



CITY OF INDIO

A G E N D A

Planning Commission

February 27, 2019

6:00 p.m.

150 Civic Center Mall, Indio, CA

Council Chambers

1. **CALL TO ORDER AND ROLL CALL:** Chairperson Eric Ceja
Vice-Chairperson Gloria Franz
Commissioner Jacqueline Lopez
Commissioner Nicco Alexander Ysiano
Commissioner Ascencion “Sam” Torres

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 January 24, 2019 – Recommendation: Approve**

5. **PUBLIC HEARING ITEMS:**
 - 5.1 **The Palms at Indio:** The Applicant, The Applicant, RJ Ventures – Indio, LLC, has filed an application for a Conditional Use Permit (CUP 18-10-1039), consisting of the following two requests:
 - 1) Request for a blanket conditional use permit to allow several uses that are customarily allowed within any freeway oriented commercial or mixed-use center; and,
 - 2) Request for one additional freeway oriented 70-foot tall pylon sign that will be constructed in the location originally proposed for a 60-foot tall pylon sign and the relocation of the previously approved 60-foot tall pylon sign to an alternative on-site location.The Palms Shopping Center site is approximately 56 acres and generally located at the southeast corner of Monroe Street and Avenue 42; north of Interstate-10 and west of Spectrum Street.

Recommendation: Adopt Resolution No. 1887, a resolution of the Planning Commission of the City of Indio, California, approving Blanket Conditional Use Permit 18-10-1039, allowing several uses that are customarily allowed within any freeway oriented commercial or mixed-use center, and to allow one additional freeway oriented pylon sign, subject to the conditions of approval included therein.

- 5.2 Desert Crossroads:** The Applicant, Terra Nova & Planning & Research on behalf of Barclay Group, has filed an application consisting of an Environmental Assessment (EA 18-11-542), Tentative Parcel Map (TPM 18-11-397), and Design Review (DR 18-11-447), for the proposed construction of a 59,460 square foot commercial development on 7.12-acres of undeveloped land, including a health club building, and three commercial buildings immediately south of Highway 111 and west of Jefferson Street.

Recommendation:

1. Adopt Resolution No. 1884, a resolution of the Planning Commission of the City of Indio, California, approving Environmental Assessment 18-11-542 (Mitigated Negative Declaration with Mitigation and Monitoring and Reporting Program) for Desert Crossroads; and,
2. Adopt Resolution No. 1885, a resolution of the Planning Commission of the City of Indio, California, approving Tentative Parcel Map 18-11-397 for Desert Crossroads Project, subject to the findings and conditions of approval therein; and,
3. Adopt Resolution No. 1886, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 18-11-447 for Desert Crossroads Project, subject to the findings and conditions of approval therein.

6. DIRECTOR COMMENTS:

7. COMMISSIONER COMMENTS:

8. ADJOURN:

Next Planning Commission Meeting:

March 13, 2019 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 February 27, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on February 21, 2019.


Evelyn Beltran, Administrative Secretary