



CITY OF INDIO

A G E N D A

Planning Commission

July 24, 2019

6:00 p.m.

150 Civic Center Mall, Indio, CA

Council Chambers

1. **CALL TO ORDER AND ROLL CALL:** Chairperson Eric Ceja
Vice-Chairperson Gloria Franz
Commissioner Jacqueline Lopez
Commissioner Nicco Alexander Ysiano
Commissioner Ascencion "Sam" Torres

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. **MINUTES:**
 - 4.1 **Minutes of July 10, 2019**

Recommendation: Approve

5. **PUBLIC HEARING ITEMS:**
 - 5.1 **[The Palms at Indio Tentative Parcel Map 19-05-400 \(TPM 37753\)](#):** A Tentative Parcel Map 19-05-400 (TPM 37753) to subdivide an existing legal commercial parcel of 5.46 acres into four (4) legal lots for commercial uses.
(Leila Namvar, Senior Planner)

Recommendation: Adopt Resolution No. 1909, a resolution of the Planning Commission of the City of Indio, California, approving Tentative Parcel Map 19-05-400 (TPM 37753) to subdivide an existing 5.46 acres commercial lot into four (4) legal lots for commercial uses, subject to the findings and conditions of approval therein, and determining that the project is exempt from the California Environmental Quality Act.

5.2 Ono Hawaiian BBQ Conditional Use Permit 19-05-1048 & Design Review

19-05-1048: A conditional use permit and design review to consider development of a detached 3,191 square foot Ono Hawaiian BBQ drive-through restaurant with patio seating on a 1.30-acre vacant parcel within the Indio Towne Center. The project located within the Community Commercial (CC) zoning district. Within the CC zoning district, drive through restaurants are permitted subject to Planning Commission approval of a CUP. The design review approval request is for the project architecture, site plan, parking, circulation, landscaping, and signage. *(Nikki Gomez, Assistant Planner)*

Recommendation:

1. Adopt Resolution No. 1907, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Conditional Use Permit 19-05-1048 to allow a drive through restaurant (“Ono Hawaiian BBQ”) within the Community Commercial (CC) zone district, subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act; and,
2. Adopt Resolution No. 1908, a resolution of the Planning Commission of the City of Indio, California conditionally approving Design Review 19-05-461 for the architecture, site plan, circulation, parking, and landscaping of a new 3,191 square feet drive through restaurant with outdoor seating (“Ono Hawaiian BBQ”), subject to the findings and conditions of approval therein and determining that the project is exempt from the California Environmental Quality Act.

5.3 TKB Bakery and Deli Design Review 19-03-455: A Design Review to consider the architecture, site plan, circulation, parking, and landscaping of a new 8,291 square foot building inclusive of a 5,068 square foot walk-in restaurant, 2,026 square feet of bakery operations and 1,197 square feet of associated office space on a portion of an approximate 3.56-acre site.

(Rosie Lua, Associate Planner)

Recommendation: Adopt Resolution No. 1900, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Design Review 19-03-455 for the architecture, site plan, circulation, parking, and landscaping of a new 8,291 square foot building comprised of a 5,068 square foot walk-in restaurant, 2,026 square feet of bakery operations, 1,197 square feet of associated office space on a portion of approximately 3.56-acres, subject to findings and conditions of approval included therein and determining that the project is exempt from the California Environmental Quality Act.

6. STUDY SESSION ITEMS: None

7. **INFORMATIONAL REPORTS** (*Staff to provide informational reports and updates on status or issues for prior considered projects and/or policy development efforts. These reports are not intended for discussion, but Commission members may ask questions on one or more reported items*).
8. **DIRECTOR ITEMS**
9. **COMMISSIONER COMMENTS**
10. **ADJOURNMENT**

Next Planning Commission Meeting:

August 14, 2019 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 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 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 24, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on July 19, 2019.



Evelyn Beltran, Administrative Secretary
Community Development Department