



CITY OF INDIO

A G E N D A

Planning Commission

January 13, 2021

6:00 p.m.

Virtual Meeting

Pursuant to Governor Newsom's Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available.

*You may view the meeting via livestream on the City's website at:
https://www.indio.org/your_government/city_clerk/agendas.htm*

*or via Facebook Live at:
<https://www.facebook.com/CityofIndio/>*

*or via Zoom at:
<https://us02web.zoom.us/j/85330175620?pwd=V0tqdXVDbUpU29jaUNKS0NLMXdVZz09>*

Consistent with Executive Order N-29-20, members of the Indio Planning Commission and City Staff are permitted to attend the meeting by teleconference and such teleconference locations are not accessible to the public and are not subject to special posting requirements. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA") please contact the office of the City Clerk at 760-391-4007 prior to the meeting for assistance.

Members of the public who desire to address the Planning Commission during the meeting may do so either orally or in writing as described below.

Written Comments: *Written Public comments on agenda and non-agenda items, or both, may be submitted by email to the Commission Secretary at ebeltran@indio.org. Please specify on the subject line the agenda item number or if general public comment (i.e. non-agenda item). For example on a specific item, write "agenda item 8.1" on the email subject line. **Email/Written comments must be received by the Commission Secretary no later than 2:00 p.m. on the day of the meeting** and such comments will be distributed to the Planning Commission, posted on the agenda landing page and be made part of the agenda packet and public record of the meeting; however, they will not be read during the meeting.*

Oral Comments: *If you wish to provide oral testimony during the live session, please email your name and phone number in the body of the email to the Commission Secretary ebeltran@indio.org **to obtain the zoom meeting ID and password no later than 5:00 p.m. on the day of the meeting.** The Commission Secretary, however, will facilitate to the extent possible any email requests to provide oral testimony that are sent during the live meeting. Please specify on the subject line of the email "Oral Comment" and note the agenda item number or if general comment (i.e. non-agenda item). The number provided in the email **MUST** match the number you are calling from, in order to be recognized by the Commission Secretary. Additionally, to participate during the live session, please keep track of the meeting proceedings by watching the meeting via Livestream, Facebook Live, or Zoom.*

Public Hearing Items: *Any person may provide oral or written comments to the Planning Commission on public hearing items in the manner prescribed in the notice at the top of this agenda except that comments will be accepted during the public hearing until the hearing is closed.*

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

2. **INTRODUCTION OF STAFF**

3. **PLEDGE OF ALLEGIANCE**

4. **ROTATION OF CHAIR AND VICE-CHAIR**

5. **STATEMENT FROM THE COMMISSION SECRETARY**

The general rules of courtesy for virtual meetings are as follows:

- Please be mindful of background noise when joining the virtual meeting.
- Participants must mute all live streaming devices to avoid playback when speaking.
- Meeting participants must mute their microphone to help keep background noise to a minimum when they are not speaking.
- When your microphone is not muted, avoid activities that could create additional noise.
- Position your camera properly; if you choose to use a web camera, be sure it is in a stable position and focused at eye level, if possible.
- If you will be sharing content during the meeting, make sure you have the files and/or links ready to go before the meeting begins.
- Members from the public wishing to provide oral testimony must follow the instructions on the agenda and/or online in order to provide public comment for agenda or non-agenda items.
- Members from the public wishing to provide oral testimony have three (3) minutes to provide oral testimony.

6. **STATEMENT FROM THE CITY ATTORNEY**

There have been no directives issued temporarily halting local government processing of land use and development review applications and/or consideration of policy actions including but not limited to General Plan amendments, Zoning Code amendments and new or amended Specific Plans. Therefore, the City of Indio continues to accept and process applications in accordance with state and local requirements. The City of Indio is following Governor Newsom’s Executive Orders N-25-20 and N-29-20 pertaining to the Brown Act. These Executive Orders allow governmental entities to conduct meetings by electronic means and for members of the public to observe the meeting electronically as well provide public comment or public testimony telephonically or otherwise electronically. Accordingly, the City Council and Planning Commission are currently conducting scheduled meetings in a virtual meeting format. The City of Indio has implemented technology solutions that allow members of the public to observe and offer public comment as well as public testimony during public hearings at scheduled Planning Commission meetings. The City is committed to providing public participation opportunities while also complying with requirements for the processing of land use and development review applications and/or consideration of policy actions.

7. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** *[This is the time set aside for public comment for items not on the agenda. Public comments may be provided in the manner prescribed at the top of this agenda.]*

8. **MINUTES:** None

9. **PUBLIC HEARING:**

CONTINUED ITEM:

- 9.1 **The 52 Ranch – Tentative Tract Map No. 37756 (TTM 19-10-478) & Environmental Assessment 19-11-545 (EA 19-11-545)**: The Applicant, Danika Lee, is proposing a Tentative Tract Map No. 37756 (“TTM 37756”) to subdivide approximately 34.84 acres of vacant property into 49 new single family residential lots, common areas, and private streets. The proposed project is located 4,100 feet north of Avenue 38 on the east side of Adams Street (Continued last from Planning Commission Meeting of November 25, 2020). *(Rosie Lua, Assistant Planner)*

Recommendation: Staff recommends that the Planning Commission continue the project to its regular meeting of February 10, 2021 at the request of the Applicant to allow additional time to review and analyze the project. It is also recommended that the Planning Commission open the public hearing and ask for public testimony, but take no action at this time and continue the public hearing to February 10, 2021 at 6:00 p.m.

