



CITY OF INDIO

A G E N D A

Planning Commission

April 28, 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/87649489917?pwd=dE0zOGpHWDYybK5Rb1RKU2J4ZE1mUT09> Passcode: 436591*

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 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 March 10, 2021](#) – **Recommendation: Approve**

7.2 [Minutes of March 24, 2021](#) – **Recommendation: Approve**

7.3 [Minutes of April 14, 2021](#) – **Recommendation: Approve**

8. **PUBLIC HEARING ITEMS:**

Continued Items:

- 8.1 [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 \(Continued from February 10, 2021 and April 14, 2021\)](#): 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 (CN) and Country Estates Indio Ranchos – 1 (CEIR1), respectively. The Proposed Project will be built out in four phases:

- **Phase 1:** The initial phase will consist of one building measuring approximately 20,440 SF supplemented by parking stalls. The building will be utilized as a Sanctuary with a maximum capacity of approximately 584 seats. The building will be constructed on the northwest corner of the site. Entry access is located on Jefferson Street and Avenue 49. Trees with large shade canopies will be planted every four (4) parking stalls, to provide adequate shielding from the sun during high temperature months. Outdoor gathering areas will adorn the exterior of the building. A pedestrian bridge will be located over the existing desert arroyo to the east side of the building. A water feature accompanied by another pedestrian bridge will further enhance the surrounding desert landscape. During Phase 1, a total of 236 parking spaces will be constructed on site.
- **Phase 2:** The second phase of the project will consist of a building measuring approximately 6,266 SF. The building will be utilized as a Next Gen/Children's Building and contain breakout areas as well as storage. This is a building for Children's Ministry and Activities and will not be Day School or elementary school. A shared open space and elongated roof will connect the building to the Sanctuary constructed in Phase 1.

- **Phase 3:** The third phase will consist of a third building to be constructed (administration/next-gen youth) measuring approximately 6,266 SF. A shared open space will create an architectural separation between the buildings. The building will be utilized to further extend the Youth Program and administrative uses.
- **Phase 4:** The fourth phase will consist of the construction of a building measuring approximately 8,264 SF. This building will be utilized as a multi-purpose room and will not be used as overflow worship for the Sanctuary. The building would have a large divisible meeting room, a storage room, kitchen, restrooms, and a mechanical room. The expansion of the Sanctuary will also occur during this phase, adding an additional 381 seats for a total of 965 seats. Per the parking requirements, the 236 parking stalls constructed in Phase 1 are sufficient for the Phase 4 Sanctuary expansion. The Church reserves the option to add 123 parking spaces constructed on the southern portion of the site. If implemented, the total parking would grow to 359 parking stalls. *(Leila Namvar, Senior Planner)*

Recommendations:

1. Resolution No. 1978, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve Environmental Assessment 20-05-548 and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Church at the Red Door Project for the 13.07-acre vacant property to located at the southwest corner of Jefferson Street and Avenue 49 (APNs: 602-060-001 and 602-060-002); and,
2. Resolution No. 1979, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council adopt the Church at the Red Door Specific Plan (CRD-SP) 20-05-40 to establish zoning regulations, development regulations, and design standards for the 13.07-acre vacant property ("Project Site") to located at the southwest corner of Jefferson Street and Avenue 49 (APNs: 602-060-001 and 602-060-002); and,
3. Resolution No. 1980, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve Tentative Parcel Map No. 37837 (TPM 20-03-403) to subdivide the 13.07-acre Project Site into two (2) parcels to accommodate development of a worship center to be located at located at the southwest corner of Jefferson Street and Avenue 49 (APNs: 602-060-001 and 602-060-002); and,
4. Continuation of the following resolutions to a date after the Specific Plan is approved:

- a. Resolution No. 1981, a resolution of the Planning Commission of the City of Indio, approving Conditional Use Permit 20-10-1064 to allow a place of worship (Church at the Red Door) on a 13.07-acre Project Site to be located at located at the southwest corner of Jefferson Street and Avenue 49 (APNs: 602-060-001 and 602-060-002); and,
- b. Resolution No. 1982, a resolution of the Planning Commission of the City of Indio, approving Design Review 20-05-474 for site design, circulations, landscape, and architecture on a 13.07-acre Project Site to be located at located at the southwest corner of Jefferson Street and Avenue 49 (APNs: 602-060-001 and 602-060-002).

Please note that under state law a recommendation for approval on the General Plan amendment and Specific Plan adoption would need to be made by the affirmative vote of not less than a majority of the total membership of the Commission. [Gov. Code Sections 65354; 65453(a).]

- 8.2** **40th Avenue Properties – Tentative Parcel Map No. 37826 (TPM 20-11-409) (Continued from April 14, 2021):** The Applicant, Bryan Jensen, is proposing to subdivide a 4.89-acre parcel into four (4) parcels and a remainder lot. The subject property is generally located west of Jefferson St. and south of Avenue 40. (APN: 607-240-015). (*Gustavo Gomez, Assistant Planner*)

Recommendation: Adopt Resolution No. 1986, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve Tentative Parcel Map No. 37826 (TPM 20-11-409) to subdivide an existing parcel of land into four (4) parcels and a remainder lot subject to the findings and conditions of approval therein and determine that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) 15315 (Minor Land Divisions).

Regular Item:

- 8.3** **America's Best Contacts & Eyeglasses- Conditional Use Permit 21-03-1066 (CUP 21-03-1066):** The Applicant, Red Mountain Retail Group Inc. on behalf of the National Vision Inc., d/b/a America's Best Contacts & Eyeglasses, Inc., submitted an application requesting consideration of a conditional use permit to allow operation of a medical office for an optometry services within the Business Park (BP) zoning district located at 42450 Jackson Street, within the Indio Towne Center, Assessor's Parcel Number 692-050-033. (*Rosie Lua, Associate Planner*)

Recommendation: Resolution No. 1991, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 21-03-1066 to allow a medical office for optometry services within the Business Park (BP) zoning district at 42450 Jackson Street, within the

Indio Towne Center, subject to the findings and conditions of approval therein and determining that the proposed use does not require additional environmental review per the California Environmental Quality Act (CEQA). (Assessor's Parcel Number: 692-050-033) ACTION ITEMS: None.

9. STUDY SESSION ITEMS: None.

10. 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.]*

11. COMMISSIONER COMMENTS

12. ADJOURNMENT

Next Planning Commission Meeting:

Regular Meeting of May 12, 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 April 28, 2021 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on April 22, 2021.



EVELYN BELTRAN, ADMINISTRATIVE SECRETARY
COMMUNITY DEVELOPMENT DEPARTMENT