



CITY OF INDIO

A G E N D A

Planning Commission

December 8, 2021

6:00 p.m.

150 Civic Center Mall
Indio, California

The City Council Chamber will be open to the public and Planning Commission meetings will be conducted in person and remotely through Zoom in compliance with Government Code Section 54953(e) (AB 361)

The Council Chamber will have very limited seating available on a first-come, first-served basis. Members of the public will be required to comply with the California Department of Health Guidance for the Use of Face Coverings which requires unvaccinated individuals to wear a mask in indoor public settings unless otherwise exempt.

You may view the meeting via [Livestream](#)

or via [Facebook Live](#)

or via [Zoom](#)

Webinar ID: 857 8421 9177 / Passcode: 92201

Consistent with Government Code Section 54953(e) (Assembly Bill 361), members of the 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 orally may do so either in person or virtually, or in writing as described below.

Oral Comments: Oral testimony can be provided in person or during the virtual live session. Individual speakers are limited to three minutes each, unless the Chairperson amends the time limit. To address the Commission in person please complete speaker request card located at the entrance and give it to the Secretary. Your name will be called when it is your turn to speak. To address the Commission during the virtual live session via zoom, please email the secretary at vcastillo@indio.org or alternatively, during the specific agenda item or general comment period (i.e. non-agenda items), please use the "raise your hand" function on zoom in order to be recognized by the secretary in order to provide comments in real time. **The secretary will facilitate to the extent possible any email requests to provide oral comments 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). To participate during the live session, please keep track of the meeting proceedings by watching the meeting via Livestream, Facebook Live, YouTube, or Zoom. Please raise your hand and your name or other identifier (phone number) will be called when it is your turn to speak.

Written Comments: identifiers unable to provide comments during the meeting (whether in person or the virtual live session), written public comments on agenda and non-agenda items, or both, may be submitted by email to the secretary at vcastillo@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 8a" on the email subject line. **Email/Written comments must be received by the City Clerk no later than 5:00 p.m. on the day of the meeting** and such comments will be distributed to the Secretary, 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.

Public Hearing Items: Any person may provide in-person comments on public hearing items. Oral or written comments will also be accepted 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. PLEDGE OF ALLEGIANCE

3. ROTATION OF CHAIRPERSON AND VICE-CHAIRPERSON

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This is the time set aside for public comment on items not on the agenda. Public comments may be provided in the manner prescribed on the first page of the agenda.

5. MINUTES: [July 28, 2021](#) & [August 11, 2021](#)

6. PUBLIC HEARING ITEMS:

(CONTINUED ITEM FROM NOVEMBER 10, 2021)

- 6.1. [Conditional Use Permit 21-07-1068, APC Towers CA-1077 Brickey Property:](#)** Damien Pichardo on behalf of APC, the Applicant, has applied for a conditional use permit to allow a 65’ high mono-palm wireless facility consists of a 525 (20’ x 25’) square feet leased space bordered by a seven feet (7’) high CMU wall to house a 65’ high faux-eucalyptus tree with ground mounted equipment and emergency generator, generally located south of Date Avenue and East of Colhoun Street on a vacant property *(Kevin Snyder, AICP, Community Development Director)*

RECOMMENDATION: Adopt Resolution No. 2008, a resolution of the Planning Commission of the City of Indio to approve Conditional Use Permit 21-07-1068 authorizing construction of a 65-foot tall wireless facility designed as a faux-eucalyptus tree, with an accompanying seven feet (7’) high CMU wall enclosure within a vacant property, subject to the findings and conditions of approval included therein and determining that the project is exempt from the California Environmental Quality Act.

(REGULAR ITEMS)

- 6.2. [Tentative Parcel Map No. 38241 \(TPM 21-09-412\):](#)** Peter Kim, the Applicant, has applied for Tentative Parcel Map No. 38241 (TPM 21-09-412) to subdivide a 5-acre parcel into two (2) single family residential parcels *(Kevin Snyder, AICP, Community Development Director)*

RECOMMENDATION: Approve Resolution No. 2003, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve the Tentative Parcel Map No. 38241 (TPM 21-09-412) to subdivide a 5-acre

parcel of land into two (2) single family residential parcels to be located at Los Palos Drive between Zenda Drive and Avenue 52 and determine that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) (Assessor's Parcel Number 779-100-028)

6.3. Tentative Tract Map No. 31689 Second Amendment (TTM 4-1-398 Amendment 2):

Joseph Ravani with Global Investment & Development, the Applicant, has filed an application for second amendment to Tentative Tract Map No. 31689 (TTM 4-1-398 Amendment 2) to reflect the construction of the North Indio Channel constructed by the Coachella Valley Water District (CVWD) and the relocation of the north entrance to align with Rancho Los Cerritos Drive (*Kevin Snyder, Community Development Director*)

RECOMMENDATION: Adopt Resolution No. 2004, a resolution of the Planning Commission of the City of Indio, California, recommending the City Council approve the second amendment to Tentative Tract Map No. 31689 (TTM 4-1-398 Amendment 2) to reflect the construction of the North Indio Channel constructed by the Coachella Valley Water District (CVWD) and the relocation of the north entrance to align with Rancho Los Cerritos Drive for the 318 single-family lots with a minimum lot size of 7,000 square feet, on a 86.48-acre property that will be recorded as part of Phase II of the project, TTM 31689-2.

6.4. Tentative Parcel Map No. 38238 (TPM 21-08-411): Armando Magana (Enoc Cota), the Applicant, has applied for Tentative Parcel Map No. 38238 (TPM 21-08-411) to subdivide a 6.94-acre parcel into four (4) single family residential parcels, a private street, and a remainder lot acquired by the Coachella Valley Water District (CVWD) for regional flood control (*Kevin Snyder, AICP, Community Development Director*)

RECOMMENDATION: Approve Resolution No. 2005, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council approve the Tentative Parcel Map No. 38238 (TPM 21-08-411) to subdivide a 6.94-acre parcel of land into four (4) single family residential parcels, located at 37600 Goodman Road, Indio, CA 92203 on the north side of Avenue 38 between Dune Palms Road and Goodman Road, east of Adams Street, subject to the findings and conditions of approval therein, and determine that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) (Assessor's Parcel Number 691-040-005).

6.5. General Plan Amendment – Housing Element 2021-2029: An amendment to the City of Indio General Plan 2040 adopted on September 18, 2019 to update the General Plan's Housing Element and adoption of a Negative Declaration of said Housing Element pursuant to the provisions of the California Environmental Quality Act. As required under State Law, the City of Indio is preparing an update to the City's Housing Element of its adopted General Plan previously adopted in 2013. The California State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) that has assigned the City of Indio with a RHNA allocation of 7,812 housing units in the City between 2021 and 2029 of which 2,963 or 38% of the housing units must be affordable. Pursuant to the provisions of CEQA Guidelines Section 15070-15075, the Director of Community Development has determined that the General Plan Amendment - Housing Element Update will not have significant impact on the environment. The

Director of Community Development concludes that the updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The Director of Community Development further concludes that the updated Housing Element is a policy document, and its adoption would not result in any direct or indirect physical impacts because no development or construction is authorized by this action. Therefore, the Director of Community Development representing the City of Indio as the lead agency has concluded that a Negative Declaration is appropriate for the project and that the preparation of an Environmental Impact Report (EIR) is not required. On August 17, 2021, the City of Indio issued and circulated for a 30-day public review and comment period a Notice of Intent to Adopt a Negative Declaration for the Housing Element Update. The public comment period began on Tuesday, August 17, 2021 and ended on Monday, September 20, 2021 (*Kevin Snyder, AICP, Community Development Director*)

RECOMMENDATION: Adopt Resolution No. 2013 a resolution of the Planning Commission of the City of Indio recommending to the City Council an amendment to the General Plan 2040 adopting the City of Indio Housing Element 2021-2029 subject to specified findings and conclusions and determining that the project will not have significant impact on the environment because the updated Housing Element is a policy document, and its adoption would not result in any direct or indirect physical impacts because no development or construction is authorized by this action and adopting a Negative Declaration for the project.

7. OTHER ITEMS:

7.1. Chandi Square: Conditional Use Permit 21-07-1069 & Design Review 21-07-489:

Sunny & Karan LLC, the Applicant, is proposing to develop a commercial project comprised of three parcels (APNs: 607-260 059, 607-260-060, and 607-260-056) that entails construction of a new gasoline service station with ten (10) fuel pump stations, a 2,600-square foot (sf) high-turnover restaurant and a 2,400-sf fast food restaurant with a drive-through, a 5,500-sf convenience store, and a 3,600-sf carwash tunnel, to be located The project is located at the southwest corner of Jefferson Street and Varner Road (*Kevin Snyder, AICP, Community Development Director*).

No action will be take on this project. Subject to due noticing, the Planning Commission will consider this item at a December 14, 2021 special Planning Commission meeting.

8. ACTION ITEMS: None

9. STUDY SESSION ITEMS: None

10. COMMISSIONER ITEMS

11. STAFF ITEMS

12. ADJOURNMENT

Next SPECIAL Planning Commission Meeting:
December 14, 2021 at 6:00 p.m.

Agenda packets are available on the city's website at www.indio.org and at the City Clerk's Office 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 in the City Clerk's Office, during normal City business hours.

PUBLIC NOTICE

The Indio City Council Chamber is accessible to person(s) 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 391-4007. 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).

RULES OF DECORUM

To help conduct the business of the Planning Commission in an orderly fashion, the City has adopted rules pertaining to decorum and order, as provided for in Ordinance No. 1205. The Planning Commission will strictly enforce these rules in order to allow full expression of ideas and opinions by councilmembers, staff and the public. Generally, the City's rules of decorum prohibit comments or actions which willfully disrupt the meeting. All remarks and questions shall be addressed to the Commission as a whole and not to any particular member. No individual Commissioner or member of the City staff shall be questioned without first obtaining permission from the Presiding Officer. The Planning Commission asks that all persons - including commissioners, staff and the public - act and speak respectfully.

DECLARATION OF POSTING

I, Vanessa Castillo, City Clerk Specialist of the City of Indio, California, do hereby declare that the foregoing agenda was posted on December 3, 2021, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:

*City of Indio Council Chamber, 150 Civic Center Mall, Indio, CA 92201
City of Indio website www.indio.org*

Vanessa Castillo

*Vanessa Castillo
CITY CLERK SPECIALIST*