REGULAR ITEMS:

- 9.2 **Shiraz Rug Tentative Parcel Map No. 37999 (TPM 20-10-406)**: The Applicant, CCFF Properties, LLC c/o Clifford A. Cole, is proposing Tentative Parcel Map No. 37999 (TPM 20-10-406) to subdivide a single parcel consisting of 2.60 acres into three (3) commercial legal lots for the purpose of sale, lease, or financing within fully development Jefferson Plaza, an existing commercial center. *(Rosie Lua, Associate Planner)*

Recommendation: Adopt Resolution No. 1972, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council approval of Tentative Parcel Map No. 37999 (TPM 20-10-406) to subdivide 2.60 acres of a single parcel with a fully improved and operational shopping center into three (3) legal commercial lots for the purpose of sale, lease, or financing within Jefferson Plaza located on the north side of Highway 111 and east of Jefferson Street, subject to the findings and conditions of approval therein, and determining that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions). (Assessor’s Parcel Number 600-130-021).

- 9.3 **Indio Medical Office Building – Design Review 20-02-471**: The Applicant, Indio MOB – Medical Office Building, is proposing a design review to develop a vacant lot with a two-story medical building totaling 49,990 square feet consisting of 38 offices, 55 exam rooms, and 19 procedure rooms with 230 parking spaces and for the review of the project’s architecture, site plan, parking, circulation, and landscaping on a 3.90-acre parcel at the northwest corner of Cheyenne Road and Buffalo Trail. *(Nikki Gomez, Assistant Planner)*

Recommendation: Adopt Resolution No. 1945, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 20-02-471 to consider the architecture, site plan, circulation, parking, and landscaping of a two-story medical office totaling 49,990 square feet within a 3.90 acre-lot, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act CEQA Guidelines Section 15332 (Class 32 - Infill Development).

- 9.4 Sunburst RV Storage – Design Review 20-01-480 and Tentative Parcel Map No. 38014 (TPM 20-11-407):** The Applicant, Columbia Ventures, LLC c/o Guy Evans, is proposing to develop a vacant lot for an RV storage facility consisting of two one-story buildings totaling 30,240 square feet buildings with 18 commercial RV units and for the review of the projects architecture, site plan, parking, circulation, and landscaping on a 1.72-acre lot within the Manufacturing (M) Zoning District. The Applicant is also proposing Tentative Parcel Map No. 38014 (TPM 20-11-407) for commercial condominium purposes for the proposed 18 commercial RV units. *(Nikki Gomez, Assistant Planner)*

Recommendations:

1. Adopt Resolution No. 1976, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Design Review 20-10-480 for the architecture, site plan, parking, circulation, and landscaping for Sunburst RV Storage project with a total of 30,240 square feet building storage facility divided into 18 commercial RV storage units, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development).
2. Adopt Resolution No. 1977, a resolution of the Planning Commission of the City of Indio, California, approving Tentative Parcel Map No. 38014 (TPM 20-11-407) to allow a subdivision of a 30,240 square feet RV storage building facility on 1.72 acres located on northeast corner of Sunburst Street and Oleander Avenue, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development).

10. STUDY SESSION ITEMS:

- 10.1 Indio Public Safety Campus – Project Consultation:** The City of Indio is considering construction of a new public safety campus located on an approximate 8.80-acre site (APNs 612-070-001, 612-070-002, and 912-070-003) is located on the northeast corner of Jackson Street and Dr. Carreon Boulevard, where Police Headquarters and Fire State No. 1 are currently located. *(Nikki Gomez, Assistant Planner)*

11. **STAFF ITEMS:** *[Staff to provide informational reports and updates on status or issues for prior considered projects, policy development efforts, and other matters of interest to the Commission. These reports are not intended for discussion, but Commission members may ask questions on one or more reported items.]*
12. **COMMISSIONER COMMENTS**
13. **ADJOURNMENT**

Next Planning Commission Meeting:

Regular Meeting of January 27, 2021 at 6:00 p.m. (Virtual Meeting)

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. Se habla Español. The Indio City Council Chamber is accessible to person or people with disabilities; 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, Vanessa Castillo, of the City of Indio, do hereby declare that the foregoing agenda for the Planning Commission meeting of January 13, 2021 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on January 8, 2021.

Vanessa Castillo

VANESSA CASTILLO, OFFICE ASSISTANT
COMMUNITY DEVELOPMENT DEPARTMENT