



CITY OF INDIO

A G E N D A

Planning Commission

September 23, 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](#) or [Facebook Live](#).

General public comment or comment on a specific item may be submitted via email to 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.

- 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 COMMISSION SECRETARY**

The general rules of courtesy for virtual meetings are as follows:

- Please be mindful of background noise when joining the virtual meeting.
- Participants must mute all live streaming devices to avoid playback when speaking.
- Meeting participants must mute their microphone to help keep background noise to a minimum when they are not speaking.
- When your microphone is not muted, avoid activities that could create additional noise.

- Position your camera properly; if you choose to use a web camera, be sure it is in a stable position and focused at eye level, if possible.
- If you will be sharing content during the meeting, make sure you have the files and/or links ready to go before the meeting begins.
- Members from the public wishing to provide oral testimony must follow the instructions on the agenda and/or online in order to provide public comment for agenda or non-agenda items.
- Members from the public wishing to provide oral testimony have three (3) minutes to provide oral testimony.

5. 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.

6. **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. 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.]*

7. MINUTES:

- 7.1 [Minutes of August 26, 2020](#) – Recommendation: Approve

8. PUBLIC HEARING ITEMS:

CONTINUED ITEM:

- 8.1 [Ventana Project](#): Mario Gonzales/Avenue 50 Indio, LLC., the Applicant has filed for 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) to construct a residential community of 103 residential lots with a proposed density of eight (8) dwelling units per acre including private amenities, common space landscaping, and underground storm water retention. (*Leila Namvar, Senior Planner*)

Recommendation:

Staff recommends that based on the above information and analysis and after giving reasoned consideration to the information contained in the staff report and information received during the public hearing including public testimony on all entitlements (GPA, SP, TTM, and DR), the Planning Commission may:

- (i) direct staff to bring back resolution recommending approval of the GPA and as the result recommending approval of the SP and TTM to the City Council or
- (ii) may direct staff to bring back a resolution recommending denial of the GPA, which would result in recommending denial of the remainder of the entitlements. This is because the remaining entitlements require consistency with the General Plan.

Upon commendation by the Planning Commission, staff will bring back the relevant resolutions for the GPA, SP, TTM, and DR to reflect the Planning Commission decision and its direction to the City Council.

Please note that under state law a recommendation for approval on the General Plan amendment and Specific Plan adoption would need to be made by the affirmative vote of not less than a majority of the total membership of the Commission. [Gov. Code Sections 65354; 65453(a).]

REGULAR ITEMS:

- 8.2 The Crossings Project:** David Morris, Morris Group (Sudbury) Inc., the Applicant, has filed for Environmental Assessment 20-05-549 (EA 20-05-549), Specific Plan 20-05-41 (SP 20-05-41), and Tentative Tract Map No. 37899 (TTM 20-05-480) to construct a 103 residential lots, two (2) parks with amenities, common space landscaping, and underground storm water retention systems on 16.60 acres of land with trails/walkways to be located north of Avenue 50, 600 feet east of Jefferson Street and east of Citrus Plaza Shopping (80120 Avenue 50, Indio CA 92201), Assessor's Parcel Number (APN): 602-090-001. (*Leila Namvar, Senior Planner*)

Recommendations:

1. Adopt Resolution No. 1964, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve Environmental Assessment 20-05-549 (EA 20-05-549) and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Crossings Project, generally located north of Avenue 50,

600 feet east of Jefferson Street, and east of Citrus Plaza Shopping Center (APN: 602-090-001); and,

2. Adopt Resolution No. 1965, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve the Crossings Specific Plan 20-05-41 (SP 20-05-41) to establish zoning regulations, development regulations, and design standards for the 16.60-acre vacant property, Project Site; and,
3. Adopt Resolution No. 1966, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve Tentative Tract Map No. 37899 (TTM 20-05-480) to subdivide the 16.60-acre Project Site into 103 residential units as well as lettered lots for streets, common areas, and similar ancillary uses.

Please note that under state law a recommendation for approval on the General Plan amendment and Specific Plan adoption would need to be made by the affirmative vote of not less than a majority of the total membership of the Commission. [Gov. Code Sections 65354; 65453(a).]

