



CITY OF INDIO

A G E N D A

Planning Commission

June 27, 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 13, 2018 – Recommendation:** *Approve*

5. **PUBLIC HEARING ITEMS:**
 - 5.1 **Avenue 45 Industrial Park Tentative Parcel Map 37174 (TPM 16-08-474):** The Applicant, OK & B LLC, c/o Buzz Oates Construction, submitted an application for the project consisting of Tentative Parcel Map 37174 (TPM 16-08-474), to subdivide approximately 9.75 acres into ten (10) parcels for industrial/commercial uses and to abandon the previously approved Parcel Map 32422 (PM 05-5-338). The subject property is currently developed with ten (10) office/warehouse buildings and all on-site/off-site project related improvements have been completed. The Applicant is proposing to convert a Condominium Parcel Map to an Industrial/Commercial Parcel Map.

Recommendation: 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 Citrus Industrial Building Design Review 16-05-398: The Project consists of the following previously approved entitlement, for which the Applicant, Richard J. Gherman, is now requesting a time extension:

1. Design Review 16-05-398: To construct a new 11,944 square foot office/warehouse building consisting of six (6) separate units with associated landscaping and parking improvements on a 0.92-acre undeveloped parcel of land.

Recommendation: Adopt Resolution No. 1859, a resolution of the Planning Commission of the City of Indio, California, granting a one-year time extension for Design Review 16-05-39 (Citrus Industrial Building), subject to the original findings and conditions of approval.

5.3 JFK Memorial Hospital Admitting Building, ER Remodel, and Expansion: The Applicant, JFK Memorial Hospital, submitted an entitlement application consisting of a Conditional Use Permit (CUP 18-06-1037) and Design Review (DR 18-04-430), for the proposed construction of a new 7,213 square foot admitting building, Emergency Department renovation, and a 1,809 square foot expansion, and site improvements including a new hospital entrance, parking lot expansion, and a minor modification to the Emergency Department driveway entrance.

Recommendations:

1. Adopt Resolution No. 1857, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 18-06-1037 to allow the expansion of JFK Memorial Hospital subject to the findings and conditions of approval therein, and determining that the project is exempt from the California Environmental Quality Act..
2. Adopt Resolution No. 1858, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 18-04-430, subject to the findings and conditions of approval therein, and determining that the project is exempt from the California Environmental Quality Act.

6. DIRECTOR COMMENTS:

6.1 Comments & City Council Meeting Update

7. COMMISSIONER COMMENTS:

8. ADJOURN:

Next Planning Commission Meeting
July 25, 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 June 27, 2018 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on June 21, 2018.


Evelyn Beltran, Administrative Secretary
Development Services Department