

POWERPOINTS

PLANNING COMMISSION MEETING

MAY 12, 2026

**Planning Commission Meeting
May 12, 2026
5:00 p.m.**



1

**Planning Commission Meeting
May 12, 2025**

**B1 – ONE ELEVEN LA QUINTA SHOPPING CENTER
SIGN PROGRAM AMENDMENT 2026-0001**



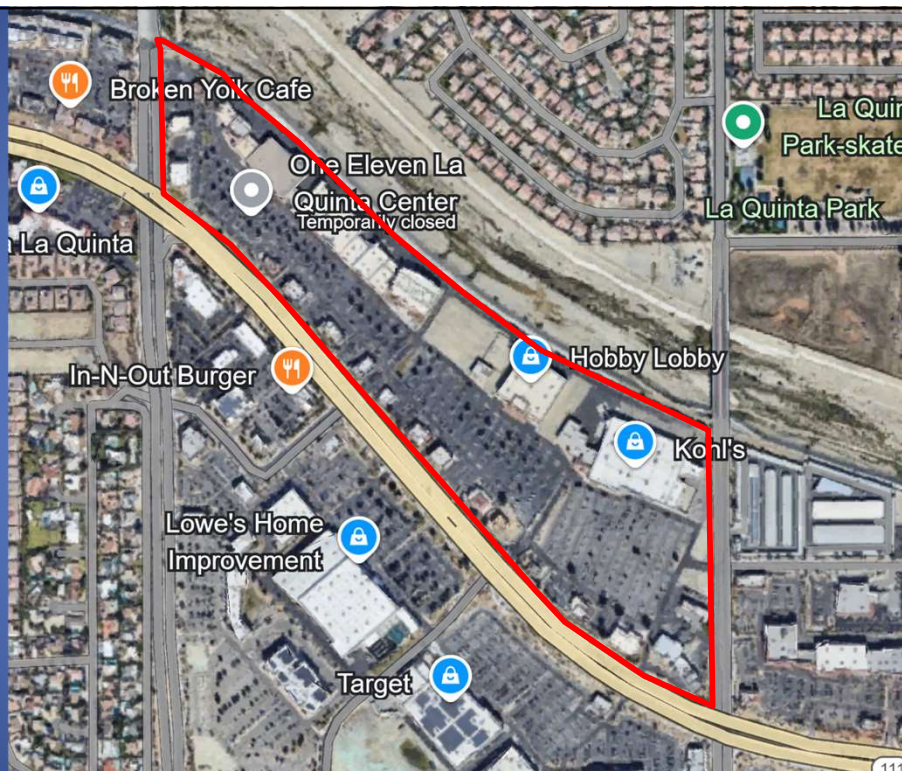
2

Project Background

- The One Eleven La Quinta Shopping Center is located between Washington Street and Adams Street north of Highway 111
- The shopping center is within the One Eleven La Quinta Shopping Center Sign Program
 - Amended in 2024 to allow for new monument sign design and include additional monument locations around the perimeter of the shopping center

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Vicinity Map



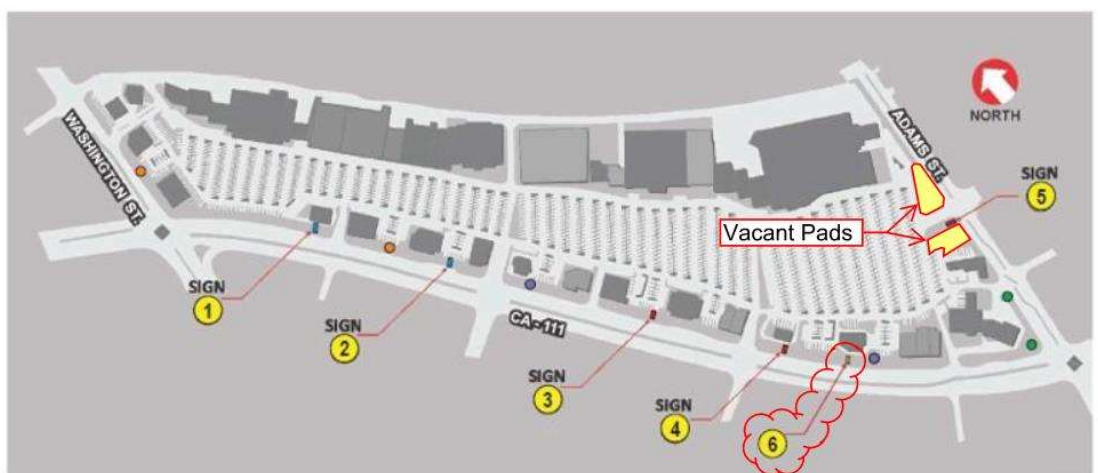
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Proposal

