CITY OF INDIO

A G E N D A
Planning Commission
May 22, 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 May 8, 2019

   Recommendation: Approve

5. **PUBLIC HEARING ITEMS:** None

6. **STUDY SESSION ITEMS:**

   6.1 **Chipotle Mexican Grill Project Consultation:** A project consultation to consider the proposed Chipotle Mexican Grill restaurant to be located within the Showcase at Indio Shopping Center, north of Dunkin' Donuts. The Applicant is proposing to construct a new building including four spaces. The proposed Chipotle restaurant includes a drive thru and a 400 square foot outdoor seating area. The use is located within the Regional Commercial (RC) zone district. *(Leila Namvar, Senior Planner)*

   6.2 **Indio Revivals Store Project Consultation:** A use consultation to consider the proposed Revival Store to be housed within one of the spaces of the former Kmart building. The proposed use is located within the Community Commercial (CC) zone district. The CC zone requires approval of a conditional use permit (CUP) by the Planning Commission for thrift shops or secondhand dealerships. Therefore, the

Applicant is seeking the Planning Commission input on the proposed use. *(Leila Namvar, Senior Planner)*

6.3 **River Springs Charter School (CUP 19-02-1045 and DR 19-02-454) Project Consultation:** A project consultation to consider the conversion of an existing multiple tenant office building (Desert Professional Plaza) with a paved parking lot and existing perimeter landscaping mainly used for medical offices into a K-12 Charter School at 81840 Avenue 46. The daily class sessions are proposed from Monday through Friday from 8:00 a.m. to 3:30 p.m. No exterior changes to the building are proposed. Interior improvements consists of modifying office units to classrooms, libraries/reading rooms, laboratories (science/art), offices, bathrooms, and a warming kitchen. The existing parking lot configuration will be revised to accommodate the use. An outdoor playground equipment area has also been added to the site. *(Rosie Lua, Associate Planner)*

7. DIRECTOR ITEMS

8. COMMISSIONER COMMENTS

9. ADJOURN

Next Planning Commission Meeting:

Special Meeting of June 13, 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 May 22, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on May 17, 2019.

Evelyn Beltran, Administrative Secretary
Community Development Department

Planning Commission agendas are available on the web at www.indio.org