



CITY OF INDIO

A G E N D A

Special Planning Commission Meeting

December 14, 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: 820 2777 9194 / 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 Nicco Alexander Ysiano
Vice Chairperson Christian Rodriguez Ceja
Commissioner Esperanza “Espe” Valdez
Commissioner Gloria Franz
Commissioner Jacqueline “Jackie” Lopez

2. PLEDGE OF ALLEGIANCE

3. 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.

4. MINUTES: None

5. PUBLIC HEARING ITEMS:

(CONTINUED ITEM FROM DECEMBER 8, 2021)

5.1. 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. The project is located at the southwest corner of Jefferson Street and Varner Road (*Kevin Snyder, AICP, Community Development Director*).

RECOMMENDATIONS:

- Adopt Resolution No. 2006, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 21-07-1069 to allow the use of a convenience store, fuel station, drive through restaurant, and car wash (“Chandi Plaza”) within the Community Commercial (CC) zoning district, subject to the findings and conditions of approval therein, and determining that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Section 15332 (In-Fill Development Projects).
- Adopt Resolution No. 2007, a resolution of the Planning Commission of the City Indio, California, approving Design Review 21-07-489 for the architecture, site plan, circulation, parking, landscape, and sign program for a new commercial development 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. The total proposed building footprint of 14,500 sf would occupy

approximately 17 percent of an approximate two-acre site and the remainder of the project site would be fully paved or landscaped, subject to the findings and conditions of approval and determining that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Section 15332 (In-Fill Development Projects).

- 6. **ACTION ITEMS:** None
- 7. **STUDY SESSION ITEMS:** None
- 8. **COMMISSIONER ITEMS**
- 9. **ADJOURNMENT**

Next Planning Commission Meeting:
January 12, 2022 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 9, 2021, at least twenty-four (24) 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