- Amend the existing Sign Program to allow for one additional monument sign to accommodate two vacant pads west of Adams Street at Corporate Center Drive

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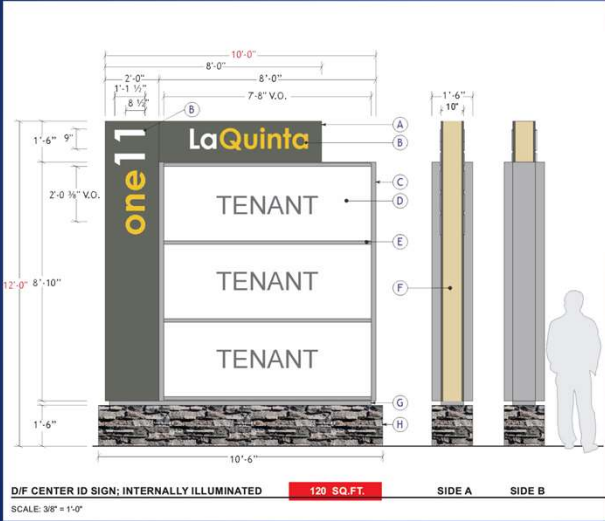
Site Plan



<p>SIGN 1</p> <table border="1"> <tr><td>Sign Size</td><td>10' W X 12' H</td></tr> <tr><td>Sign Type</td><td>OFF ILLUMINATED CONTAINER</td></tr> <tr><td>Square Feet</td><td>120 SQ.FT.</td></tr> </table> <p>SCHEME A</p>	Sign Size	10' W X 12' H	Sign Type	OFF ILLUMINATED CONTAINER	Square Feet	120 SQ.FT.	<p>SIGN 2</p> <table border="1"> <tr><td>Sign Size</td><td>10' W X 10' H</td></tr> <tr><td>Sign Type</td><td>OFF ILLUMINATED CONTAINER</td></tr> <tr><td>Square Feet</td><td>100 SQ.FT.</td></tr> </table> <p>SCHEME B</p>	Sign Size	10' W X 10' H	Sign Type	OFF ILLUMINATED CONTAINER	Square Feet	100 SQ.FT.	<p>SIGN 3</p> <table border="1"> <tr><td>Sign Size</td><td>10' W X 4'-6" H</td></tr> <tr><td>Sign Type</td><td>OFF ILLUMINATED CONTAINER</td></tr> <tr><td>Square Feet</td><td>45 SQ.FT.</td></tr> </table> <p>SCHEME C</p>	Sign Size	10' W X 4'-6" H	Sign Type	OFF ILLUMINATED CONTAINER	Square Feet	45 SQ.FT.	<p>SIGN 4</p> <table border="1"> <tr><td>Sign Size</td><td>10' W X 4'-6" H</td></tr> <tr><td>Sign Type</td><td>OFF ILLUMINATED CONTAINER</td></tr> <tr><td>Square Feet</td><td>45 SQ.FT.</td></tr> </table> <p>SCHEME D</p>	Sign Size	10' W X 4'-6" H	Sign Type	OFF ILLUMINATED CONTAINER	Square Feet	45 SQ.FT.	<p>SIGN 5</p> <table border="1"> <tr><td>Sign Size</td><td>10' W X 4'-6" H</td></tr> <tr><td>Sign Type</td><td>OFF ILLUMINATED CONTAINER</td></tr> <tr><td>Square Feet</td><td>45 SQ.FT.</td></tr> </table> <p>SCHEME E</p>	Sign Size	10' W X 4'-6" H	Sign Type	OFF ILLUMINATED CONTAINER	Square Feet	45 SQ.FT.	<p>SIGN 6</p> <table border="1"> <tr><td>Sign Size</td><td>10' W X 4'-6" H</td></tr> <tr><td>Sign Type</td><td>OFF ILLUMINATED CONTAINER</td></tr> <tr><td>Square Feet</td><td>45 SQ.FT.</td></tr> </table> <p>SCHEME F</p>	Sign Size	10' W X 4'-6" H	Sign Type	OFF ILLUMINATED CONTAINER	Square Feet	45 SQ.FT.
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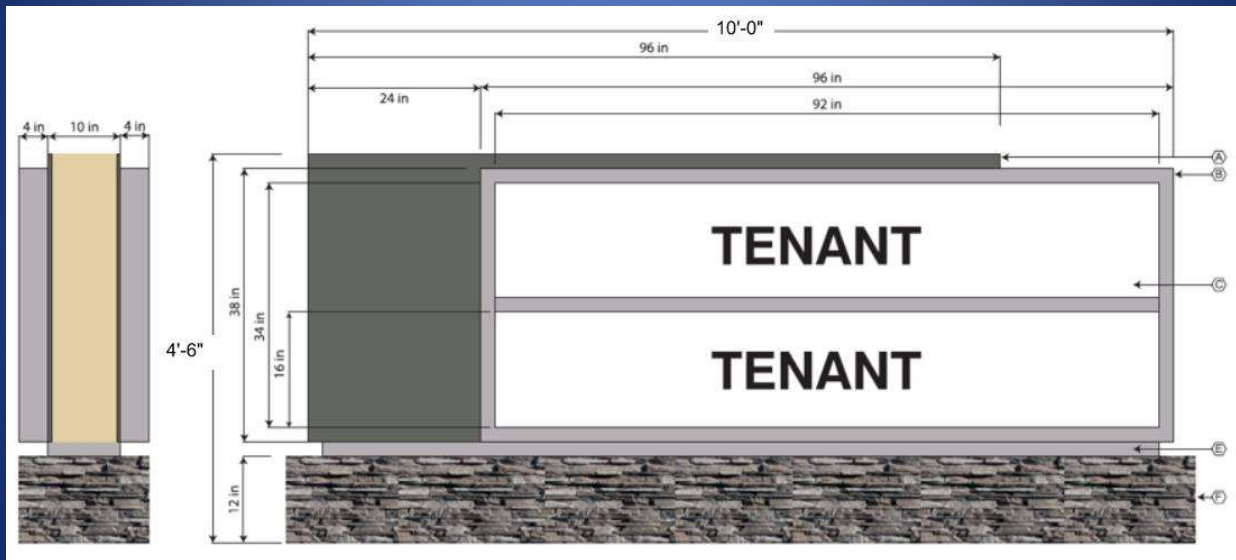
6

