



CITY OF INDIO

A G E N D A

Planning Commission

May 23, 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 March 14, 2018](#) – *Recommendation: Approve*
 - 4.2 [Minutes of May 9, 2018](#) – *Recommendation: Approve*

5. **PUBLIC HEARING ITEMS:**
 - 5.1 [Outdoor Resort Indio Specific Plan 18-03-38](#): The Applicant, Outdoor Resort Indio Owners Association, filed a development application proposing a Specific Plan for the Outdoor Resort Indio (ORI) to provide development standards, design guidelines, and other project specific criteria. Outdoor Resort of Indio is an existing 419-unit Recreational Vehicle ("RV") resort located at Northwest corner of Avenue 48 and Shields Road.

Recommendation: Approve Resolution No. 1854, a Resolution of the Planning Commission of the City of Indio, California, recommending City Council approval of the Outdoor Resort Indio Specific Plan 18-03-38, subject to the findings and conditions of approval therein, and determining that the project is exempt from the California Environmental Quality Act.
 - 5.2 [Indio Behavioral Health Hospital](#): The Applicant, Indio Behavior Hospital, LLC, has filed an application consisting of two entitlements and related Environmental Assessment, as follows:

*Planning Commission Agendas are
available on the web at www.indio.org*

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 Hospital 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 89,534 square foot Behavioral Health Hospital in two phases, consisting of 120 beds, Adolescent and Adult Outpatient Therapy Program and 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 73,000 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; Unit 2B): A 20-bed Adult Dual-Diagnosis Psychiatric Unit: Unit Additionally, the Hospital will house separate Adolescent and Adult Outpatient Therapy Program and Electro Convulsive Therapy (ECT) Clinic (an Outpatient Service with noninvasive procedure) 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 Hospital development;
2. Adopt Resolution No. 1852, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 18-04-1034 allowing the uses of an Acute Psychiatric Hospital in two phases 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; Unit 2B): A 20-bed Adult Dual-Diagnosis Psychiatric Unit: Additionally, the Hospital will house 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.

5.3 [2018 – 2019 Capital Improvement Program \(CIP\) Finding of General Plan Consistency](#)

Recommendation: Adopt Resolution No. 1855, a Resolution of the Planning Commission of the City of Indio, California, finding that the 2018-19 Capital Improvement Plan and Projects are consistent with the City of Indio General Plan.

6. ACTION ITEMS:

6.1 [Approval of the Planning Commission Summer Schedule](#)

Recommendation: Approve a summer schedule consisting of the cancellation of the July 11, August 8, and September 26, 2018 regular Planning Commission meetings.

7. DIRECTOR COMMENTS:

7.1 Comments & City Council Meeting Update

8. COMMISSIONER COMMENTS:

9. ADJOURN:

Next Planning Commission Meeting
June 13, 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 May 23, 2018 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on May 17, 2018.



*Evelyn Beltran, Administrative Secretary
Development Services Department*