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# CITY OF INDIO

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## A G E N D A

### Planning Commission

### February 10, 2021

### 6:00 p.m.

### Virtual Meeting

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*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](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/89699818367?pwd=VHhoRDV3blo0Wkx6TUN2aEVKaFFOUT09-Passcode:759787>*

*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](mailto: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](mailto: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.*

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**PLEASE NOTE THAT THE PLANNING COMMISSION MAY ACT ON ANY ITEM LISTED  
ON THE AGENDA**

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

2. **INTRODUCTION OF STAFF**

3. **PLEDGE OF ALLEGIANCE**

4. **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.

5. **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.

6. **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.]*
7. **MINUTES:** None
8. **PUBLIC HEARING ITEMS:**

**Continued Items:**

- 8.1 [The 52 Ranch Tentative Tract Map No. 37756 \(TTM 19-10-478\) and Environmental Assessment 19-11-545 \(EA 19-11-545\) \(Continued last from January 13, 2021\)](#): The project is a proposal for Tentative Tract Map No. 37756 ("TTM 37756") to subdivide approximately 34.84 acres of vacant property into 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. (Rosie Lua, Associate Planner)

**Recommendation:** Staff recommends 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 its regular meeting of February 24, 2021, to provide additional time for the Applicant and staff to analyze the proposed TTM 37756 in relation to the City's General Plan 2040.

- 8.2 [Church at the Red Door - Environmental Assessment 20-05-548, Specific Plan 20-05-40, Tentative Parcel Map 20-03-403, Conditional Use Permit 20-10-1064 & Design Review 20-05-474 \(Continued from January 27, 2021\)](#): The Applicant, Reverend Randy Lintecum, has filed an application with the City to develop a worship center that accommodates a combination of indoor and outdoor uses on an approximately 13.07-acre site to be located at the southeast corner of Jefferson Street and Avenue 49 (APNs: 602-060- 001 and 602-060-002). The General Plan and Zoning designations for the project site are Connected Neighborhood and Country Estates Indio Ranchos – 1 (CEIR1), respectively. The Proposed Project will be built out in four phases:
  - Phase 1 will consist of the construction of a sanctuary with 580 seats with building area of approximately 25,332 square feet (SF) and 236 parking stalls, including ten (10) ADA parking stalls.
  - Phase 2 will consist of the construction of an education center (Children's Ministry Building) of approximately 6,266 SF.
  - Phase 3 will consist of the construction of an administration/education building totaling approximately 6,266 SF.

- Phase 4 will consist of the construction of a multipurpose building totaling approximately 7,277 SF, a 378 seat expansion to the sanctuary, and construction of an additional 183 parking stalls in the southeast of the project site. Upon completion, the proposed project would include a total of 419 parking stalls, 45,141 square feet building area, and 958 seats, with 220 seats within the multipurpose room. *(Leila Namvar, Senior Planner)*

**Recommendation:** Staff recommends 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 its regular meeting of March 10, 2021, to provide additional time to the Applicant to work on the proposed Church at the Red Door Specific Plan.

**9. ACTION ITEMS:** None.

**10. STUDY SESSION ITEMS:**

- 10.1 Chandi Square – Project Consultation:** A project consultation to consider the architecture, site plan, circulation, and accesses for a multi-use commercial center (Chandi Square) consisting of three (3) buildings. Building A is a 5,500 square foot convenience store with a fuel canopy consisting of eight (8) fueling pumps, which is intended to operate 24 hours a day and seven (7) days a week. Building B is a 5,000 square foot drive through restaurant and retail space with an overhead structure above the drive through window area and a large overhead shade structure above the outdoor terrace area. The drive through restaurant is intended to operate 24 hours a day and seven (7) days a week. Building C is a 4,000 square foot building that includes an express tunnel for a carwash with operating hours from 6:00 am to 7:00 pm. The site is located at the southwest corner of Jefferson Street and Varner Road. *(Rosie Lua, Associate 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 February 24, 2021 at 6:00 p.m. (Virtual Meeting)

**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 and shall be posted on the City's agenda landing page. 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, Evelyn Beltran, of the City of Indio, do hereby declare that the foregoing agenda for the Planning Commission meeting of February 10, 2021 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on February 5, 2021.*



**EVELYN BELTRAN, ADMINISTRATIVE SECRETARY  
COMMUNITY DEVELOPMENT DEPARTMENT**