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# CITY OF INDIO

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## **A G E N D A**

### ***Planning Commission***

### ***July 25, 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 June 27, 2018 – Recommendation:** *Approve*
  
5. **PUBLIC HEARING ITEMS:**
  - 5.1 **Citadel Recreational Vehicle Storage Facility:** The Applicant, Merritt Development LLC, has filed a Design Review application with associated Environmental Assessment for the construction of a recreational vehicle self-storage facility in two-phases on an approximately 8-acre site located in the Industrial Park zoning district. The project entitlements include:
    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 actions:

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. Adopt Resolution No. 1793, a resolution of the Planning Commission of the City of Indio, California, recommending City Council approval of Tentative Parcel Map 37174 (TPM 16-08-474) subject to conditions of approval included therein.

**5.2 Tower Market # 948:** The Applicant, Tower Energy Group, has filed an application with the following two entitlements:

1. Conditional Use Permit 18-06-1038: to allow a 5,198 square feet, Market & convenience store/gasoline service with 12 dispensers on six islands, and two, 3,500 square feet each, future drive-through restaurants in the Community Commercial (CC) zoning district; and,
2. Design Review 18-06-437: to consider the architecture, site plan, circulation and landscaping of a 5,198 square feet, one-story Tower Market convenience store/gasoline service with 12 dispensers on six islands under a canopy on a net 3.06-acre (133,559 sq. ft. - two parcels) site.

**Recommendation:** Staff recommends that the Planning Commission continue the item to next the Planning Commission Meeting of August 22, 2018, to provide the Applicant adequate time to address Engineering Department's requirements for the proposed site plan of the Tower Market #948.

## **6. DIRECTOR COMMENTS:**

6.1 Comments & City Council Meeting Update

## **7. COMMISSIONER COMMENTS:**

## **8. ADJOURN:**

### **Next Planning Commission Meeting**

August 22, 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](http://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 July 25, 2018 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on July 19, 2018.*

  
Evelyn Beltran, Administrative Secretary  
Development Services Department