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# CITY OF INDIO

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## **A G E N D A**

### ***Planning Commission Meeting***

### ***January 25, 2017***

### ***6:00 p.m.***

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

1. **Call to Order and ROLL CALL:** Chairperson Joan Dzuro  
Vice-Chair Kenneth Weller  
Commissioner Gloria Franz  
Commissioner Eric Ceja  
Commissioner Jacqueline Lopez
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **PUBLIC COMMENT:** *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. **CONSENT CALENDAR:** *All matters listed on the consent calendar are considered to be routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Planning Commission or audience request specific items be removed from the consent calendar for separate discussion and action.*
  
5. **MINUTES:** None
  
6. **PUBLIC HEARING ITEMS:**
  - 6.1 **Tigris Monopalm;** The Applicant, LA SMSA LP dba Verizon Wireless, has filed for a Conditional Use Permit (16-09-1017) to permit the construction of a 70-foot commercial antenna in the form of a monopalm, including an MCE design, generator, and fence within a 250 sq. ft. area on a mostly undeveloped property, within the Neighborhood Commercial (NC) zone district.

**Recommendation:** Continue the item to the regular Planning Commission meeting of February 8, 2017.

- 6.2 Victoria Center Time Extension;** The Applicant, Victoria Chan on behalf of CIIF Hotel Group, is requesting a 12-month time extension for Design Review 14-11-380 and Environmental Assessment 14-11-518.

**Recommendation:** Approve Resolution No. 1800, a Resolution of the Planning Commission of the City of Indio, California, granting a one-year time extension for Design Review 14-11-380 (Victoria Center), subject to the original findings and conditions of approval.

- 6.3 Shadow Hills Market Place Time Extension;** The Applicant, Charles M. Ellis / J & V IV, LLC, is requesting a 12-month time extension for the following entitlements:

- 1. Design Review (DR 08-3-294):** approval of architectural design, site configuration and landscaping for the development of approximately 4.03 acres into a neighborhood commercial retail shopping center, totaling approximately 38,500 square feet.
- 2. Conditional Use Permit (CUP 08-3-913):** approval of the establishment of a drive through business in the Mixed Use - 1 district within the Gateway Specific Plan and approval of a comprehensive multiple tenant sign program.

**Recommendation:** Approve Resolution No. 1799, a Resolution of the Planning Commission of the City of Indio, California, granting a one-year time extension for Design Review 08-3-294 and Conditional Use Permit 08-3-913 (Shadow Hills Market Place), subject to the original findings and conditions of approval.

- 6.4 Renaissance Village of Indio;** The Applicant, Continental East Fund IX, LLC, has filed an application for a one-year time extension of the following entitlements:

- 1. Tentative Parcel Map 36580 (PM 13-7-388):** to subdivide approximately 20 gross acres (17.52 net acres) site into 4 commercial parcels.
- 2. Conditional Use Permit (CUP 13-7-985):** permitted a residential care facility for the elderly, including memory care, within the Business Park zone district.
- 3. Design Review (DR 13-7-363):** approved the overall site plan, architecture, parking, landscaping, related infrastructure, and amenities to construct four single-story buildings for a total of 121,054 square feet for a residential care facility for the elderly with a 105-bed assisted living facility, a 48-bed memory care facility, and an administration office on a 9.95 acre site.

**Recommendation:** Approve Resolution No.1801 and Resolution 1802, Resolutions of the Planning Commission of the City of Indio, California, granting a one-year time extension for Tentative Parcel Map 36580 (PM 13-7-388) to November 13, 2017, Conditional Use Permit 13-7-985 and

Design Review 13-7-363 to December 31, 2017, subject to the original findings and conditions of approval.

**7. COMMISSIONER COMMENTS:**

**8. DIRECTOR COMMENTS:**

8.1 City Council meeting of January 4, 2017, and January 18, 2017

8.2 League of California Cities - Planning Commissioners Academy

**9. ADJOURN:**

**Next Planning Commission Meeting**

**Wednesday, February 8, 2017**

**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.*

*The Indio City Council Chamber is handicapped accessible; 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, Leila Namvar, of the City of Indio, do hereby declare that the foregoing agenda for the Planning Commission meeting of January 25, 2017, was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on January 20, 2017.*

*FOR*   
Leila Namvar  
Development Services Department