

## **Projects shot down by La Quinta council**

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Two proposed projects at PGA West have been scrapped in what more than 100 PGA West residents are calling a "huge win" against developers.

Pyramid Project Management LLC, project manager for PGA West, withdrew its applications for a proposed 54-unit residential project and plans for renovations to the Palmer Private Clubhouse on Dec. 15 after the City Council rejected a request for a 90-day continuance.

The council's vote was 3-0, with Mayor Don Adolph and Councilwoman Kristy Franklin recusing themselves because they're residents in the gated community.

This was the third time developers requested a continuance.

"I was not convinced those two parties could come together as the project was presented so I felt 90 days weren't going to make a difference," Councilwoman Linda Evans said.

More than 50 people attended the public hearing Dec. 15 regarding the two projects, all opposed to the plans and the reported lack of communication between Pyramid and homeowners.

"Opponents of the golf villa proposal had many concerns and issues with the proposal itself, but one of the common threads in their letters and e-mails was that they felt blind-sided by Pyramid," resident Gary Lesser said during the meeting, referring to the 160 e-mails and letters residents sent to city officials.

Lesser is one of six PGA West homeowners that make up the ad hoc committee created to deal with the issue.

"There was significant opposition out there, and it seemed to me it was reasonably justified," Councilman Stanley Sniff Sr. said. "They (Pyramid) had ample time to communicate with the residents, and they didn't take advantage of those opportunities."

According to Pyramids' proposed plans, 15 acres near the Palmer Private Clubhouse would have become new PGA West Golf Villas, a two-story, 54-unit residential area with a new community recreation building and tennis courts.

The 3,400-square-foot recreation building would consist of game and exercise rooms, a kitchen, lounge, pool and spa facilities.

To construct the villas and new recreation building, however, 19 existing tennis courts would be replaced with five new tennis courts, one with a stadium court design, according to the proposal.

"The La Quinta City Council's action is a big win for PGA West members and homeowners," stated the resident ad hoc committee in an e-mail last week to PGA West residents affected by the proposal.

Pyramid may reapply at any time and is hopeful a project will move forward in the future.

"I think we learned a lot from the process and the residents," said Ken Hoepfner, vice president with Pyramid Project Management. "Now that we have a better idea of what people are looking for, we're confident we'll come up with a project that's valuable to the community and resort."

Hoepfner said there is no timeline yet for when that new project will come before the residents or city.

The resident ad hoc committee suggested that in the future, if Pyramid comes back with another proposal, it should conduct a residents survey and host town hall meetings before taking plans to the City Council.

"I have heard from both sides, and they are already starting communication on how to start over and how to come together," Evans said. "Hopefully, we'll see something down the line."

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