



CITY OF INDIO

A G E N D A

Planning Commission

October 28, 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
Commissioner Christian Rodriguez Ceja
2. **BROWN ACT COMMISSIONER TRAINING**
3. **INTRODUCTION OF STAFF**
4. **PLEDGE OF ALLEGIANCE**
5. **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.

6. 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.

7. **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.]*

8. **MINUTES:** None.

9. PUBLIC HEARING ITEMS:

- 9.1 **[The 52 Ranch – Tentative Tract Map 19-10-478 and Environmental Assessment 19-11-545](#):** A request by The 52 Ranch, LLC, the Applicant, to approve Tentative Tract Map No. 37756 (TTM 19-10-478) to subdivide 34.84 acres of vacant land into 49 single family residential lots, common areas, and streets for a private gated community. *(Rosie Lua, Associate Planner)*

Recommendation: Staff is requesting the item be continued to the Planning Commission's regular meeting of November 25, 2020 at the request of the Applicant to allow additional time execute agreements between the Applicant and Sun City Palm Desert community. It is also recommended that the Planning Commission open the public hearing and ask for public testimony, but take no action at this time and continue the public hearing to November 25, 2020 at 6:00 p.m.

- 9.2 **Lupian's Commercial Building – Design Review 20-01-469**: A request by Abel Lupian, the Applicant, to approve Design Review 20-01-469 to consider the architecture, site plan, circulation, parking, and landscape for a 5,000 square feet multi-tenant industrial/commercial building within a 0.46 acre lot located at the southwest corner of Avenue 45 and Commerce Street. (APN: 611-393-003). (*Nikki Gomez, Assistant Planner*)

Recommendation: Adopt Resolution No. 1971, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 20-01-469 to consider the architecture, site plan, circulation, parking and landscape for a 5,000 square feet multi-tenant industrial/commercial building within a 0.46 acre lot, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act CEQA Guidelines Section 15332 (Class 32 – Infill Development).

- 9.3 **Chandi Plaza – Tentative Parcel Map 20-09-405**: A request by Black Gold Engineering, Inc., the Applicant, to approve Tentative Map No. 37974 (TPM 20-09-405) to subdivide an existing parcel (3.01 acres) of land into three (3) legal lots for commercial uses for development of the Chandi Plaza. (*Gustavo Gomez, Assistant Planner*)

Recommendation: Adopt Resolution 1970, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve Tentative Parcel Map 20-09-405 (TPM 37979) to subdivide an existing parcel of land into three legal lots for commercial uses 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).

- 9.4 **Monte Vina – Conditional Use Permit 20-08-1061 and Design Review 20-08-476**: A request by D.R. Horton Los Angeles Holding Company and WSI Mojave Investments, LLC, the Applicants, to approve the site plan, architecture, and landscaping plans proposed for 300 single family residential lots and common areas within the Monte Vina community. (*Rosie Lua, Associate Planner*)

Recommendation:

1. Adopt Resolution No. 1958, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Conditional Use Permit (CUP) 20-08-1061 to allow construction of two story homes within the Monte Vina community, subject to the findings and conditions of approval therein; and,
2. Adopt Resolution No. 1959, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 20-08-476 to consider the site plan, architecture and landscape plans allowing the construction of 300 single family residential lots, common areas and private streets within the Monte Vina community of recorded Tract Map No. 31562 located on the south side of Avenue 44 between Golf Center Parkway and Dillion Road, subject to the findings and conditions of approval therein and determining that the project does not require additional environmental review per California Environmental Quality Act (CEQA).

10. ACTION ITEMS: None.

11. STUDY SESSION ITEMS:

- 11.1 [Loma Linda University Health Sign – Project Consultation](#): A project consultation to consider the design, height, and location of a proposed 11'-4" high and 36" wide (at the base) illuminated pole sign For Loma Linda Children Hospital located within the Indio Downtown Specific Plan. (*Gustavo Gomez, Assistant Planner*)

12. 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.*]

13. COMMISSIONER COMMENTS

14. ADJOURNMENT

Next Planning Commission Meeting:

Regular Meeting of November 25, 2020 at 6:00 p.m. (Virtual Meeting)

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 October 28, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on October 23, 2020.



EVELYN BELTRAN, ADMINISTRATIVE SECRETARY
COMMUNITY DEVELOPMENT DEPARTMENT