Current Monument Signs



7

Proposed Monument Sign



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CEQA

- The Design and Development Department has determined that this project is exempt from environmental review pursuant to Section 15303 (e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act

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Findings

- Consistency with the Sign Chapter of the City's zoning code
- Harmonious with and visually related to the existing sign program, other monument signage in the center and the buildings the sign identifies
- Allowance for an additional sign and additional sign area to accommodate for inadequate visibility

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Recommendation

- Adopt a resolution to approve Sign Program Amendment 2026-0001 (SAPR 2024-0005 Amendment No. 6) and find that the project is exempt from environmental review pursuant to Section 15303 (e) (New Construction or Conversion of Small Structures)

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12

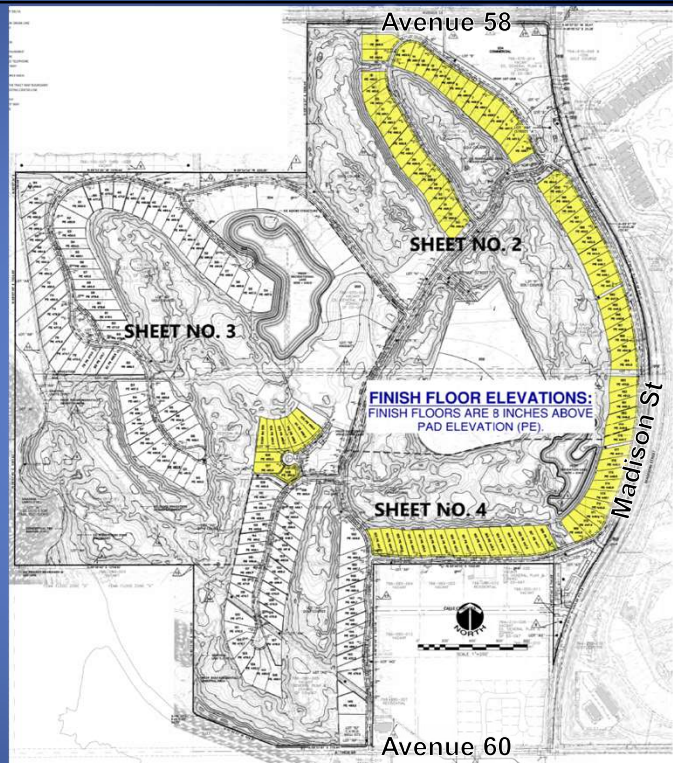
Planning Commission Meeting
May 12, 2026

