



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 7, 2021**

1.0 CONSENT CALENDAR

1.1 **FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750** – Applicant: Scott Richards – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule “E” Subdivision into four (4) parcels, one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **REQUEST:** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023.

1.2 **PLOT PLAN NO. 180013 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **RECEIVED and FILED.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **GENERAL PLAN AMENDMENT NO. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P) – **REQUEST:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail. **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **ADOPTED** Planning Commission Resolution No. 2021-003; and, The Planning Commission Recommends that the Board of Supervisors take the following actions: **TENTATIVELY** Approve General Plan Amendment No. 180006; and, **APPROVE** Plot Plan No. 1800026, subject to the conditions of approval.



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building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required** – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029. Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 1900039.

- 4.3 **SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 2000025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report** – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

CONTINUED to April 21, 2021.



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maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.4 CONDITIONAL USE PERMIT NO. 190033 and DEVELOPMENT AGREEMENT NO. 1900021 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Catalyst Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Southerly of East Florida Avenue/State Highway 74 and easterly of Columbia Street – 0.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 sq. ft. cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping. Development Agreement No. 1900021 is associated with the proposed conditional use permit and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. APN: 438-230-042. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Development Agreement No. 1900021; and,

APPROVE Conditional Use Permit No. 190033, subject to the conditions of approval as modified at hearing.

5.0 WORKSHOP:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS