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# CITY OF INDIO

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

### **Planning Commission**

### **August 28, 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 August 14, 2019 – Recommendation:** *Approve*
5. **PUBLIC HEARING ITEMS:**
  - 5.1 **[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:** Continue the TKB Bakery and Deli (Design Review 19-03-455) public hearing to the regular Planning Commission meeting of September 25, 2019.
  - 5.2 **[Dunn Edwards Paints Indio Design Review 19-05-460](#):** A request for Design Review approval for the architecture, site plan, circulation, parking, and landscaping of a new one-story 5,998 square foot building comprised of up to two retail spaces on an approximately 0.24-acres (10,454 square feet). *(Rosie Lua, Associate Planner)*

**Recommendation:** Adopt Resolution No. 1910, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Design Review 19-05-460 for the architecture, site plan, circulation, parking, and landscaping of a new one-story 5,998 square foot building comprised of up to two retail spaces on an approximately 0.24-acre site, subject to findings and conditions of approval therein, and determining that the project is exempt from the California Environmental Quality Act.

- 5.3 **Courthouse Bar & Grill Design Review 18-07-440 - Amendment to Section C Condition No. 16:** The Courthouse Bar & Grill Design Review 18-07-440 was approved by the Planning Commission on June 26, 2019. However, the Applicant is seeking revision to condition number 16, 'Section C. Prior to Issuance of a Grading Permit' of the Adopted Resolution No. 1881, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 18-07-440. *(Leila Namar, Senior Planner)*

**Recommendation:** Revise condition number 16, Section C. Prior to Issuance of a Grading Permit of the Adopted Resolution No. 1881, a resolution of the Planning Commission of the City of Indio, California, approving Design Review 18-07-440 from: *"Obtain permit approval from the Imperial Irrigation District for the undergrounding of overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project."* to: *"The Applicants/property owner shall participate on a future annexation into an overhead utility undergrounding district, when it is formed for the undergrounding of the overhead utilities on the alley east of the property along the project's frontage and this shall be disclosed to all future property buyers"*.

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:**  
**September 11, 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](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 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 August 28, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on August 21, 2019.*



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Evelyn Beltran, Administrative Secretary  
Community Development Department