



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 2, 2018**

1.0 CONSENT CALENDAR

- 1.1 PLOT PLAN NO. 25524** – Receive and File – EA42671 – Applicant: **RECEIVED AND FILED.**
Verizon Wireless – Engineer/Representative: Spectrum Services – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive – 3.08 Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70-foot high mono-eucalyptus with 12 panel antennas, nine (9) RRUs, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54-gallon diesel fuel tank, and two (2) GPS antennas within a 360 sq. ft. lease area surrounded by a 6-foot high block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31820** – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 17.42 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Subdivide 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 sq. ft., and two (2) open space lots for a regional trail and water quality basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31820, extending the expiration date to May 2, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31820, extending the expiration date to May 2, 2021.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29327** – Applicant: Romoland Watson 206, LLC c/o Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of US Highway 74, southerly of Watson Road, easterly of Pierson Road, and westerly of Leon Road – 21.1 Acres – Zoning: Specific Plan No. 260 (S-P 260) – Approved Project Description: Subdivision of 21.1 Gross Acres into 78 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29327, extending the expiration date to April 4, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 29327, extending the expiration date to April 4, 2021.
- 1.4 FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fifth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2020.
- 1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554** – Applicant: K&A Engineering, Inc. c/o Jim Bolton – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2021.



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Residential (RC-EDR) (2 Acre Minimum) – Open Space: Recreation (OS-R) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Lake Mathews Drive, southerly of Multiview Drive, easterly of Via Lago, and westerly of Gavilan Road – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993** – Applicant: K&A Engineering, Inc. c/o Jim Bolton – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre minimum) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Drive, easterly of Gavilan Road, and westerly of Piedras Road – 161 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “C” subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two (2) gross acres as well as two (2) open space lots for the preservation of a natural watercourse onsite – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to February 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to February 7, 2021.
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34096** – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, westerly of Cyrus Lane, and easterly of Fairbreeze Court – 9.37 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule “B” subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2021.
- 1.8 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33976** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural Community: Rural Residential (RC-RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 63.4 Acres – Zoning: Special Plan (McCanna Hills SP No. 246A1) – Approved Project Description: Schedule “A” subdivision of 63.4 acres into 207 residential units on 15 condominium lots, eight (8) open space lots, one (1) 12.27 acre school site, and one (1) 16.94 acre parcel future residential – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33976, extending the expiration date to June 13, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 33976, extending the expiration date to June 13, 2021.
- 1.9 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487** – Applicant: Kohl Ranch Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2021.



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Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Location: Southerly of 64th Street, easterly of Tyler Street, and northerly of 66th Street – 286 Acres – Zoning: Specific Plan (SP 303) – Approved Project Description: Schedule “A” Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open sapce, and recreational facilities – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.10 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29762** – Applicant: Dickinson Investment, LP – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Low Density Residential (RC-LDR) (1-2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acres Minimum) – Location: Northerly of Butterfly Drive, easterly of Basil Lane, and southerly of County Line Road – 39.23 Acres – Zoning: Controlled Development (W-2) – Approved Project Description: Schedule “B” Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and two (2), 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM) – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 2021.

1.11 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496** – Applicant: Mike Nagggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of 12th Street, easterly of Y Avenue, northerly of Apricot Avenue, and west of North Drive – 19.54 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Third Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2021.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 3731 – Intent to Adopt a Negative Declaration** – EA42842 – Applicant: Shady Lane Mobile Home Park – Engineer/Representative: Robert Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.) – Location: Northerly of Airport Boulevard, southerly of 54th Avenue, and westerly of Rulon Lane at 54-596 Shady Lane – 5.0 Acres – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 sq. ft. each along with proposed 1,500 sq. ft. community room building and proposed 750 sq. ft. outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 ft. to the north

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPTED a Negative Declaration for Environmental Assessment No. 42842; and

APPROVED Conditional Use Permit No. 3731, subject to conditions of approval as modified at hearing.



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within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella. Proposed CUP No. 3731 replaces prior approval of CUP No. 3148R1 within Assessor's Parcel Number 763-230-015. Project Planner: Jay Olivas at (760) 863-8271 or email at jolivas@rivco.org.

4.2 PLOT PLAN NO. 26225 – No New Environmental Document Required – EA43008 – Applicant: Akash Patel – Engineer/Representative: Reza James – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, and southerly of Vino Way – 19.43 Net Acres (20.054 Gross Acres) – Zoning: Wine Country – Winery (WC-W) – **REQUEST:** The Plot Plan No. 26225 proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings for the entire winery ('project'); an existing 4,975 sq. ft. agricultural building converting to a 7,762 sq. ft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab, and a 784 sq. ft. detached restroom building, a 17,895 sq. ft. Wine Country Hotel building in three (3) sections that includes a manager's residence with 2-car garage and 39 hotel rooms with guest dining and patio areas. The Project will not consist of special occasion facilities (indoor or outdoor) on site. The Project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

FOUND that No New Environmental Document is Required; and

APPROVED Plot Plan No. 26225, subject to conditions of approval as modified at hearing.

5.0 WORKSHOP

5.1 ORDINANCE NO. 348 WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS