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# CITY OF INDIO

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## **A G E N D A**

### **Planning Commission**

### **February 12, 2020**

### **6:00 p.m.**

### **150 Civic Center Mall, Indio, CA**

### **Council Chambers**

1. **CALL TO ORDER AND ROLL CALL:** Chairperson Gloria Franz  
Vice-Chairperson Jacqueline “Jackie” Lopez  
Commissioner Nicco Alexander Ysiano  
Commissioner Ascencion “Sam” Torres  
Commissioner Eric Ceja
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. **MINUTES:**
  - 4.1 **Minutes of January 22, 2020 – Recommendation:** *Approve*
5. **PUBLIC HEARING ITEMS:**
  - 5.1 **[Second Baptist Church Conditional Use Permit 19-12-1056](#):** A Conditional Use Permit (CUP) to consider a place of worship to be housed inside a vacant tenant space within an existing shopping center. The proposed use will be located within the Downtown Commerce (DC) zone district, which requires approval of a conditional use permit by the Planning Commission. Therefore, the Applicant is seeking Planning Commission approval for the proposed use through this CUP.

**Recommendation:** Adopt Resolution No. 1922, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 19-12-1056 to allow a place of worship known as Second Baptist Church within the Downtown Commerce (DC) zone district, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act.

**6. STUDY SESSION ITEMS:**

**6.1 The Church at the Red Door – Project Consultation:** A project consultation to consider the architecture, site design, circulation, and accesses for a proposed place of worship, the Church at the Red Door. To develop a place of worship located at the southeast corner of Jefferson Street and Avenue 49, within close proximity to residential uses. *(Leila Namvar, Senior Planner)*

**6.2 Avenue 50 Homes – Project Consultation:** A project consultation to consider development of approximately 45 acres of vacant land, with 103 single-family lots. The project will include two planning areas. Planning area one includes 23 small lots on approximately 5.81 acres (or a density of 3.7 du/acre), non-gated. Planning area two includes 80 large lots on approximately 39.36 acres (or a density of 2.2 du/acre), that is planned to be gated; to be located east of Jefferson Street, north of Avenue 50. *(Leila Namvar, Senior Planner)*

**7. STAFF ITEMS** *[Staff to provide informational reports and updates on status or issues for prior considered projects, policy development efforts, and other matters of interest to the Commission. These reports are not intended for discussion, but Commission members may ask questions on one or more reported items.]*

**8. COMMISSIONER COMMENTS**

**9. ADJOURNMENT**

**Next Planning Commission Meeting:**

**February 26, 2020 at 6:00 p.m.**

*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](http://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. Se habla Español.*

*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 February 12, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on February 6, 2020.*



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EVELYN BELTRAN, ADMINISTRATIVE SECRETARY  
COMMUNITY DEVELOPMENT DEPARTMENT