



CITY OF INDIO

A G E N D A

Planning Commission

April 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 April 10, 2019**

Recommendation: Approve

5. **PUBLIC HEARING ITEMS:**

CONTINUED FROM APRIL 10, 2019:

 - 5.1 **Courthouse Bar & Grill:** The Applicant, Brock T. Olson, has filed an application consisting of a Design Review (DR 18-07-440), to consider the architecture, site plan, parking, circulation, and landscaping for a proposed 3,211 square feet, one-story restaurant establishment with an exterior lounge on a 0.405-acre lot; located at the northwest corner of Highway 111 and Smurr Street (APN’s: 611-233-015, 017 & 018). *(Oral Report) (Leila Namvar, Senior Planner)*

Recommendation: Continue the Courthouse Bar & Grill Project to a date uncertain, as requested by the Applicant.
 - 5.2 **Affresco West:** The Applicant, Springland Corporation, has filed an application consisting of Environmental Assessment (EA 18-07-541), Tentative Tract Map (TTM

18-07-477), and Project Master Plan (PMP 18-07-62); and is proposing to subdivide 43.87 acres into 146 residential lots, designed at a minimum of 8,000 square feet, consisting of one and two story single-family homes. The proposed project is located at the northeast corner of Avenue 40 and Monroe Street (APN's: 691-150-008 and 692-101-012). (*Leila Namvar, Senior Planner*)

Recommendation:

1. Approve Resolution No. 1888, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Affresco West Project (Environmental Assessment 18-07-541), subject to the findings and conditions of approval included therein; and,
2. Approve Resolution No. 1889, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council approving Tentative Tract Map 18-07-477 (TTM 37447) to subdivide a 43.89 acres into 146 single family residential lots, parks, retention ponds, and private streets in a gated community, subject to conditions of approval included therein; and,
3. Approve Resolution No. 1890, a resolution of the Planning Commission of the City of Indio, California, recommending to the City Council approval of Project Master Plan 18-07-62 to establish zoning, density, minimum lot size, setbacks, building heights, and land uses as well as design guidelines for architectural themes, common area landscaping, and community walls for Affresco West (the "Project"), subject to conditions of approval included therein.

6. STUDY SESSION ITEMS:

- 6.1 [TKB Bakery & Deli Project \(DR 19-03-455\)](#) : A design consultation to consider the architecture, site plan, parking, circulation and landscaping for a proposed one-story restaurant and bakery building on a 3.56-acre lot. (*Rosie Lua, Associate Planner*)

7. DIRECTOR COMMENTS

8. COMMISSIONER COMMENTS

9. ADJOURN

Next Planning Commission Meeting:

May 8, 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 April 24, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on April 20, 2019.



Evelyn Beltran, Administrative Secretary
Community Development Department

[Planning Commission agendas are available on the web at www.indio.org](http://www.indio.org)