PH1 – Coral Mountain Club
Phase 1 Homes
Site Development Permit 2025-0008



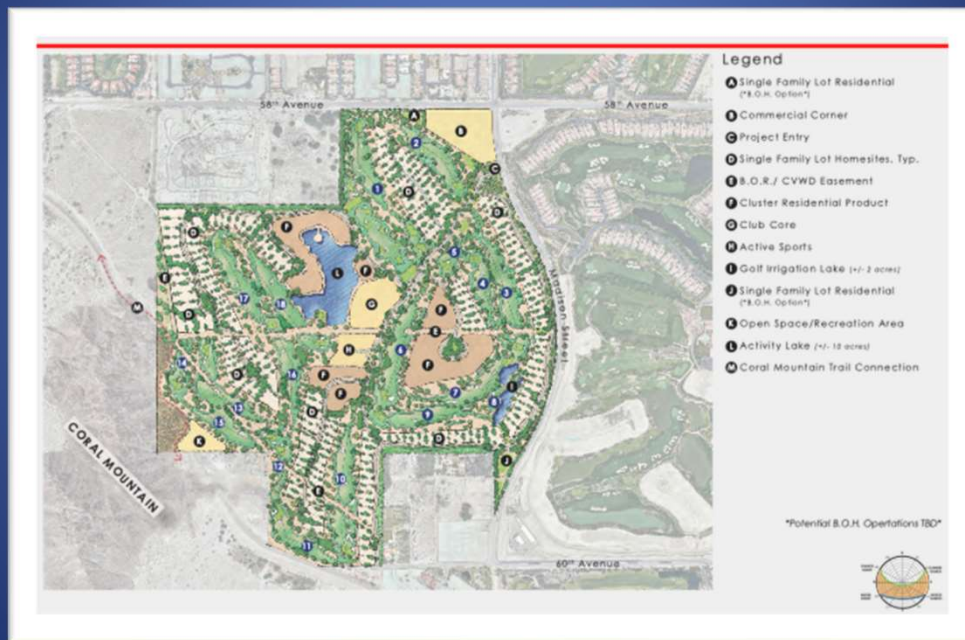
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Project
Location



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Master Specific Plan Map



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Background

- The project is within the Andalusia at Coral Mountain Specific Plan (SP2003-067) Amendment No. 5
 - Modified the layout, development standards, and design guidelines for the west half of the Specific Plan area (west of Madison Street),
 - Refers to west half as Coral Mountain Club,
 - Allows up to 750 dwelling units, a golf course, and a commercial corner on the 384-acre site.
- An Environmental Impact Report (EIR) was certified by Council on March 5, 2024 (Resolution No. 2024-007), which analyzed the development of the Specific Plan as approved

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Proposal

- Site Development Permit (SDP) to allow the development of the first phase of homes on the site, including homes around the golf course, and cottages near the future clubhouse
 - 91 single family homes on the east half of the site near Madison Street
 - 82 golf course-fronting homes, 9 cottage homes near clubhouse
 - Addresses lotting, architecture, and landscaping

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Golf Course Homes

- Four floor plans
- Two architectural styles (Classic California and Desert Modern)
- 4,690 to 6,521 square feet
- Three to six bedrooms
- One and two stories
- Desert tones and quality materials



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Floor Plans



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Elevations

Desert Modern



FRONT VIEW



GOLF COURSE VIEW

Classic California



FRONT VIEW



GOLF COURSE VIEW

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Elevations

Desert Modern



FRONT VIEW



GOLF COURSE VIEW

Classic California



FRONT VIEW



GOLF COURSE VIEW

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Club Cottages

- One floor plan
- Classic California architecture
- 3,281 to 3,669 square feet
- Three bedrooms
- One story
- Desert tones and quality materials



