CITY OF INDIO

A G E N D A
Planning Commission
July 28, 2021
6:00 p.m.

Council Chambers | 150 Civic Center Mall, Indio, CA 92201 | In-Person and Virtual

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 Executive Order N-29-20.

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** 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/Cityoflndio/

or via **YouTube** at:
https://www.youtube.com/channel/UCnJCb93GZ3LsUSpDYss2oWA

or view and participate via **Zoom** at:
https://us02web.zoom.us/j/84156899826?pwd=bUM4cnlpZFVuTlpDZ1lycUh0OTVhQT09 - 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 in person or 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 and 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: Oral testimony can be provided in person or during the virtual live session. Individual speakers are limited to three minutes each, unless, for good cause, 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 Commission 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 Commission Secretary at ebeltran@indio.org. **The Commission Secretary 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). To participate during the live session, please keep track of the meeting proceedings by watching the meeting via Livestream, Facebook Live, YouTube, or Zoom. Your name will be called when it is your turn to speak.

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. 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 meeting virtually.
- Virtual meeting participants must mute all live streaming devices to avoid playback when speaking.
- Virtual 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 participating virtually 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 participating virtually 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 hybrid in-person and 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 virtually 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 July 14, 2021 – **Recommendation: Approve**
(Evelyn Beltran, Administrative Secretary)

8. PUBLIC HEARING ITEMS:

8.1 Music Festivals Plan Second Amendment to Development Agreement (DA 12-8-28) and Zoning Text Amendment (ZTA 21-07-77) and CEQA Exemption (Class 1 and Class 23): The Applicant, Goldenvoice, LLC and Coachella Music Festival, LLC, have filed an application with the City of Indio requesting 1) a second amendment to a Development Agreement, originally approved via the City Council's adoption of Ordinance No. 1629 on April 17, 2013 and initially amended via the adoption of Ordinance No. 1694 on April 20, 2016, to extend said term of this Agreement to the end of calendar year 2050 or December 31, 2050; 2) to include and have covered by the provisions of the original Development Agreement and subsequent amendments inclusive of the requested second amendment, the following Assessor's Parcel Numbers: 616-270-006, 616-280-006, 616-280-007, 616-290-001, 616-290-003, 616-290-008, 616-290-010, 616-290-011, 616-300-001, 616-300-002, 616-300-011, 616-300-012, 616-300-013, 616-300-015, 616-300-018, 616-300-019, 616-300-020, 616-300-031, 616-300-032, 616-300-034, 616-300-035, 616-300-041, 779-010-001, 779-010-002, 779-010-003, 779-020-001, 779-020-002, 779-020-003, 779-020-004, 779-020-005, 779-020-006, 779-020-008, 779-020-009, 779-030-001, 779-030-002, 779-040-001, 779-040-002, 779-040-003, 779-040-004, 779-040-005, 779-040-006,779-040-007, 779-050-001, 779-050-002, 779-050-003, 779-050-004, 779-050-005, 779-050-007, 779-050-008, 779-050-009, 779-050-010, 779-050-012, 779-050-13, 779-050-014, 779-050-016, 779-050-017, 779-050-018, 779-050-019779-050-020, 779-050-021, 779-050-023, 779-050-024, 779-050-025, 779-050-026, 779-050-027, 779-051-003 and 779-060-002; and 3) to amend Subsection 159.463 (Definitions), Subsection 159.466 (Major Music Festival Permit Required) and Subsection 159.469 (Decision) pursuant to the provisions of Subsections 159.870 to 159.876 (Zoning Ordinance Amendments) of the City of Indio Code of Ordinances. The site subject to the Zoning Ordinance Amendment is generally located south of Avenue 49, west of Monroe Street, north of Avenue 52 and east of Madison Street. Within that site, the entitlements would apply to above Assessor's Parcel Numbers. *(Kevin Snyder, Director of Community Development)*

Recommendation:

1. Adopt Resolution No. 2002 (Attachment C), a resolution of the Planning Commission of the City of Indio, California recommending approval to the City Council of the Second Amendment to the Development Agreement between the City of Indio and Goldenvoice, LLC and Coachella Music Festival, LLC to

extend the term of the Agreement to 2050 and include and have covered by the provisions of the original Development Agreement certain properties as described in the Second Amendment; and finding the Project is Categorically Exempt from the California Environmental Quality Act (Class 1 and Class 23)

2. Adopt Resolution No. 2003 (Attachment D), a resolution of the Planning Commission of the City of Indio, California recommending approval to the City Council of Zoning Text Amendment (ZTA 21-07-77) amending Subsection 159.463 (Definitions), Subsection 159.466 (Major Music Festival Permit Required) and Subsection 159.469 (Decision) applicable to an area in the City generally located south of Avenue 49, west of Monroe Street, north of Avenue 52 and east of Madison Street (Major Music Festival Overlay Zone); and finding the Project is Categorically Exempt from the California Environmental Quality Act (Class 1 and Class 23)

8.2 **Vegas Vibe Casino School & Rentals LLC (Conditional Use Permit 21-05-1067):** The Applicant, Carlos Ivan Sotelo, has filed an application to consider an educational institution, a casino school within a 1,054 square feet suite within an existing building part of an established shopping center located at 43990 Golf Center Parkway, Suite A3, Indio, CA 92201. *(Nikki Gomez, Assistant Planner)*

Recommendation: Adopt Resolution No. 1998, a resolution of the Planning Commission of the City of Indio, California conditionally approving Conditional Use Permit 21-05-1067 to allow an educational institution, a casino school called "Vegas Vibe Casino School & Rentals LLC", within the Neighborhood Commercial (NC) zone district, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act (CEQA Guidelines section 15301 "Existing Facilities").

8.3 **Arroyo Crossing – Phase 2 (Environmental Assessment 21-03-555 and Design Review 21-03-485):** The Applicant, Pacific West Communities, Inc., is proposing to construct an affordable housing development consisting of nine (9) 3-story apartment buildings with a total 216 residential units, a single-story apartment leasing/fitness building, a community pool, tot lot, dog park, and open space recreational area to be located west of Jefferson Street between Highway 111 and Avenue 48 (APN: 600-020-006). *(Gustavo Gomez, Assistant Planner and Leila Namvar, Senior Planner)*

Recommendation:

1. Adopt Resolution No. 1999, a resolution of the Planning Commission of the City of Indio, California, approving Environmental Assessment 21-03-555 for a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Arroyo Crossing Phase 2 project; and,

2. Adopt Resolution No. 2000, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 21-03-485 for the architecture, site plan, parking, circulation and landscaping for Arroyo Crossing Phase 2 Project, an affordable housing project, consisting of nine (9) 3-story buildings with a total of 216 residential units, a single-story

apartment leasing/fitness building, a community pool, tot lot, dog park and open space recreational area, subject to the findings and conditions of approval therein.

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 August 11, 2021, at 6:00 p.m.
City Council Chambers | 150 Civic Center Mall, Indio, CA 92201 | In-Person and Virtual

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 July 28, 2021, was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on July 23, 2021.

Evelyn Beltran

EVELYN BELTRAN, ADMINISTRATIVE SECRETARY
COMMUNITY DEVELOPMENT DEPARTMENT