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# CITY OF INДИО

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## A G E N D A

### *Planning Commission*

*February 26, 2020*

*6:00 p.m.*

*150 Civic Center Mall, Indio, CA  
Council Chambers*

1. **CALL TO ORDER AND ROLL CALL:** Chairperson Gloria Franz  
Vice-Chairperson Jacqueline “Jackie” Lopez  
Commissioner Nicco Alexander Ysiano  
Commissioner Ascencion “Sam” Torres  
Commissioner Eric Ceja
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** *[This is the time set aside for public comment. If you wish to speak, please complete a “request to speak” form and limit your comments to three minutes (forms are located in the lobby of the Council Chamber). Please watch the timing device on the podium.]*
4. **MINUTES:**
  - 4.1 **Minutes of February 12, 2020 – Recommendation:** *Approve*
  - 4.2 **Special Meeting Minutes of February 18, 2020 – Recommendation:** *Approve*
5. **PUBLIC HEARING ITEMS:**
  - 5.1 **[Arroyo Crossing Mixed Use Project Design Review 19-07-463, Tentative Parcel Map 19-07-543, and Environmental Assessment 19-07-401 \(Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program\)](#):** Request for entitlement approvals for Aa mixed-use affordable housing development consisting of seven (7) three (3)-story rental apartment buildings with a total of one hundred and eighty-four (184) residential units. The subject site is comprised of APN 600-020-016 and is further identified as 47555 Jefferson Street, and is located along Jefferson Street southwest of the Jefferson Street/Highway 111 intersection. One-hundred and eighty-two (182) units are proposed to be qualifying affordable units and two (2) units are proposed to be used for property management purposes. In addition, the project proposes the development of a two (2)-story/10,000 square foot office building, a single-story recreational/leasing building, a community pool, surface parking, landscaping and open space recreational areas. (*Gustavo Gomez, Assistant Planner*)

**Recommendation:** The Community Development Department recommends that the Planning Commission open the public hearing and receive oral or written testimony on February 26, 2020 for Arroyo Crossing (Design Review 19-07-463, Tentative Parcel Map 19-07-543, and Environmental Assessment 19-07-401) and continue the public hearing to a time and date certain of March 11, 2020, 6:00 p.m. to provide time for City staff to conduct a required government to government AB52 consultation with the Agua Caliente Band of Cahuilla Indians.

- 5.2 **Citrus Plaza II Specific Plan 19-08-63 and Environmental Assessment 19-08-544 (Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program)**: Request for Specific Plan approval for a currently vacant 9.19 acre parcel of land further identified as APN 602-090-006 and 49730 Jefferson Street, located along Jefferson Street northeast of the Jefferson Street/Avenue 50 intersection. The Specific Plan comprises of proposes zoning regulations for land uses, development standards, and design standards for the development of the entire 9.19-acre parcel of land for future development of the subject property. The Specific Plan includes an overall design standard; however, it divides the parcel into three planning areas, each with its specific permitted land uses and development standards. This Specific Plan proposes the development of a mixed-use shopping center over the three proposed planning areas comprised of retail and personal services uses, drive-through and sit-down restaurants, a fueling station without a convenience store, and either a 150 room hotel or 30-38 unit multi-family residential development. An Environmental Assessment comprised of an Initial Study and associated Mitigated Negative Declaration (MND) was prepared for the proposed Specific Plan in conformance with the California Environmental Quality Act (CEQA). (*Rosie Lua, Associate Planner*)

**Recommendation:**

1. Adopt Resolution No. 1926, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council of the City of Indio, California approval with conditions Citrus Plaza II Specific Plan (SP 19-08-63) for the establishment of zoning regulations of land uses, development standards, and design standards for a 9.19 acre parcel of land, generally located east of Jefferson Street and 700 feet north of Avenue 50 more specifically identified as 49730 Jefferson Street, Indio, CA 92201 and Assessor's Parcel Number 602-090-006.
2. Adopt Resolution No. 1927, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council of the City of Indio, California certify Environmental Assessment 19-08-544 for Citrus Plaza II Specific Plan and a Mitigated Negative Declaration including a Mitigated Monitoring and Reporting Program in compliance with the California Environmental Quality Act for a 9.19 acre parcel of land,

generally located east of Jefferson Street and 700 feet north of Avenue 50 more specifically identified as 49730 Jefferson Street, Indio, CA 92201 and Assessor's Parcel Number 602-090-006.

- 5.3 Indio Downtown Specific Plan 17-07-536, Interim Zoning Ordinance, General Plan Amendment, General Plan Map Amendment, Zoning Ordinance and Environmental Assessment 17-07-536, (Final Environmental Impact Report, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program):** A City Initiated Specific Plan for 140 acres in Downtown Indio in a geographic area bounded by Indio Boulevard to the north, Highway 111 to the south, Jackson Street to the east, and Deglet Noor Street/King Street to the west the Downton Indio, which. The proposed Specific Plan will supersede and replace the previously adopted will replace the Old Town Indio Specific Plan that was adopted in (July 1997) and will repeal certain sections of Chapter 159 (Zoning Regulations) of the Indio Municipal Code. The project includes a Programmatic Environmental Impact Report (EIR) for the proposed Specific Plan for legislative body certification. The Plan includes 140 acres in the geographic area bounded by Indio Boulevard to the north, Highway 111 to the south, Jackson Street to the east, and Deglet Noor Street/King Street to the west. (*Leila Namvar, Senior Planner*)

**Recommendation:**

1. Adopt Resolution No. 1928, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council certify a Final Environmental Impact Report (FEIR) (EA 17-07-536), adopt CEQA Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program in connection with approval of the Indio Downtown Specific Plan (SP 17-07-37); and,
2. Adopt Resolution No. 1929, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council adopt the Indio Downtown Specific Plan (SP 17-07-37), and amending the City's Zoning Map to reflect the new boundaries of the Indio Downtown Specific Plan; and,
3. Adopt Resolution No. 1930, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council adopt an ordinance adopting interim development standards for the Indio Downtown Specific Plan; and,
4. Adopt Resolution No. 1931, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council adoption of the General Plan Amendment to include the Downtown Specific Plan as an appendix to the General Plan 2040 and a General Plan Map Amendment to include the Downtown Specific Plan boundary and designation to the General Plan 2040; and,

5. Adopt Resolution No. 1932, a resolution of the Planning Commission of the City of Indio, California, recommending that the City Council establishes the corresponding zoning for the properties that are proposed to be taken out of the former Old Town Indio Specific Plan boundary.

6. **STUDY SESSION ITEMS:** None

7. **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.]*

8. **COMMISSIONER COMMENTS**

9. **ADJOURNMENT**

**Next Planning Commission Meeting:**

**March 11, 2020 at 6:00 p.m.**

*Located at the City of Indio, Council Chambers  
150 Civic Center Mall, Indio, CA*

**PUBLIC NOTICE**

*Agenda packets are available on the City's website at [www.indio.org](http://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. 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 26, 2020 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on February 21, 2020.*



*EVELYN BELTRAN, ADMINISTRATIVE SECRETARY  
COMMUNITY DEVELOPMENT*