



CITY OF INDIO

A G E N D A

Planning Commission

September 12, 2018

6:00 p.m.

150 Civic Center Mall, Indio, CA

Council Chambers

1. **CALL TO ORDER AND ROLL CALL:** Chairperson Kenneth Weller
Vice-Chairperson Eric Ceja
Commissioner Gloria Franz
Commissioner Jacqueline Lopez
Commissioner Nicco Alexander Ysiano

2. **PLEDGE OF ALLEGIANCE:**

3. **PUBLIC COMMENT:** *This is the time set aside for public comment. If you wish to speak, please complete a "request to speak" form and limit your comments to three minutes (forms are located in the lobby of the Council Chamber). Please watch the timing device on the podium.*

4. **MINUTES:**
 - 4.1 **Minutes of August 22, 2018 – Recommendation:** *Approve*

5. **PUBLIC HEARING ITEMS:**
 - 5.1 **Indio Behavioral Health Center:** The Applicant, Indio Behavioral Hospital, LLC, has filed an application consisting of two entitlements and related Environmental Assessment:
 - 1 **Environmental Assessment 18-04-538:** a Mitigated Negative Declaration with Mitigation and Monitoring and Reporting Program for the development of a 89,534 square foot, Behavioral Health Center in two phases, consisting of 120 beds, Adolescent and Adult Outpatient Therapy Program and Electro Convulsive Therapy (ECT) Clinic, and administrative offices on an approximately 7.71-acre site; and,

 - 2 **Conditional Use Permit 18-04-1034:** to allow a new 80-bed, Acute Psychiatric Behavioral Health Center, consisting of an Adolescent and Adult Outpatient Therapy Program and Electro Convulsive Therapy (ECT), and administrative offices on an approximately 7.71-acre site in the Commercial Office (CO) zoning district; and,

- 3 Design Review 18-04-432: to consider the architecture, site plan, circulation, and landscaping for the construction of a new 72,273 square foot, 80-bed, Acute Psychiatric Hospital (Phase 1) with four distinct Nursing Units: Unit 1A, a 20-bed Geriatric Psychiatric Unit; Unit 1B, a 20-bed Adolescent Psychiatric Unit; Unit 2A, a 20-bed Adult General Psychiatric Unit; and Unit 2B, a 20-bed Adult Dual-Diagnosis Psychiatric Unit. Additionally, the Hospital will house a separate Adolescent and Adult Outpatient Therapy Program and Electro Convulsive Therapy (ECT) Clinic on an approximately 7.71-acre site.

Recommendation: Staff recommends that the Planning Commission continue the item to the next Planning Commission Meeting of September 26, 2018, as requested by the Applicant, to provide necessary information regarding the Indio Behavioral Health Center's operation.

- 5.2 Citadel Recreational Vehicle Storage Facility: The Applicant, Merritt Development LLC., has filed a design review application with associated Environmental Assessment for the construction of recreational vehicle self-storage facility in two-phases on approximately 8-acre site located in the Industrial Park zoning district. The project entitlement includes:

1. Environmental Assessment 18-04-540: A Mitigated Negative Declaration with Mitigation and Monitoring Program to allow a 340-space recreational vehicle self-storage facility (Citadel Recreational Vehicle Self-Storage) in two phases on an approximately 8 acre site located on the north side of Dr. Carreon Boulevard and east of Calhoun Street in the City of Indio (APN 612-130-013 and 612-130-014); and,
2. Design Review 18-04-434: Consideration of architecture, site plan, circulation and landscaping for a 170-space, single-story recreational vehicle self-storage facility (Phase-1) on approximately 4 acres.

Recommendation: Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 1860, approving Environmental Assessment 18-04-540 (Mitigated Negative Declaration with Mitigation and Monitoring and Reporting Program) for the construction of a 340-space (184,590 sq. ft.) recreational vehicle self-storage facility to be constructed in two phases on an approximately 8-acre site; and,
2. Adopt Resolution No. 1861, conditionally approving Design Review 18-04-434 for the architecture, site plan orientation and layout, circulation, parking, and landscaping of a new 170-space (90,730 sq. ft.), single-story, recreational vehicle self-storage facility (Phase-1) on an approximately 4 acre site, subject to findings and conditions of approval included therein.

5.3 **Indian Wells RV Resort Modification** The Applicant has filed a development application and its related Environmental Assessment for the following entitlements:

1. **Conditional Use Permit 18-05-1036**: to consider the approval of a Conditional Use Permit subject to the City of Indio Recreational Vehicle and Travel Trailer Parks regulations and standards (Section 159.555 to 159.558) to expand and modify its size and number of permitted spaces from 307 RV spaces to 339 RV spaces with drain, and removal of all RV spaces without drains.
2. **Design Review 18-05-436**: to consider the site plan, circulation, and landscaping to reconfigure and upgrade the existing RV storage parking situated along the southern portion of the project the Indian Wells RV Report to increase the RV spaces from 307 spaces to 339 spaces with drains, removal of all RV spaces without drains, and modifications to the existing maintenance area.

Recommendation: Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 1864, approving Conditional Use Permit 18-05-1036 to allow the expansion and modification of the Indian Wells RV Resort to increase the RV lots from 307 spaces to 339 spaces with drains and removal of all lots without drains, subject to the findings and conditions of approval; and,
2. Adopt Resolution No. 1865, conditionally approving Design Review 18-05-436 to allow the reconfiguration and upgrades to the existing RV storage parking situated along the southern portion of the Indian Wells RV Resort to increase the RV lots from 307 spaces to 339 spaces with drains, removal of all lots without drains, and upgrades to the existing maintenance area, subject to conditions of approval.

6. DIRECTOR COMMENTS:

6.1 Comments & City Council Meeting Update

7. COMMISSIONER COMMENTS:

8. ADJOURN:

Next Planning Commission Meeting

September 26, 2018 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.

The Indio City Council Chamber is handicapped accessible; 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 12, 2018 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on September 7, 2018.


Evelyn Beltran, Administrative Secretary
Development Services Department