



CITY OF INDIO

A G E N D A

Planning Commission

September 26, 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 September 12, 2018 – Recommendation:** *Approve*

5. **PUBLIC HEARING ITEMS:**
 - 5.1 **Indio Behavioral Health Center:** 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 take the following action:

1. Adopt Resolution No. 1851, approving Environmental Assessment 18-04-538 (Mitigated Negative Declaration with Mitigation and Monitoring and Reporting Program) for the Indio Behavioral Health Center development;
 2. Adopt Resolution No. 1852, approving Conditional Use Permit 18-04-1034 allowing the uses of a 80-beds, 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, subject to findings conditions of approval included therein; and,
 3. Adopt Resolution No. 1853, conditionally approving Design Review 18-04-432 for the architecture, site plan orientation and layout, circulation, parking, and landscaping of a new 72,273 square foot, single-story, 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 ECT Clinic on an approximately 7.71 acres, subject to findings and conditions of approval included therein.
- 5.2 JFK Memorial Hospital Admitting Building - ER Remodel and Expansion:** The Applicant, JFK Memorial Hospital, submitted an application consisting of a Conditional Use Permit (CUP 18-06-1037) and Design Review (DR 18-04-430), for the proposed construction of a new 7,213 square foot admitting building, renovation and expansion of its Emergency Department by 1,809 square feet, and other site improvements including a new hospital entrance, parking lot expansion, and minor modification to the Emergency Department driveway entrance.

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

1. Adopt Resolution No. 1866, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 18-06-1037 to allow the JFK Memorial Hospital expansion Project, subject to the findings and conditions of approval therein, and determining that the Project is exempt from the California Environmental Quality Act.
2. Adopt Resolution No. 1867, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 18-04-430 for the JFK Memorial Hospital expansion Project, subject to the findings and conditions of approval therein, and determining that the project is exempt from the California Environmental Quality Act.
3. Rescind Resolution Nos. 1857 and 1858, dated June 27, 2018, which previously approved the JFK Memorial Hospital expansion Project and were appealed to the City Council on August 15, 2018.

6. DIRECTOR COMMENTS:

7. COMMISSIONER COMMENTS:

8. ADJOURN:

Next Planning Commission Meeting

October 10, 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 26, 2018 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on September 20, 2018.



*Evelyn Beltran, Administrative Secretary
Development Services Department*