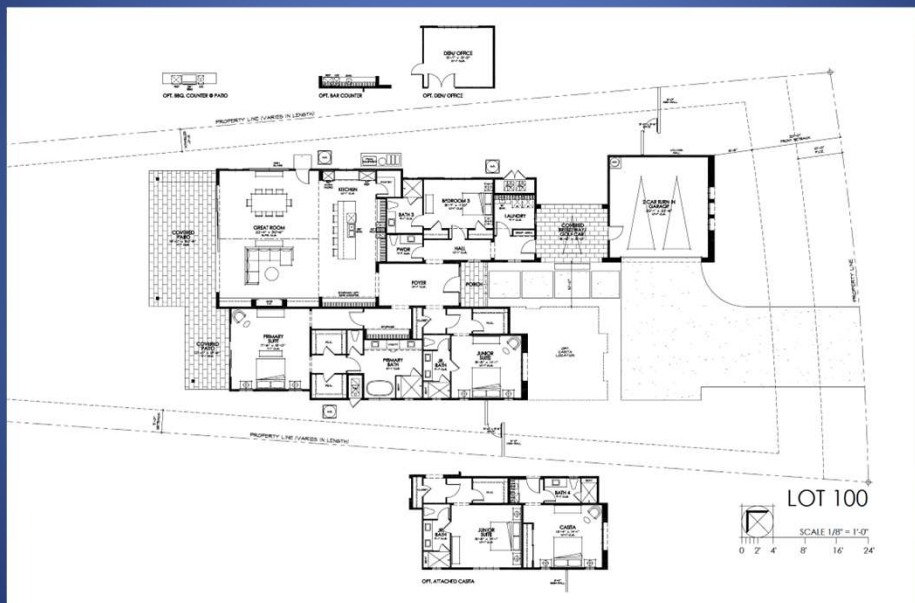
FRONT VIEW



GOLF COURSE VIEW

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Floor Plan



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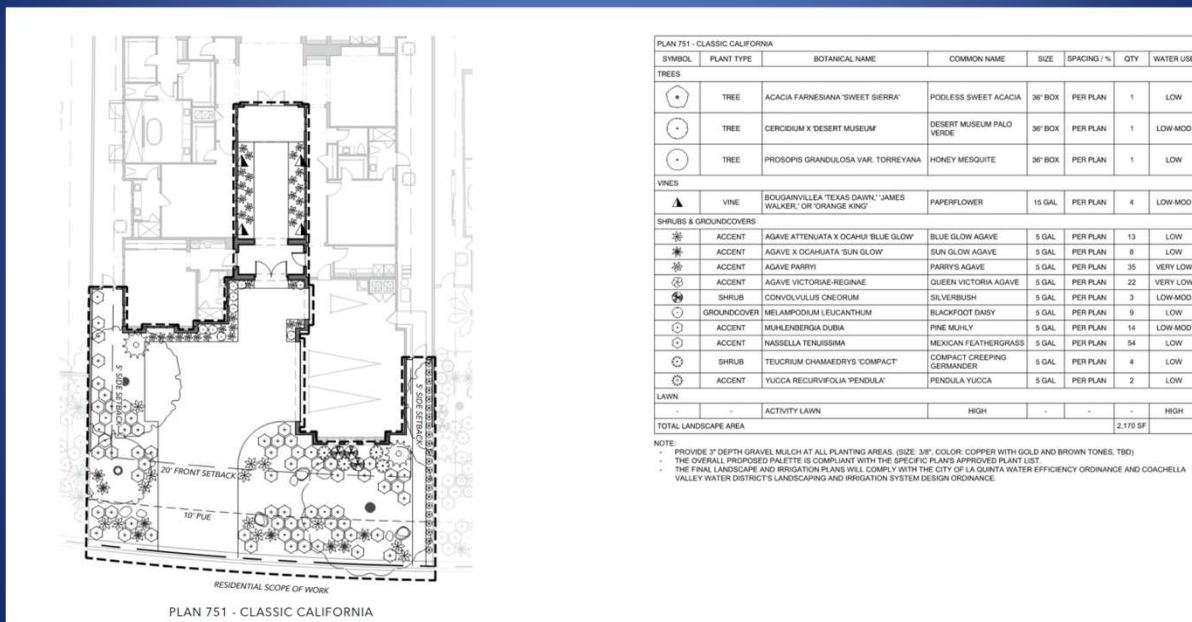
Landscaping

The landscaping plan shows the building footprint with setbacks: 5' Side Setback, 20' Front Setback, and 10' PUE. The plan is labeled 'PLAN 751' and 'RESIDENTIAL SCOPE OF WORK'. To the right is a material palette grid with two columns: 'CLASSIC CALIFORNIA PALETTE' and 'DESERT MODERN PALETTE'. The grid includes options for Vehicular Paving, Pedestrian Paving, and Planting Area.

Category	Option 1	Option 2
VEHICULAR PAVING	CONCRETE PAVING	CONCRETE PAVERS
	CONCRETE PAVING WITH ACCENT PAVERS	STONE PAVERS
	CONCRETE PAVING WITH GRAVEL BANDS	STONE PAVERS WITH GRAVEL
	CONCRETE PAVING WITH FAVER BANDS	STONE PAVERS WITH GRAVEL BANDS
PEDESTRIAN PAVING	CONCRETE PAVING	CONCRETE PAVING
	CONCRETE PAVING WITH GRAVEL BANDS	CONCRETE PAVING WITH GRAVEL BANDS
	STONE PAVERS	STONE PAVERS
	CONCRETE PAVERS	CONCRETE PAVERS
PLANTING AREA	GRAVEL MULCH 3" DEPTH	LANDSCAPE BOULDERS
	GRAVEL MULCH 3" DEPTH	LANDSCAPE BOULDERS

