

**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
APRIL 20, 2009**

(DRAFTED 7/20/2010) Final 7/20/2010

**1.0 CONSENT CALENDAR**

1.1 **NONE**

**2.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 1:30 p.m. or as soon as possible thereafter.**

2.1 **NONE**

**3.0 ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS THE PLANNING DIRECTOR OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 1:30 p.m. or as soon as possible thereafter.**

3.1 **NONE**

**4.0 PUBLIC HEARING: 1:30 p.m. or as soon as possible thereafter:**

- 4.1 Staff report recommended: **Approval**  
Staff recommended at hearing: **Approval**  
Planning Director's Action: **Approval as Recommended**
- PLOT PLAN NO. 24068** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Plancom, Inc. - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) – Location: Northerly of Wide Canyon Road, southerly of Dillon Road, easterly of Langlois Road, and westerly of Bennett Road, more specifically, 70875 Dillon Road, Desert Hot Springs, CA – 33.54 Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The Plot Plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however section 18.34 of Ordinance 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility. - APN: 654-220-030. (Quasi-judicial) - Project Planner: Damaris Abraham - Phone: (951) 955-5719 or E-mail: [dabraham@rctlma.org](mailto:dabraham@rctlma.org)
- 4.2 Staff report recommended: **Approval**  
Staff recommended at hearing: **Approval**  
Planning Director's Action: **Approval as Recommended**
- PLOT PLAN NO. 24537** – CEQA EXEMPT – Applicant: Leila Weeks – Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan: Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre) – Location: Northerly of Delores Street, Southerly of Carmen Avenue, Easterly of Mission Street and Westerly of Manzanillo Street – 0.34 Gross Acres – Zoning: One-Family Dwelling (R-1) (7,200 Sq. Ft. Minimum) – **REQUEST:** The project proposes one (1) detached accessory wood frame structure consisting of 1,500 square feet, 14 feet and 10 inches high single-story design be used as a garage on property associated with an existing 1,782 square feet single-family residence at 14748 Mission Street, Cabazon, CA 92230 and on two (2) APNs: 526-202-020 and 526-202-021 that were merged by Certificate of Parcel Merger No. 1852 on March 22, 2010 as Instrument No. 2010-0141869. - Project Planner: David Mares - Phone: (951) 955-9076 or E-mail: [dmares@rctlma.org](mailto:dmares@rctlma.org)
- 4.3 Staff report recommended:
- PLOT PLAN NO. 24564** – CEQA EXEMPT – Applicant: Robert and Jamie

**Approval**

Staff recommended at hearing:

**Approval**

Planning Director's Action:

**Approval with Modifications**

Mullion – Engineer/Representative: David Bayles - Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 11<sup>th</sup> Avenue, Southerly of 10<sup>th</sup> Avenue and Westerly of Arrowhead Boulevard – 11.86 Gross Acres – Zoning: Light Agriculture, 10 Acre Minimum (A-1-10) – **REQUEST:** The project proposes one (1) detached accessory wood frame structure consisting of a 4,400 square feet, 29 feet high single-story design with a loft area to be used as a barn, and property owner's personal non-commercial laboratory for Simmental Cattle embryo transfers on property associated with an existing 3,066 square foot single-family residence on property located at 13625 10<sup>th</sup> Avenue, Blythe, CA 92225 and APN: 821-130-002. - Project Planner: David Mares - Phone: (951) 955-9076 or E-mail: [dmares@rctlma.org](mailto:dmares@rctlma.org)

4.4 Staff report recommended:

**Approval**

Staff recommended at hearing:

**Approval**

Planning Director's Action:

**Approval with Modifications**

**PLOT PLAN NO. 23577, REVISED PERMIT NO. 1** – No New Environmental Review Required – Applicant: Chuckwalla Valley Associates LLC – Engineer/Representative: Lydia Shinohara - Fourth Supervisorial District - Chuckawalla Zoning District – Desert Center Area Plan: Community Development: Public Facilities (CD:PF) (0.60 FAR) – Location: Easterly of Highway 177, northerly of Comanche Terrace, located at 25300 Rice Road, Desert Center – 1125 Gross Acres - Zoning: Manufacturing – Heavy (M-H), Controlled Development Area with Mobile Homes (W-2 M-1) - **REQUEST:** The revised plot plan proposes the addition of a bulk fuel station for the uses approved under Plot Plan No. 23577, consisting of one (1) above-ground fuel tank with 18,000 gallon fuel capacity; eight (8) additional standard garages within the paddock areas; the addition of a secondary emergency access road; design modifications to the original approved buildings; shorten of Track No. 1; lengthen Track No. 3; and minor modifications to the Phasing Plan and other minor structures. The original plot plan (PP23577) permitted a private road course racing facility to be built in multiple phases with three racetracks, club house, parking garages with view stands, administration buildings, a timing and scoring building, and 170-space parking area; and to operate the pre-existing Desert Center Airport in conjunction with the racing facility. – APN(s): 811-122-009; 006; 811-170-012; 811-142-015; 016; 811-130-010; 811-180-025; 811-150-002; 004; 005 (Quasi-Judicial) - Project Planner: David Mares - Phone: (951) 955-9076 or E-mail: [dmares@rctlma.org](mailto:dmares@rctlma.org)