



CITY OF INDIO

A G E N D A

Planning Commission

May 13, 2020

6:00 p.m.

Virtual Meeting

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Planning Commission or staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public may participate in the meeting electronically. There will be no in-person public access to the meeting location.

Due to the Coronavirus COVID-19, residents are encouraged to view the Planning Commission meeting via [Livestream](#).

General public comment or comment on a specific item may be submitted via email to LNamvar@indio.org no later than 5:00 p.m. on the day of the meeting. Please identify the item you wish to comment on in your email's subject line. Alternatively, you may email your name, contact number, and item you wish to comment on, to the email listed above if you wish to provide oral testimony on and you will be called during Public Comment.

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. **INTRODUCTION OF STAFF**
3. **PLEDGE OF ALLEGIANCE**
4. **STATEMENT FROM THE CITY ATTORNEY**

There have been no directives issued temporarily halting local government processing of land use and development review applications and/or consideration of policy actions including but not limited to General Plan amendments, Zoning Code amendments and new or amended Specific Plans. Therefore, the City of Indio continues to accept and process applications in accordance with state and local requirements.

The City of Indio is following Governor Newsom's Executive Orders N-25-20 and N-29-20 pertaining to the Brown Act. These Executive Orders allow governmental entities to conduct meetings by electronic means and for members of the public to observe the meeting electronically as well provide public comment or public testimony telephonically or otherwise electronically. Accordingly, the City Council and Planning Commission are currently conducting scheduled meetings in a virtual meeting format. The City of Indio has

implemented technology solutions that allow members of the public to observe and offer public comment as well as public testimony during public hearings at scheduled Planning Commission meetings. The City is committed to providing public participation opportunities while also complying with requirements for the processing of land use and development review applications and/or consideration of policy actions.

5. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** *[Please see notice above.]*

6. **MINUTES:** None.

7. **PUBLIC HEARING ITEMS:**

7.1 **Indio Towne Center Tentative Parcel Map 37813:** A Tentative Parcel Map No. 37813 (TPM 19-12-402) to subdivide Parcels 1 and 5 and a portion of Parcel 7 of the recorded Parcel Map No. 35029, Instrument No. 2008-0313082 dated June 8, 2008, into 13 commercial parcels with associated parking and landscaped areas within the Indio Towne Center, located at the southeast corner of Jackson Street and Avenue 42; directly north of the I-10 freeway, consisting of approximately 28.43 acres. (*Rosie Lua, Associate Planner*)

Recommendation: Approve Resolution No. 1933, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council approval of the Tentative Parcel Map No. 37813 (TPM 19-12-402) to subdivide 28.43 acres of improved land into 13 parcels for the purpose of sale, lease, or financing within the Indio Towne Center located at the southeast corner of Jackson Street and Avenue 42, subject to the findings and conditions of approval therein and determining that the project does not require additional environmental review per the California Environmental Quality Act (CEQA).

7.2 **AutoZone Store 3369 Indio Design Review 19-11-466:** A design review to consider the architecture, site plan, parking, circulation, and landscaping of a 9,500 square foot addition of storage space, break room, and restrooms to an existing commercial building, used for AutoZone Store 3369, on a 1.05-acre lot within the Shops at the Greens neighborhood commercial center, located northeast of the Avenue 42/Jackson Street intersection in Northern Indio. (*Nikki Gomez, Assistant Planner*)

Recommendation: Adopt Resolution No. 1936, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 19-11-466 for the architecture, site plan, circulation, parking, and landscaping of a 9,500 square foot addition to an existing Auto Zone Store on a 1.05-acre lot within the Shops at the Greens commercial center, located northeast of the Avenue 42/Jackson Street intersection in Northern Indio, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act.

7.3 **Destiny Church Conditional Use Permit 19-12-1055 and Design Review 19-12-468:** A request for a conditional use permit and design review approvals for a place

of worship known as Destiny Church within the current boundaries of the Mixed Use Specific Plan 300 (MUSP 300) and supplemental surface parking. Pursuant to Land Use Standards of the MUSP 300 Specific Plan, parking lots and places of worship are conditional uses and subject to Planning Commission approval. The Design Review approval request is for the site plan, parking, circulation, and landscaping. *(Nikki Gomez, Assistant Planner)*

Recommendation:

1. Adopt Resolution No. 1937, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Conditional Use Permit 19-12-1055 to allow a place of worship, Destiny Church, within the Mixed Use Specific Plan 300 (MUSP 300) subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act; and
2. Adopt Resolution No. 1938, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 19-12-468 site plan, circulation, parking, and landscaping of a parking lot, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act.

8. STUDY SESSION ITEMS: None

9. 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.]*

10. COMMISSIONER COMMENTS

11. ADJOURNMENT

Next Planning Commission Meeting:
Virtual Meeting of May 27, 2020 at 6:00 p.m.

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. 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 May 13, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on May 8, 2020.



EVELYN BELTRAN, ADMINISTRATIVE SECRETARY
COMMUNITY DEVELOPMENT DEPARTMENT