

**CITY OF INDIO
PLANNING COMMISSION
SEPTEMBER 12, 2018
MINUTES**

Chairperson Kenneth Weller called to order the regular meeting of the Planning Commission of the City of Indio, California, at 6:00 p.m. in the Council Chambers, located at 150 Civic Center Mall, Indio, California, 92201.

- 1. ROLL CALL: PRESENT** Chairperson Kenneth Weller
Commissioner Jacqueline Lopez
Commissioner Nicco Ysiano
Commissioner Gloria Franz
ABSENT Vice-Chair Eric Ceja

2. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Ysiano.

3. PUBLIC COMMENT: None

4. MINUTES:

4.1 MINUTES OF AUGUST 22, 2018

It was moved by Commissioner Franz and seconded by Commissioner Lopez, to approve the minutes of August 22, 2018. Motion carried 4/0, by the following vote, to read as follows:

***AYES:** Franz, Lopez, Ysiano, Weller*

***NOES:** None*

***ABSTAINED:** None*

***ABSENT:** Ceja*

5. PUBLIC HEARING ITEMS:

5.1 INDIO BEHAVIORAL HEALTH CENTER

Senior Planner recommended that the Planning Commission continue the item to the next Planning Commission Meeting of September 26, 2018, as requested by the Applicant.

It was moved by Commissioner Franz and seconded by Commissioner Lopez, to 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, leaving the public hearing open. Motion carried 4/0, by the following vote, to read as follows:

***AYES:** Franz, Lopez, Ysiano, Weller*

***NOES:** None*

***ABSTAINED:** None*

***ABSENT:** Ceja*

5.2 CITADEL RECREATIONAL VEHICLE STORAGE FACILITY

Senior Planner Faruque provided and presented a staff report, and recommended that the Commission adopt both resolutions for the construction of a recreational vehicle self-storage facility.

Chairperson Weller declared the public hearing open at 6:16 p.m.

Chairperson Weller moved on to Item 5.3 at 6:18 p.m.

5.3 INDIAN WELLS RV RESORT MODIFICATION

Assistant Planner Namvar provided and presented a staff report, and recommended that the Commission adopt both resolutions to allow the expansion and modification of the Indian Wells RV Resort to increase the RV lots from 307 spaces to 339 spaces.

Chairperson Weller declared the public hearing open at 6:23 p.m.

Chairperson Weller declared the public hearing closed at 6:28 p.m.

Commissioner Franz stated that hopefully the good neighbor momentum will continue, and thanked the Applicant.

After discussion, it was moved by Commissioner Ysiano and seconded by Commissioner Franz, to adopt the following resolutions:

1. 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. 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.

With additions to conditions of approval, that the Applicant shall address all Public Works conditions, by or before March 13, 2019, or six months from the date of this approval; and, a request for a time extension by the Applicant shall be submitted at least 45 days prior to the expiration date of March 13, 2019, which shall be reviewed and approved by the Public Works Director; and, that the Applicant shall comply with all conditions of approval and all regulatory provisions.

Motion carried 4/0, by the following vote, to read as follows:

AYES: Franz, Lopez, Ysiano, Weller
NOES: None
ABSTAINED: None
ABSENT: Ceja

Chairperson Weller returned to Item 5.2 at 6:30 p.m.

5.2 CITADEL RECREATIONAL VEHICLE STORAGE FACILITY

Chairperson Weller declared the public hearing closed at 6:41 p.m.

Commissioner Franz commented that the fencing surrounding the property was appreciated, and the adding the landscape for Phases I and II at the same time will look great. Commissioner Ysiano thanked the Applicant for addressing the Commission's concerns. Chairperson Weller commented

that it was a nice looking building, and thanked the Applicant for making the necessary adjustments to the plans.

After discussion, it was moved by Commissioner Franz and seconded by Commissioner Ysiano, to adopt the following resolutions:

1. 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. 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.

Motion carried 4/0, by the following vote, to read as follows:

AYES: *Franz, Lopez, Ysiano, Weller*

NOES: *None*

ABSTAINED: *None*

ABSENT: *Ceja*

6. DIRECTOR COMMENTS:

6.1 COMMENTS & CITY COUNCIL MEETING UPDATE

Director Johnson thanked the Commission for providing feedback on the draft General Plan. Many of the chapters for the Environmental Impact Report (EIR) are under review. The schedule dictates that the document will come before the Commission in January 2019. Director Johnson also thanked the Commission for their commitment to serve the community

7. COMMISSIONER COMMENTS:

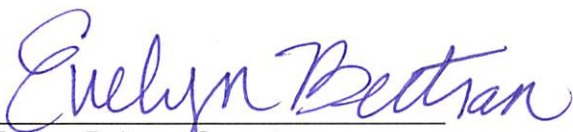
Commissioner Franz thanked Director Johnson for his time with Indio, and for his leadership. Commissioner Lopez thanked Director Johnson for teaching her a lot, for looking out for the City's best interest, and for always pushing for the best. Commissioner Ysiano noted that Director Johnson would be a great asset at his new place of employment. Chairperson Weller appreciates Director Johnson's professionalism; he did a great job in Indio, and wished him and his family the very best.

8. ADJOURN:

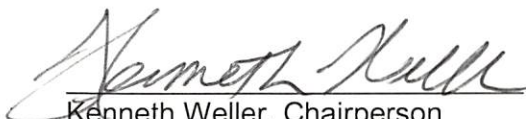
There being no further items to discuss, the meeting **ADJOURNED** at 6:48 p.m.

Minutes prepared by:

Approved by:



Evelyn Beltran, Secretary
Planning Commission



Kenneth Weller, Chairperson
Planning Commission