



CITY OF INDIO

A G E N D A

Planning Commission

February 24, 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/84517620235?pwd=ZkhXaFkxL2NnYUV1MTRCOFBSSWo3QT09> Passcode: 917867*

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.*

**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:**

- 7.1 [Minutes of December 9, 2020](#) – **Recommendation: Approve**

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 \(EA 19-11-545\) \(Continued last from February 10, 2021\)](#): The project includes Tentative Tract Map No. 37756 (“TTM 37756”) to subdivide approximately 35.01 acres of vacant property into 24 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)*

Recommendations:

1. Adopt Resolution No. 1941, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve Environmental Assessment 19-11-545 (EA 19-11-545) and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, sited on a 35.01 acre parcel, located 4,100 feet north of Avenue 38 on the east side of Adams Street, (Assessor’s Parcel Number 750-270-001); and,
 2. Adopt Resolution No. 1942, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve the Tentative Tract Map No. 37756 (TTM 19-10-478) to subdivide approximately 35.01 acres of vacant land into 24 single family residential lots, retention basin, common areas, and streets for a private gated community, subject to the findings and conditions of approval therein.
- 8.2 [Indio Medical Office Building – Design Review 20-02-471 \(Continued from January 13, 2021\)](#): 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 to be located at the northwest corner of Cheyenne Road and Buffalo Trail, 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)

Regular Items:

- 8.3 Indio Public Safety Campus – Design Review 20-09-478, Conditional Use Permit 20-09-1063 & Environmental Assessment 20-09-552:** The Applicant, City of Indio, is proposing to construct public service facilities (“Indio Public Safety Campus”), which entails the expansion of the existing Indio Police Department (Police Headquarters) and Headquarters Fire Station #1 campus to add a new Public Safety Service Building, Communication Dispatch Center and Fire Station and the demolition of the Existing Fire Station #1 and Police Headquarters to construct a new Police Station Headquarters in a 8.62 acre-lot at the northeast corner of Jackson Street and Dr. Carreon Boulevard. The proposed project will be constructed in two phases. (APN: 612-070-001, 002, 003). (*Nikki Gomez, Assistant Planner*)

Phase I construction consists of a 22,596 square feet 2-story Public Safety Service building, 7,336 square feet 1-story Communication Dispatch Center and 13,445 square feet 1-story Fire Station with associated parking, security wall, accesses, drainage improvements and landscaping.

The Phase II construction involves the demolition of an existing Headquarters Fire Station #1 and Police Headquarters and construct a new 40,000 square feet 2-story Police Station Headquarters with associated private and public parking.

Recommendations:

1. Adopt Resolution No. 1985, a resolution of the Planning Commission of the City of Indio, California adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the operation of public service facility (“Indio Public Safety Campus”) in an 8.62 acre-lot located at the northeast corner of Jackson Street and Dr. Carreon Boulevard. (APN: 612-070-001, 002, 003); and,
2. Adopt Resolution No. 1984, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Conditional Use Permit 20-09-1063 to allow a public service facility (“Indio Public Safety Campus”) within the Residential Low (RL) zone district, subject to the findings and conditions of approval therein; and,

3. Adopt Resolution No. 1983, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 20-09-478 for site design including site circulation, parking, building architecture, and landscaping for a public service facility ("Indio Public Safety Campus"), subject to the findings and conditions of approval therein.

9. **ACTION ITEMS:** None.

10. **STUDY SESSION ITEMS:** None.

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 March 10, 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 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 24, 2021 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on February 19, 2021.



EVELYN BELTRAN, ADMINISTRATIVE SECRETARY
COMMUNITY DEVELOPMENT DEPARTMENT