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# CITY OF INDIO

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

### **Planning Commission**

### **September 9, 2020**

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

**Virtual Meeting**

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*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 [ebeltran@indio.org](mailto:ebeltran@indio.org). Please identify the item you wish to comment on in your email's subject line followed by "Request to Speak". 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; staff will provide call-in instructions when the request to speak is received. You must submit a request to speak to provide oral testimony.*

*As it relates to the comments on public hearing items, comments will be accepted to the e-mail address identified above during the public hearing until the hearing is closed.*

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1. **CALL TO ORDER AND ROLL CALL:** Chairperson Gloria Franz  
Vice-Chairperson Jacqueline "Jackie" Lopez  
Commissioner Nicco Alexander Ysiano  
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:** *[This is the time set aside for public comment. If you wish to speak on an item not on the agenda, please submit your request via email to [ebeltran@indio.org](mailto:ebeltran@indio.org). Please identify in your email's subject line "Request to Speak for non-agenda item". Alternatively, you may email your name and contact number, to the email listed above if you wish to provide oral testimony; staff will provide call-in instructions, when the request to speak is received. You must submit a request to speak to provide oral testimony.]*

6. **MINUTES:**

- 6.1 [Minutes of August 12, 2020](#) – **Recommendation:** Approve

7. **PUBLIC HEARING ITEMS:**

- 7.1 [Ventana Project – General Plan Amendment 20-05- 120 \(GPA 20-05-120\), Specific Plan 20-05-39 \(SP 20-05-39\), Tentative Tract Map No. 37884 \(TTM 20-05-479\), Environmental Assessment 20-05-547 \(EA 20-05-547\), and Design Review 20-05-473 \(DR 20-05-473\):](#) The Applicant, Mario Gonzales, is proposing a General Plan Amendment (GPA) concurrent with the Ventana Specific Plan that would change the site's General Plan designation to "Suburban Neighborhood," which allows a residential density of up to eight (8) dwelling units per acre. (Leila Namvar, Senior Planner)

**Recommendation:** Staff recommends that the Planning Commission continue this item to its regular Planning Commission meeting of September 23, 2020, per the Applicant's request.

- 7.2 [Indio Public Safety Campus Parcel Map No. 37806 \(PM 20-07-404\):](#) The City of Indio, the Applicant, filed an application for a Parcel Map to merge three (3) parcels into one (1) legal parcel to accommodate construction of the future Indio Public Safety Campus on an approximate 8.63 acres lot.

**Recommendation:** Adopt Resolution No. 1962, a resolution of the Planning Commission of the City of Indio, California, approving Parcel Map No. 37806 (PM 20-07-404) to merge three (3) parcels into one (1) parcel (totaling 8.63 areas in size) for the future City of Indio Public Safety Campus located on the northeast corner of Jackson Street and Dr. Carreon Boulevard and determining that the project is exempt under CEQA Guidelines Section 15315.

- 7.3 **Automatic Time Extension for Approved Conditional Use Permit and Design Review:** A City initiated uncodified ordinance to extend the expiration date of certain entitlements of conditional use permit and design review to December 31, 2023, due to COVID-19 and its impact on construction industry.

**Recommendation:** Adopt Resolution No. 1963 a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council adoption of an uncodified ordinance to automatically extend to December 31, 2023 the expiration date of approved Conditional Use Permit and Design Review entitlements that are not expired 30 days from the date of final passage of this uncodified ordinance by the City Council and that the City Council find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA).

8. **ACTION ITEMS:** None

9. **STUDY SESSION ITEMS:**

- 9.1 **Madison Pointe – Project Consultation:** **Madison Pointe – Project Consultation:** Low Real Estate Group/Pacific Pointe Partners/Schmid Desert Properties, in partnership, collectively the Applicant, are proposing the Madison Pointe, which is a mixed use development including approximately 77,800 square feet of retail, office, medical office 4 Story- 110 room hotel, 80 senior living apartment, and 160 market rate apartment to be located on south of Highway 111 between Madison Street and Youngs Lane. (Rosie Lua, Associate Planner)

10. **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.]*

11. **COMMISSIONER COMMENTS**

12. **ADJOURNMENT**

**Next Planning Commission Meeting:**

Virtual Meeting of September 23, 2020 at 6:00 p.m.

**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 September 9, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on September 4, 2020.*



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EVELYN BELTRAN, ADMINISTRATIVE SECRETARY  
COMMUNITY DEVELOPMENT DEPARTMENT