



CITY OF INDIO

A G E N D A

Planning Commission

December 11, 2019

6:00 p.m.

150 Civic Center Mall, Indio, CA

Council Chambers

1. **CALL TO ORDER AND ROLL CALL:** Chairperson Eric Ceja
Vice-Chairperson Gloria Franz
Commissioner Jacqueline Lopez
Commissioner Nicco Alexander Ysiano
Commissioner Ascencion “Sam” Torres
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT:** *This is the time set aside for public comment. If you wish to speak, please complete a “request to speak” form and limit your comments to three minutes (forms are located in the lobby of the Council Chamber). Please watch the timing device on the podium.*
4. **ROTATION OF CHAIR AND VICE-CHAIR**
5. **MINUTES:**
 - 5.1 **Minutes of October 23, 2019 – Recommendation:** *Approve*
6. **PUBLIC HEARING ITEMS:**
 - 6.1 **City Initiated Change of Zone 19-8-689 (CZ 19-8-689):** This is a City-initiated Change of Zone for 47 parcels comprising 238 acres to align the zoning designation for these parcels with the current General Plan 2040 (adopted September 2019) land use designation for said parcels North of Coyote Song Way (formerly Francis Way) and east of Washington Street. (*Rosie Lua, Associate Planner*)

Recommendation: Adopt Resolution No. 1916, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve Change of Zone (CZ) 19-08-689 to change forty-seven (47) parcels comprising two hundred and thirty-eight (238) acres located north of Coyote Song Way and east of Washington Street from Specific Plan (SP) to Country Estates Indio Ranchos – 2 Acre minimums (CEIR-2).

- 6.2 12-Month Time Extension for Conditional Use Permit 10-8-954 (CUP 10-8-954) and Administrative Design Review 16-10-405 (ADR 16-10-405):** A 12-month time extension request for the previously approved Conditional Use Permit 10-8-954 and Administrative Design Review 16-10-405. The proposed facility is a 94 unit assisted living and 39 unit dementia care facility with associated accessory uses including dining, private lounge, clinic, childcare, salon, fitness center, library, computer room, parking, and outdoor recreational amenities. The Applicant is requesting to extend the expiration date to January 10, 2021. The additional time will allow the Applicant to obtain building permit for the project from the City of Indio.

(Leila Namvar, Senior Planner)

Recommendation: Approve Resolution No. 1921, a resolution of the Planning Commission of the City of Indio, California, granting a 12-month time extension for Conditional Use Permit 10-8-954 and Administrative Design Review 16-10-405 for Regency Palm Indio (*Previously Select Care Medical Centers*).

7. STUDY SESSION ITEMS:

- 7.1 Madison Commercial Condos Project Consultation:** A project consultation to consider the architecture, site design, circulation and accesses for a proposed 28-unit retail spaces (approximately 1,050 SF each) to be located on a 2.52 acre lot.
(Gustavo Gomez, Assistant Planner)

- 8. INFORMATIONAL REPORTS** *(Staff to provide informational reports and updates on status or issues for prior considered projects and/or policy development efforts. These reports are not intended for discussion, but Commission members may ask questions on one or more reported items).*

9. DIRECTOR ITEMS

10. COMMISSIONER COMMENTS

11. ADJOURNMENT

Next Planning Commission Meeting:

January 8, 2020 at 6:00pm

Located at the City of Indio, Council Chambers

150 Civic Center Mall, Indio, CA

PUBLIC NOTICE

Agenda packets are available on the City's website at www.indio.org and at the public counter in City Hall at 100 Civic Center Mall, Indio, California. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the front counter of the lobby of the City Hall Administration Building at 100 Civic Center Mall, Indio, during normal City business hours and during the meeting.

The Indio City Council Chamber is accessible to person or people with disabilities; if special equipment is needed for the hearing impaired, please call the City Clerk's office. Persons with disabilities can receive this agenda in an alternative format and should call the City Clerk's office at (760) 391-4000. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102.35.104 ADA Title 11).

DECLARATION OF POSTING

I, Evelyn Beltran, of the City of Indio, do hereby declare that the foregoing agenda for the Planning Commission meeting of December 11, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on December 6, 2019.



Evelyn Beltran, Administrative Secretary
Community Development Department