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Landscaping



PLAN 751 - CLASSIC CALIFORNIA

SYMBOL	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING / %	QTY	WATER USE
TREES							
●	TREE	ACACIA FARNESIANA 'SWEET SIERRA'	PODLESS SWEET ACACIA	36" BOX	PER PLAN	1	LOW
○	TREE	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	PER PLAN	1	LOW-MOD
○	TREE	PROSOPIA GRANDULOSA VAR. TORREYANA	HONEY MESQUITE	36" BOX	PER PLAN	1	LOW
VINES							
▲	VINE	BOUGAINVILLEA 'TEXAS DAWN,' 'JAMES WALKER,' OR 'ORANGE KING'	PAPERFLOWER	15 GAL	PER PLAN	4	LOW-MOD
SHRUBS & GROUNDCOVERS							
☼	ACCENT	AGAVE ATTENUATA X OCALUS 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	PER PLAN	13	LOW
☼	ACCENT	AGAVE X OCALUS 'SUN GLOW'	SUN GLOW AGAVE	5 GAL	PER PLAN	8	LOW
☼	ACCENT	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	PER PLAN	35	VERY LOW
☼	ACCENT	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE	5 GAL	PER PLAN	22	VERY LOW
☼	SHRUB	CONVOLVULUS CINCORUM	SILVERBUSH	5 GAL	PER PLAN	3	LOW-MOD
☼	GROUNDCOVER	MELAMPODIUM LEUCANTHUM	BLACKFOOT Daisy	5 GAL	PER PLAN	9	LOW
☼	ACCENT	MULLENBERGIA DUBIA	PINE MULEY	5 GAL	PER PLAN	14	LOW-MOD
☼	ACCENT	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	5 GAL	PER PLAN	54	LOW
☼	SHRUB	TEUCRIUM CHAMAEDRYIS 'COMPACT'	COMPACT CREEPING GERMANDER	5 GAL	PER PLAN	4	LOW
☼	ACCENT	YUCCA RECURVIFOLIA 'PENDULA'	PENDULA YUCCA	5 GAL	PER PLAN	2	LOW
LAWN							
-	-	ACTIVITY LAWN	HIGH	-	-	-	HIGH
TOTAL LANDSCAPE AREA						2,170 SF	

NOTE:
 - PROVIDE 2" DEPTH GRAVEL MULCH AT ALL PLANTING AREAS. (SIZE: 3/8". COLOR: COPPER WITH GOLD AND BROWN TONES. TBD)
 - THE OVERALL PROPOSED PALETTE IS COMPLIANT WITH THE SPECIFIC PLAN'S APPROVED PLANT LIST.
 - THE FINAL LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH THE CITY OF LA QUINTA WATER EFFICIENCY ORDINANCE AND COACHELLA VALLEY WATER DISTRICT'S LANDSCAPING AND IRRIGATION SYSTEM DESIGN ORDINANCE.

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Findings

- Findings must be made demonstrating:
 - Consistency with the General Plan, Zoning Code & Specific Plan
 - Consistency with the Coral Mountain Specific Plan EIR
 - Consistency with Development Standards regarding architecture, site design, and landscaping

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Recommendation

- Adopt a resolution to approve Site Development Permit 2025-0008, allowing the development of 91 single-family homes in Phase 1 of the Coral Mountain Club, and find that the Site Development Permit is consistent with the Coral Mountain Resort Environmental Impact Report (EA2019-0010, SCH #2021020310)

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**Planning Commission Meeting
May 12, 2026**

**PH2 – Zoning Ordinance Update
ZOA 2026-0001**



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Background

- The La Quinta Zoning Code, Title 9, is the key tool for implementing the City's development standards
- Throughout the course of the year, staff identifies corrections and minor updates to improve and streamline these regulations and update to be consistent with state law
- The intent is to bring these forward annually as clean-up items and are not intended to include major policy changes

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Proposed Revisions

- Fences & Walls
- Screening of Equipment
- Prohibited Signs
- Time Limit on Processing of Applications
- Definitions

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Fences & Walls – 9.50.090

#	LQMC Section	Redline Amendments
1	9.50.090 - Fences and walls.	A. Requirements. ... 12. Screening. Refuse containers and bottled gas tanks shall be concealed by view-obscuring landscaping, fencing or walls, as referenced in screening Section 6.60.140(B)(1)(e) <u>9.60.140(B)</u> ; ...

- Correct code reference error

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Fences & Walls – 9.60.030(C)

#	LQMC Section	Redline Amendments
2	9.60.030 - Fences and walls.	<p>...</p> <p>C. <i>Fence Heights.</i> The construction and installation of fences shall be in compliance with the following standards:</p> <p>...</p> <p>2. <i>Setback Areas Not Bordering Streets.</i> The maximum fence height shall be six (6) feet within any required setback area not adjoining a street. Where the elevation of an adjoining building site is higher than the base of the fence within a side or rear setback area, the height of the fence may be measured from the elevation of the adjoining building site to the top of the fence. However, fence height shall not exceed eight (8) feet measured from either side with the exception of the RC district. Within the RC district, combination retaining and garden walls shall not exceed a combined height of four (4) feet retaining wall and six (6) feet garden wall.</p> <p>...</p> <p>3. <i>Setback Areas Bordering Streets, Alleys and Other Accessway.</i></p> <p>a. Within all districts, the maximum fence height shall be six (6) feet within any front, rear or side setback area adjoining a public street.</p> <p>...</p> <p>f. When there is a combined retaining and garden wall, and the retaining wall exceeds three (3) feet, the garden wall shall not exceed five (5) feet in height;</p> <p>...</p>

