hassett

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

At this time, members of the public may address the Commission on any matter not listed on the agenda pursuant to the "Public Comments – Instructions" listed at the end of the agenda. The Commission values your comments; however, in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by the Brown Act [Government Code § 54954.2(b)].

## **CONFIRMATION OF AGENDA**

## **ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS – NONE**

## **CONSENT CALENDAR**

- |   | <b><u>PAGE</u></b> |
|---|--------------------|
| 1. APPROVE MEETING MINUTES DATED SEPTEMBER 10, 2024 | 6                  |
| 2. APPROVE MEETING MINUTES DATED OCTOBER 8, 2024    | 10                 |

**BUSINESS SESSION** – NONE

**PUBLIC HEARINGS** – 5:00 p.m. or thereafter

For all Public Hearings on the agenda, a completed “Request to Speak” form must be filed with the Commission Secretary prior to consideration of that item; comments are limited to three (3) minutes (approximately 350 words).

Any person may submit written comments to the Planning Commission prior to the public hearing and/or may appear and be heard in support of or opposition to the project(s) at the time of the public hearing. If you challenge a project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at or prior to the public hearing.

- |   | <b><u>PAGE</u></b> |
|---|--------------------|
| 1. CONSIDER A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF A LANDMARK DESIGNATION 2024-0001 FOR A SINGLE-FAMILY RESIDENCE LOCATED AT 51407 AVENIDA VELASCO; CEQA: THE DESIGN AND DEVELOPMENT DEPARTMENT HAS DETERMINED THAT THIS PROJECT IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW PURSUANT TO SECTION 15301, CLASS 1 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; LOCATION: 51407 AVENIDA VELASCO                             | 18                 |
| 2. CONSIDER A REQUEST FOR CONTINUANCE OF THE PUBLIC HEARING FOR CONDITIONAL USE PERMIT 2024-0001 FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATION FACILITY (MONOPALM); CEQA: THE PROJECT IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES; LOCATION: WEST SIDE OF MANDARINA BETWEEN POMELO AND SANDIA, WITHIN CITRUS GOLF CLUB   | 40                 |
| 3. CONSIDER A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF A SITE DEVELOPMENT PERMIT 2024-0001 TO CONSTRUCT 14 SINGLE-FAMILY RESIDENTIAL UNITS AND A DEVELOPMENT AGREEMENT 2024-0001 TO ESTABLISH THE RESPONSIBILITIES OF THE DEVELOPER FOR BRAVO ESTATES (TTM 31852); CEQA: THE DESIGN AND DEVELOPMENT DEPARTMENT HAS DETERMINED THAT THE PROJECT IS CONSISTENT WITH ENVIRONMENTAL ASSESSMENT 2003-495; LOCATION: NORTHWEST CORNER OF AVENUE 52 AND MADISON STREET | 96                 |

**STUDY SESSION** – NONE

**COMMISSIONERS' ITEMS**

**STAFF ITEMS**

- 1. GENERAL PROJECT UPDATE

**ADJOURNMENT**

\*\*\*\*\*

The regular Planning Commission meeting of November 26, 2024, has been cancelled.

The next regular meeting of the La Quinta Planning Commission will be held on December 10, 2024, commencing at 5:00 p.m. at the La Quinta City Hall Council Chamber, 78495 Calle Tampico, La Quinta, CA 92253.

**DECLARATION OF POSTING**

I, Tania Flores, Secretary of the Planning Commission of the City of La Quinta, do hereby declare that the foregoing Agenda for the Commission meeting of November 12, 2024, was posted on the City’s website, near the entrance to the Council Chamber at 78495 Calle Tampico and the bulletin board at 51321 Avenida Bermudas, on November 7, 2024.

DATED: November 7, 2024



Tania Flores, Commission Secretary  
City of La Quinta, California

**Public Notices**

- Agenda packet materials are available for public inspection: 1) at the Clerk’s Office at La Quinta City Hall, located at 78495 Calle Tampico, La Quinta, California 92253; and 2) on the City’s website at <https://www.laquintaca.gov/business/boards-and-commissions/planning-commission>, in accordance with the Brown Act [Government Code § 54957.5; AB 2647 (Stats. 2022, Ch. 971)].
- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please contact the Commission Secretary at (760) 777-7023, 24 hours in advance of the meeting, and accommodations will be made.
- If background material is to be presented to the Commission during a Commission meeting, please be advised that 10 copies of all documents, exhibits, etc., must be supplied to the Commission Secretary for distribution. It is requested that this take place prior to the beginning of the meeting.

