



CITY OF INDIO

A G E N D A

Planning Commission

June 23, 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/88403456243?pwd=djNVckNZd25GS1pQWDM3cjZlWXgvZz09> - Passcode: 92201*

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
Commissioner Esperanza “Espe” Valdez

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 June 9, 2021](#) – **Recommendation: Approve**
(Evelyn Beltran, Administrative Secretary)

8. **PUBLIC HEARING ITEMS:**

- 8.1 [Indian Palms 32 – Design Review 21-01-483 \(DR 21-01-483\)](#): The Applicant, Indian Palms 32, LLC, has filed an application with the City to construct 32 attached homes including ten (10) triplexes and one (1) duplex, common areas, and private streets inclusive of the site design, building architecture, and landscaping within Lot 5 of the recorded Tract Map No. 14690 in the Indian Palms Country Club community, generally located between Cochran Street and the terminus of Garland Street and on the south side of Waring Way. (Rosie Lua, Associate Planner)

Recommendation: Adopt Resolution No. 1989, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 21-01-483 allowing the construction of 32 attached homes including ten (10) triplexes and one (1) duplex, common areas, and private streets inclusive of the site design, building architecture, and landscaping within Lot 5 of the recorded Tract Map No. 14690 in the Indian Palms Country Club community, generally located between Cochran Drive and the terminus of Garland Road and on the south side of Waring Way, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act (CEQA).

- 8.2 [Fiesta Kia – Revisions to Conditions of Approval for the Approved Conditional Use Permit 20-11-1065 and Approved Design Review 20-11-481](#): To Reconsider the Conditions of the Approval for Conditional Use Permit 20-11-1065 and Design Review 20-11-481 that was approved by the Planning Commission at their regular meeting of May 23, 2021. (Nikki Gomez, Assistant Planner)

Recommendation: Revise condition number 10 in [Section A. General Conditions of Approval](#), “*The Applicant shall limit vehicle deliveries by semi-trucks or other large trucks from 7:00 a.m. to 7:00 p.m.*”, of the [Adopted Resolution No. 1995](#), a resolution of the Planning Commission of the City of Indio, approving Conditional Use Permit 20-11-1065. In addition, remove condition number 7 in [Section D. Prior to Issuance of Grading Permit](#), “*Applicant shall submit a Lot Merger/Lot Line Adjustment Application for review and*

approval and record the approved application prior to the issuance of a Grading Permit”; and, add condition number 23 to Section E. Prior to Issuance of a Certificate of Occupancy, “The Applicant/Developer shall construct a 6 foot wide concrete sidewalk per City of Indio std. plan no. 132 along Varner Road property frontage, from Fifties Way to New Castle Drive”, to the Adopted Resolution No. 1996, a resolution of the Planning Commission of the City of Indio, approving Design Review 20-11-481.

8.3 Ventana Project – Environmental Assessment 20-05-547, General Plan Amendment 20-05-120, Specific Plan 20-05-39, Tentative Tract Map 20-05 479, and Design Review 20-05-473: The Applicant, Mario Gonzales/Avenue 50 Indio, LLC is requesting approval of the Ventana Project, which is proposes a low-density residential development consisting of 103 residential units, a dog park, pedestrian trails, and open space common areas. The Project consists of the following components:

- An Environmental Impact Report (EIR) to assess the potential environmental impacts of the proposed project.
- A General Plan Amendment to introduce a new land use designation, “Transitional Neighborhood (TN)” to the City’s General Plan 2040 allowing 0-3 dwelling units per acre and a concurrent Land Use Map Amendment designating the 45.17 acres (Project site) with this new land use designation.
- A Specific Plan to govern as the zoning for the property allowing 103 single family homes on the 45.17 acres.
- A Tentative Tract Map subdividing the 45.17 acres into 103 single-family lots as well as lettered lots for open space, storm water retention, and streets.
- A Design Review to consider the site plan, architectural design, and landscaping for the Project.

Recommendation:

1. Adopt Resolution No. 1955, a resolution of the Planning Commission of the City of Indio, California recommending that the City Council to certify the Final Environmental Impact Report (FEIR) prepared for the Ventana Project pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the construction and operation of the proposed project and adopting environmental findings pursuant to the California Environmental Quality Act and a Mitigated Monitoring and Reporting Program.
2. Adopt Resolution No. 1952, a resolution of the Planning Commission of the City of Indio, California recommending that the City Council approve General Plan Amendment 20-05-120 (GPA 20-05-120) to add a new land use designation, Transitional Neighborhood (TN), with a density of 0-3 dwelling units per acre and a concurrent Land Use Map Amendment designating the 45.17 acres vacant project site with this new land use designation, where the project site is generally located north side of Avenue 50 between Jefferson Street and Madison Street in the City of

Indio, Riverside County, California (Assessor's Parcel Numbers/APNs: 602-070-004-1, 602-080-001-9, and 602-080-002-0); and,

3. Adopt Resolution No. 1953, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve Ventana Specific Plan 20-05-39 (SP 20-05-39) to establish zoning regulations, development regulations, and design standards for a 45.17-acre vacant property, generally located North side of Avenue 50 between Jefferson Street and Madison Street in the City of Indio, Riverside County, California (Assessor's Parcel Numbers/APNs: 602-070-004-1, 602-080-001-9, and 602-080-002-0); and,
4. Adopt Resolution No. 1954, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approval of Tentative Tract Map No. 37884 (TTM 20-05-479) to subdivide a 45.17-acre Project area into 103 single family residential lots as well as lettered lots for streets, common areas and similar ancillary uses, resulting in an overall density of 2.3 dwelling units per acre; and,
5. Adopt Resolution No. 1956, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 20-05-473 (DR 20-05-473) for Ventana Project, contingent upon approval of General Plan Amendment 20-05- 120 (GPA 20-05-120) and Specific Plan 20-05-39 (SP 20-05-39).

Under state law a recommendation for approval on General Plan or Specific Plan amendment or 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)].

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 July 14, 2021 at 6:00 p.m

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 June 23, 2021 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on June 18, 2021.



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