



CITY OF INDIO

A G E N D A

Planning Commission

March 25, 2020

6:00 p.m.

150 Civic Center Mall, Indio, CA
Council Chambers

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](#) or [Facebook Live](#).

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 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. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** *[Please see notice above.]*
4. **MINUTES:**
 - 4.1 **Minutes of February 26, 2020 – Recommendation:** *Approve*
 - 4.2 **Minutes of March 11, 2020 – Recommendation:** *Approve*
5. **PUBLIC HEARING ITEMS:**
 - 5.1 **[AutoZone Store 3369 Indio Design Review 19-11-466](#):** A request by the Applicant, Jacob Glaze – Kimley Horn & Associates, for an entitlement approval to consider a 9,500 square foot addition to an existing AutoZone commercial building in a 1.05-acre lot located within the Shops at the Greens site. The design review approval request is to consider the project architecture, site plan, parking, circulation, and landscaping. The site is located at 41850 Jackson Street, Indio,

CA 92203 on the east side of Jackson Street and north of Avenue 42 (APN: 692-670-002). (*Nikki Gomez, Assistant Planner*)

Recommendation: Staff recommends that the Planning Commission open the public hearing and receive oral or written testimony on March 25, 2020 for AutoZone Store 3369 Indio (Design Review 19-11-466) and continue the public hearing to a time and date certain of April 22, 2020, 6:00 p.m., due to recommendations from health officials regarding COVID-19, which is a meeting with limited agenda items to ensure that there is minimal person-to-person interactions.

Continued from March 11, 2020:

- 5.2 [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:

April 8, 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 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 25, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on March 20, 2020.



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