



CITY OF INDIO

A G E N D A

Planning Commission

August 22, 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 July 25, 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 next Planning Commission meeting of September 12, 2018, to provide the Applicant adequate time to address community concerns and relevant information as requested by staff.

- 5.2 Tower Market # 948: The Applicant, Tower Energy Group, has filed an application for the development of a convenience store with gasoline service and two drive-through restaurants in phases on an approximately 3.07-acre site in the Community Commercial zoning district. Project entitlements include:

1. Conditional Use Permit 18-06-1038: to allow a 5,199 square foot, Tower Market convenience store/gasoline service with 12 dispensers on six islands, and two, 3,500 square feet each, future drive-through restaurants on an approximately 3.07-acre (133,559 sq. ft. - two parcels) site 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 5,199 square foot, one-story Tower Market convenience store/gasoline service with 12 dispensers on six islands under a 5,280 square foot canopy on an approximately 3.07-acre (133,559 sq. ft. - two parcels) site

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

1. Adopt Resolution No. 1862, approving Conditional Use Permit 18-04-1034 allowing the uses of a 5,199 square foot convenience store/gasoline service with 12 dispensers on six islands, and two, 3,500 square feet each, future drive-through restaurants on an approximately 3.07 acres site in the Community Commercial (CC) zoning district, subject to findings and conditions of approval included therein; and,
2. Adopt Resolution No. 1863, conditionally approving Design Review 18-06-438 for the architecture, site plan orientation and layout, circulation, parking, and landscaping of a new 5,199 square foot convenience store/gasoline service with 12 dispensers on six islands (Phase-1), subject to findings and conditions of approval included therein.

6. DIRECTOR COMMENTS:

6.1 Comments & City Council Meeting Update

7. COMMISSIONER COMMENTS:

8. ADJOURN:

Next Planning Commission Meeting

September 12, 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 August 22, 2018 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on August 17, 2018.


Evelyn Beltran, Administrative Secretary
Development Services Department

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