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# CITY OF INDIO

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

### **Planning Commission**

### **March 11, 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 FOR ITEMS NOT ON THE AGENDA:** *[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 February 26, 2020 – Recommendation:** *Approve*
5. **PUBLIC HEARING ITEMS:**
  - 5.1 [Arroyo Crossing Mixed Use Project Environmental Assessment 19-07-401 \(including Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program\), Tentative Parcel Map 19-07-543 \(TPM 37797\) and Design Review 19-07-463:](#) A request by the Applicant, Caleb Roope/Pacific West Communities, Inc., for entitlement approvals for a mixed-use affordable housing development consisting of seven (7) three (3)-story rental apartment buildings with a total of 184 residential units. The subject site is comprised of one (1) legal parcel and it is located at the southwest corner of Jefferson Street and Highway 111, and is further identified as 47555 Jefferson Street (APN 600-020-016). One-hundred and eighty-two (182) units are proposed to be qualifying as affordable units and two (2) units are proposed to be used for property management purposes. In addition, the project proposes the development of a two (2)-story/10,000 square foot office building, a single-story recreational/leasing building, a community pool, surface parking, landscaping and open space recreational areas. *(Gustavo Gomez, Assistant Planner)*

**Recommendation:**

1. Adopt Resolution No. 1923, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Arroyo Crossing Project; and,
2. Adopt Resolution No. 1924, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve Tentative Tract Map 19-07-543 (TPM 37797) to subdivide an existing parcel of land into two (2) legal lots for commercial and residential uses subject to the findings and conditions of approval therein; and,
3. Adopt Resolution No. 1925, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 19-07-463 for the architecture, site plan, parking, circulation, and landscaping for Arroyo Crossing Project, a mixed-use affordable housing project, consisting of seven (7) 3-story buildings with a total of 184 residential units, a 2-story, 10,000 square foot office building, a single-story recreational/apartment leasing building, a community pool, surface parking, landscaping and open space recreational area, subject to the findings and conditions of approval therein.

**6. STUDY SESSION ITEMS:** None

**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:**

**March 25, 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 March 11, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on March 6, 2020.*



**EVELYN BELTRAN, ADMINISTRATIVE SECRETARY  
COMMUNITY DEVELOPMENT DEPARTMENT**