## **PUBLIC COMMENTS – INSTRUCTIONS**

Members of the public may address the Commission on any matter listed or not listed on the agenda as follows:

WRITTEN PUBLIC COMMENTS can be provided either in-person during the meeting by submitting 10 copies to the Commission Secretary, it is requested that this takes place prior to the beginning of the meeting; or can be emailed in advance to [TFlores@LaQuintaCA.gov](mailto:TFlores@LaQuintaCA.gov), no later than 12:00 p.m., on the day of the meeting. Written public comments will be distributed to the Commission, made public, and will be incorporated into the public record of the meeting, but will not be read during the meeting unless, upon the request of the Chair, a brief summary of public comments is asked to be reported.

If written public comments are emailed, the email subject line must clearly state **“Written Comments”** and should include: **1) full name, 2) city of residence, and 3) subject matter.**

VERBAL PUBLIC COMMENTS can be provided in-person during the meeting by completing a “Request to Speak” form and submitting it to the Commission Secretary; it is requested that this takes place prior to the beginning of the meeting. Please limit your comments to three (3) minutes (or approximately 350 words). Members of the public shall be called upon by the Chair to speak.

In accordance with City Council Resolution No. 2022-028, a one-time additional speaker time donation of three (3) minutes per individual is permitted; please note that the member of the public donating time must: 1) submit this in writing to the Commission Secretary by completing a “Request to Speak” form noting the name of the person to whom time is being donated to, and 2) be present at the time the speaker provides verbal comments.

Verbal public comments are defined as comments provided in the speakers’ own voice and may not include video or sound recordings of the speaker or of other individuals or entities, unless permitted by the Chair.

Public speakers may elect to use printed presentation materials to aid their comments; 10 copies of such printed materials shall be provided to the Commission Secretary to be disseminated to the Commission, made public, and incorporated into the public record of the meeting; it is requested that the printed materials are provided prior to the beginning of the meeting. There shall be no use of Chamber resources and technology to display visual or audible presentations during public comments unless permitted by the Chair.

All writings or documents, including but not limited to emails and attachments to emails, submitted to the City regarding any item(s) listed or not listed on this agenda are public records. All information in such writings and documents is subject to disclosure as being in the public domain and subject to search and review by electronic means, including but not limited to the City’s Internet website and any other Internet Web-based platform or

other Web-based form of communication. All information in such writings and documents similarly is subject to disclosure pursuant to the California Public Records Act [Government Code § 7920.000 *et seq.*].

## **TELECONFERENCE ACCESSIBILITY – INSTRUCTIONS**

*Teleconference accessibility may be triggered in accordance with AB 2449 (Stats. 2022, Ch. 285), codified in the Brown Act [Government Code § 54953], if a member of the Commission requests to attend and participate in this meeting remotely due to “just cause” or “emergency circumstances,” as defined, and only if the request is approved. In such instances, remote public accessibility and participation will be facilitated via Zoom Webinar as detailed at the end of this Agenda.*

**\*\*\* TELECONFERENCE PROCEDURES – PURSUANT TO AB 2449\*\*\***

### **APPLICABLE ONLY WHEN TELECONFERENCE ACCESSIBILITY IS IN EFFECT**

**Verbal public comments via Teleconference – members of the public may attend and participate in this meeting by teleconference via Zoom** and use the “raise your hand” feature when public comments are prompted by the Chair; the City will facilitate the ability for a member of the public to be audible to the Commission and general public and allow him/her/they to speak on the item(s) requested. **Please note – members of the public must unmute themselves when prompted upon being recognized by the Chair, in order to become audible to the Commission and the public.**

Only one person at a time may speak by teleconference and only after being recognized by the Chair.

**ZOOM LINK:**            <https://us06web.zoom.us/j/82853067939>  
**Meeting ID:**            828 5306 7939  
**Or join by phone:** (253) 215 – 8782

**Written public comments** – can be provided in person during the meeting or emailed to [TFlores@LaQuintaCA.gov](mailto:TFlores@LaQuintaCA.gov) any time prior to the adjournment of the meeting, and will be distributed to the Commission, made public, incorporated into the public record of the meeting, and will not be read during the meeting unless, upon the request of the Chair, a brief summary of any public comment is asked to be read, to the extent the Committee can accommodate such request.