- Remove ambiguity for RC district and set parameters for combination walls

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Fences & Walls – 9.60.030(E)

#	LQMC Section	Redline Amendments
3	9.60.030 - Fences and walls.	<p>...</p> <p>E. . <i>Fence Construction and Materials.</i> All fencing in residential districts shall conform to the following construction and material standards:</p> <p>...</p> <p>3. <i>Masonry Fencing.</i> Solid masonry fencing (i.e., block, rock, brick, with or without stucco covering) is permitted in any location on the lot provided the color of the masonry or stucco matches or complements the adjacent wall or structure. Precision Gray precision concrete block shall not be used unless all exterior surfaces visible from outside the property are covered with stucco, paint, texture coating, or other comparable coating approved by the director. Gray precision concrete block may be used to match certain architectural styles with the director's approval.</p> <p>...</p>

- Clarify that standard gray concrete masonry unit block walls are only allowed when covered by treatment or when used as part of certain building architecture with director approval

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Patio Covers, Decks & Play Equipment – 9.60.040

#	LQMC Section	Redline Amendments
4	9.60.040 – Patio covers, decks, and play equipment.	A. Applicability. For purposes of this section, the term "patio covers, decks, and play equipment" includes any type of yard structure other than a building or a carport. Such structures include, but are not limited to, open and solid patio covers, gazebos, trellises, and arbors, and to, play equipment which is more than eight (8) feet in height; and other structures deemed similar by the director. All such structures shall be "open" (no side walls) on at least two (2) sides and are referred to in this section as "yard structures." Enclosed structures with more than two (2) side walls greater than three (3) feet in height shall be considered accessory buildings (see Section 9.60.050). Uncovered decks and other structures less than eighteen (18) inches above finish grade shall not be subject to the provisions of this section. ...

- Minor revision to applicability to clarify two distinct categories of structures and any other structure deemed similar by the director
- Additionally, specify that these structures may have two sides enclosed (e.g. a house wall and a media wall).

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Equipment Screening – 9.60.070

#	LQMC Section	Redline Amendments
5	9.60.070 – Swimming pools.	... B. Standards. Pools are permitted as accessory uses in residential districts subject to the following requirements: ... 2. Filtering and Heating Equipment. Use of equipment shall comply with the following requirements: a. Mechanical pool equipment such as a pump, filter, or heater, may be located within the front or rear yard areas. The equipment shall be enclosed fully screened on at least three (3) sides by a masonry wall, fencing, or landscape planting with an open side not visible to the street. ...

- Create consistency between 9.60.070 and 9.60.075 and allow greater flexibility in screening materials in front yard
- See similar revision to 9.60.140

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Equipment Screening – 9.60.075

#	LQMC Section	Redline Amendments
6	9.60.075 – Ground mounted mechanical equipment.	A. Ground mounted mechanical equipment such as air conditioner condensing units, water softeners, etc., may be located within the rear yard areas. For lots of five thousand (5,000) square feet or less, said equipment can be in the front yard if there is a wall around the yard, or it is fully screened by a masonry wall, fencing, or landscape planting. ...

- Create consistency between 9.60.070 and 9.60.075 and allow greater flexibility in screening materials in front yard
- See similar revision to 9.60.140

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Equipment Screening – 9.60.140

#	LQMC Section	Redline Amendments
7	9.60.140 – Screening.	... B. Equipment Screening. 1. Roof-Mounted Equipment. Roof-mounted utility and mechanical equipment, including, but not limited to, air conditioning, heating, restaurant exhaust fans, electrical elevator structures, roof accesses, etc., may be permitted only as follows: a. For flat roofs, a screened enclosure behind the parapet wall may be used if it is made to appear as an integral part of the building. Screening shall be an integral part of the roof design and not appear as an afterthought. b. Such screening shall be provided so that the highest point of the equipment is below the surrounding architectural feature and is screened from view to a minimum horizontal sight distance of one thousand three hundred twenty (1,320) feet as viewed from a point five (5) feet above finish grade, whichever provides the most screening. c. Roof-mounted equipment shall be screened from view of surrounding two (2)-story (or more) residential development and, where feasible as determined by the city, from two (2)-story commercial and other types of development. d. No equipment shall be placed on any sloped roof. e. Refuse containers and bottled gas tanks shall be concealed by view-obscuring landscaping, fencing or walls;

- Move screening of refuse/container storage from Roof-Mounted Equipment to separate section under Equipment Screening

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Equipment Screening – 9.60.140