- 8.3** **Oasis and Bliss (Mixed-Use Project)**: A request by David Shuman, the Applicant, to approve Design Review 20-08-477 to consider the architecture, site plan, circulation, parking, and landscape for a 4-story mixed-use project consisting of 70 market rate apartment units, ground floor commercial leasable spaces totaling 72,000 square feet building with a redesigned parking lot on 1.4-acre property. The project is located at the northwest corner of Bliss Avenue and Oasis Street (APN: 611-164-011, 013, 014 and 015). (*Nikki Gomez, Assistant Planner*)

Recommendation:

Adopt Resolution No. 1957, a resolution of the Planning Commission of the City Indio, California, conditionally approving Design Review 20-08-477 for the architecture, site plan, circulation, parking, and landscape for a market rate 4-story mixed used project consisting of 70 apartment units, ground floor leasable commercial spaces totaling 72,000 square feet with a redesigned parking lot on an approximately 1.4 acre site, subject to the findings and conditions of approval therein, and determining that the project exempt California Environmental Quality Act.

- 8.4** **Chandi Plaza**: A request by Black Gold, Inc., the Applicant, to approve Conditional Use Permit 20-06-159 and Design Review 20-06-475. to allow the use and development of a commercial project comprised of four (4) buildings to accommodate a 4,903 square feet convenience store with a gas station canopy with eight (8) gasoline dispensers, a 4,950 square retail building, a 3,400 square feet quick service restaurant with drive-thru, and a 4,170 square feet self-serve carwash. The Project will have a total of three (3) entrances; two (2) entrances will be located on the north and south portion of the property along Indio Boulevard and the third entrance will be along Avenue 44. The project site is triangle shaped and

comprised of one parcel (APN: 610-280-024) totaling approximately 2.65 acres. The project is bordered by Fred Waring Drive and Avenue 44 to the south and Indio Boulevard along its northeastern boundary. (*Gustavo Gomez, Assistant Planner*)

Recommendations:

1. Adopt Resolution No. 1960, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 20-06-1059 to allow the use of a convenience store, fuel station, drive through restaurant, and car wash (“Chandi Plaza”) within the Community Commercial (CC) zone district, subject to the findings and conditions of approval therein, and determining that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) section 15332 (In-Fill Development Projects); and,
2. Adopt Resolution No. 1961, a resolution of the Planning Commission of the City Indio, California, approving Design Review for the architecture, site plan, circulation, parking, landscape, and sign program for a new commercial development with for four (4) new buildings comprised of a 4,903 square feet convenience store with eight (8) gasoline dispensers, a 4,950 square retail building, a 3,400 square feet quick service restaurant with drive-thru, and a 4,170 square feet carwash, sign program, subject to the findings and conditions of approval therein, and determining that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) section 15332 (In-Fill Development Projects).

- 8.5** **Mathis Brothers Outlet Center**: The Applicant, Mathis Brother Furniture Co., LLC, has applied for Environmental Assessment 20-04-546 and Design Review 20-04-472 to construct a new 46,127 square foot single story, standalone retail building consisting of two tenant spaces including the architecture, site plan, circulation, parking, and landscaping within a 2.40-acre vacant building pad of the 14.89-acre parcel. (*Rosie Lua, Associate Planner*)

Recommendations:

1. Adopt Resolution No. 1943, a resolution of the Planning Commission of the City of Indio, California, adopting the Environmental Assessment EA 20-04-546, a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the Mathis Brothers Outlet Center in a 2.40-acre vacant pad within the 14.89-acre parcel, located at the northwest corner of Highway 111 and Clinton Street (Assessor’s Parcel Number 616-090-010); and,
2. Adopt Resolution No. 1944, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 20-04-472 to allow the construction of a 46,127 square foot single story, standalone retail building consisting of two tenant spaces including the

architecture, site plan, circulation, parking, and landscaping within a 2.40-acre vacant building pad of the 14.89-acre parcel.

9. ACTION ITEMS:

- 9.1 Time Extension:** The Coachella Valley Medical Center, LLC, the Applicant, is requesting approval of a one-year time extension for Conditional Use Permit 17-07-1024 and Design Review 17-07-417 for the Coachella Valley Medical Center extending the expiration date of the project to September 27, 2021. (*Leila Namvar, Senior Planner*)

Recommendation:

Approve Resolution No. 1968, a resolution of the Planning Commission of the City of Indio, California, granting a one-year time extension for Conditional Use Permit 17-07-1024 and Design Review 17-07-417 for the Coachella Valley Medical Center extending the expiration date of the project to September 27, 2021.

10. STUDY SESSION ITEMS: None.

- 11. 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.*]

12. COMMISSIONER COMMENTS

13. ADJOURNMENT

Next Planning Commission Meeting:

Virtual Meeting of October 14, 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 September 23, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on September 18, 2020.



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