



CITY OF INDIO

A G E N D A

Planning Commission

March 13, 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 January 24, 2019 – Recommendation: Approve**
 - 4.2 **Minutes of February 27, 2019 – Recommendation: Approve**

5. **PUBLIC HEARING ITEMS:**
 - 5.1 **Gurdwara Sahib:** The Applicant, Gurdwara Indio CA Inc. on behalf of Chandi Group USA has filed an application requesting approval of a Conditional Use Permit (19-01-1044), to allow a “Place of Worship” within an existing building located at 82740 Atlantic Avenue. (**Rosie Lua, Assistant Planner**)

Recommendation: Adopt Resolution No. 1883, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 19-01-1044 to allow a “Place of Worship” and related facilities within an existing building located at 82740 Atlantic Avenue, subject to conditions of approval included therein, and determining that the project is categorically exempt from the California Environmental Quality Act.

6. STUDY SESSION ITEMS:

- 6.1 **Courthouse Bar and Grill:** A design consultation to consider the architecture, site plan, parking, circulation and landscaping for a proposed 3,211 square feet, one-story restaurant establishment with exterior lounge on a 0.405-acre lot. The Applicant and staff are seeking Commission's feedback on the revised plans. **(Leila Namvar, Interim Senior Planner)**

- 6.2 **Affresco West:** A request for a Project Master Plan and Tentative tract Map to subdivide 43 acres into 146 residential lots. The Applicant and staff are seeking Commission's feedback on the proposed Tentative Tract Map 37447. **(Leila Namvar, Interim Senior Planner)**

- 6.3 **Garden Fellowship Church:** The project is consists of two parcels totaling approximately 18.5 acres (APN: 691-060-003 & 691-060-004) located along the westerly side of Jefferson Street between Avenue 38 and 39. The project proposes to develop a master planned, multi-building church campus on an 18.5 acre site. At buildout it is anticipated the campus will total four (4) buildings and approximately 55,000 sf of building space. The Applicant and staff are seeking Commission's feedback on the proposed Garden Fellowship Church project. **(Leila Namvar, Interim Senior Planner)**

7. DIRECTOR COMMENTS:

8. COMMISSIONER COMMENTS:

9. ADJOURN:

Next Planning Commission Meeting:

March 27, 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 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, Evelyn Beltran, of the City of Indio, do hereby declare that the foregoing agenda for the Planning Commission meeting of March 13, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on March 8, 2019.



*Evelyn Beltran, Administrative Secretary
Development Services Department*

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CITY OF INДИО

A G E N D A

Special

Planning Commission

March 13, 2019

6:00 p.m.

(Or immediately following the regular Planning Commission meeting of March 13, 2019)

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. **PUBLIC HEARING ITEMS:**
 - 4.1 **The Palms at Indio:** The Applicant, The Applicant, The Applicant, RJ Ventures – Indio, LLC, has filed an application for a Conditional Use Permit (CUP 18-10-1039), consisting of the following two requests:
 - 1) Request for a blanket conditional use permit to allow several uses that are customarily allowed within any freeway oriented commercial or mixed-use center; and,
 - 2) Request for one additional freeway oriented 70-foot tall pylon sign that will be constructed in the location originally proposed for a 60-foot tall pylon sign and the relocation of the previously approved 60-foot tall pylon sign to an alternative on-site location.The Palms Shopping Center site is approximately 56 acres and generally located at the southeast corner of Monroe Street and Avenue 42; north of Interstate-10 and west of Spectrum Street. **(Leila Namvar, Interim Senior Planner)**

Recommendation: Continue the item to the next Planning Commission meeting of March 27, 2019, as requested by the Applicant.

5. **ADJOURN:**

Next Planning Commission Meeting:

March 27, 2019 at 6:00 p.m.

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

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DECLARATION OF POSTING

I, Evelyn Beltran, of the City of Indio, do hereby declare that the foregoing agenda for the Special Planning Commission meeting of March 13, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on March 12, 2019.



*Evelyn Beltran, Administrative Secretary
Development Services Department*

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