#	LQMC Section	Redline Amendments
7	9.60.140 – Screening.	<p>...</p> <p>B. Equipment Screening.</p> <p>...</p> <p>2. Ground-Mounted Equipment. Ground-mounted utility, mechanical, and pool, spa, or water feature equipment shall be fully screened from ground view of surrounding properties. Such screening may consist of perimeter walls or fencing (if permitted), screen walls, or landscape planting. Equipment within unenclosed exterior side yards shall be fully screened by an opaque wall from surrounding properties and streets.</p> <p>3. Solar Equipment. Solar heating equipment, whether roof- or ground-mounted shall be installed so that the underside of the equipment is not visible from surrounding properties. Roof-mounted solar panels shall not extend above the maximum allowable height of the structure and may be mounted on racks which are suitably enclosed, screened behind a parapet wall or otherwise architecturally designed to blend in with the proposed or existing structure and screen any support structure mechanisms. Panels that do not conform to roof profiles shall not exceed a height of eighteen (18) inches above the parapet or roof surface, whichever is greater, unless an applicant demonstrates a reduction in energy performance by more than 10% as compared with a more visible location or angle and said design is approved by the director. Manifolds, supply and return lines shall be painted to match the adjacent building or roof surface.</p> <p>4. Access Ladders. Wall-mounted exterior roof access ladders are prohibited unless screened from view by surrounding features.</p> <p>5. Refuse and Other Containers. Refuse containers, bottled gas tanks and other similar containers shall be fully concealed from streets and adjacent properties by view-obscuring landscaping, fencing or walls.</p>

- Move screening of refuse/container storage from Roof-Mounted Equipment to separate section under Equipment Screening
- Create consistency with 9.60.070 and 9.60.075 for Ground-Mounted Equipment
- Include additional criteria for solar installations

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Prohibited Signs – 9.160.100

#	LQMC Section	Redline Amendments
8	9.160.100 – Prohibited signs.	<p>The signs and displays listed in this section are prohibited. Such signs are subject to removal by the city at the owner's or user's expense. Prohibited signs include the following:</p> <p>...</p> <p>25. Signs with attachments which include balloons, flags or other add-on devices, unless specifically permitted in this chapter.</p>

- Clarify that attachments to signs are prohibited

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Limits on Processing Applications – 9.200.070

#	LQMC Section	Redline Amendments
9	9.200.070 – Time limits on processing applications.	<p>... B. Incomplete Application Sunset Provisions. All applications which remain incomplete or inactive for a minimum six (6)-month period shall have a written thirty (30)-day warning notification forwarded to the applicant by means of certified mail or similar method. If no action is taken by the applicant regarding the application within thirty (30) days thereafter, the application shall automatically be withdrawn and closed.- Incomplete, Inactive, and Abandoned Applications.</p> <ol style="list-style-type: none"> 1. For the purposes of this section, an "incomplete application" shall be an application for which the city has contacted the applicant identifying documents or information necessary to complete or process the application, and an "inactive application" shall mean an application which is under review by the city for which the city has contacted the applicant requiring corrections or supplements to the application to comply with applicable city laws and standards, and for which the applicant has been nonresponsive for a period of six (6) months or longer. 2. The city may send applicants with incomplete or inactive applications an "incomplete/inactive notice" designating the information, materials, and measures required to cure the deficiency in the incomplete or inactive application. 3. The applicant shall respond to the incomplete/inactive notice within the time period designated thereon, or thirty (30) days, whichever is longer, supplying the missing information, actions, and materials. 4. In the event an applicant has failed to cure the deficiency in an incomplete or inactive application under this section following two (2) or more incomplete/inactive notices hereunder or a period of one (1) year from initial submittal, whichever is longer, the director may deem an application "abandoned," and suspend further application processing. 5. An applicant may remove an application from "abandoned" status by paying a reactivation fee set by resolution of the city council. 6. This subsection B shall not apply if preempted by any state law regarding the processing of a specific type of development application that, but for the state law, would otherwise be subject to this section.

- Establish process and ability to collect a fee for incomplete responses for entitlement applications

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Definitions – 9.280.030

#	LQMC Section	Redline Amendments
10	9.280.030 – Definition of terms.	<p>... "Village hospitality home" means a unit located on a parcel size between four thousand five hundred (4,500) square feet and ten thousand (10,000) square feet that is not occupied by an owner or manager and that is rented in its entirety to transient guests for a period of thirty (30) consecutive calendar days or less, subject to Chapter 3.24 [Transient Occupancy Tax] and Chapter 3.25 [Short Term Vacation Rentals]. ...</p>

- Clarify that Village hospitality homes are subject to Ch. 3.25.

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Findings

- Code Amendments regulated by Section 9.220.020
- Findings must be made demonstrating code amendments:
 - Are consistent with the General Plan goals, objectives and policies.
 - Will not create conditions materially detrimental to public health, safety, and general welfare.

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Recommendation

- Adopt a resolution to recommending City Council approve Zoning Ordinance Amendment 2026-0001, amending sections of Title 9 of the La Quinta Municipal Code and finding that the action is exempt from environmental review under CEQA, pursuant to Section 15061(B)(3) of the CEQA Guidelines

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