



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 19, 2020**

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32323** – Applicant: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 Acre Min.) – Location: Northerly of Pepper Tree Street, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 20.03 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: A Schedule “A” Subdivision of 20 Acres Into 38 Single Family Residences – **REQUEST:** First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36826** – Applicant: Forester Toscana Development Company – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Zoning District – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 - 5 Du/Ac) – Open Space: Conservation (OS-C) – Location: Northerly of Temescal Canyon, southerly of Interstate 15, easterly of Park Canyon Road, and westerly of Mayhew Canyon Road – 76.58 acres – Zoning: Specific Plan (SP No. 327) – Approved Project Description: A Schedule “A” subdivision of 76.58 acres into 330 residential lots and 55 lots for private street lots, common areas, slopes and detention basins – **REQUEST:** First Extension of Time for Tentative Tract Map No. 36826, extending the expiration date to September 28, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time for Tentative Tract Map No. 36826, extending the expiration date to September 28, 2023.
- 1.3 **PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 square-foot equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@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 **TENTATIVE PARCEL MAP NO. 37675 (TPM37675) and PLOT PLAN NO. 190025 (PPT190025) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Interstate 10 and Country Club Drive, northerly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street – 0.70 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Tentative Parcel Map No. 37675 proposes a Schedule “E” subdivision that will create a single parcel of **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **FOUND** the project exempt from the California Environmental Quality Act (CEQA); and, **APPROVED** Tentative Parcel Map No. 37675; and, **APPROVED** Plot Plan No. 190025; and, subject to the conditions of approval as modified at hearing.



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0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The condominium units consist of Unit 1 consisting of 1,660 sq. ft., Unit 2 consisting of 1,125 sq. ft., Unit 3 consisting of 1,125 sq. ft., Unit 4 consisting of 1,350 sq. ft., and Unit 5 consisting of 1,375 sq. ft. Plot Plan No. 190025 proposes to construct a 6,748 sq. ft. metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Andy Petijean – Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan – **REQUEST: Tentative Tract Map No. 37554** proposes a Schedule "A" map to subdivide the Project site into seven (7) numbered lots and three (3) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. **Tentative Tract Map No. 37556** proposes a Schedule "A" map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

APPROVED Tentative tract Map No. 37554; and,

APPROVED Tentative Tract Map No. 37556, subject to the conditions of approval.

- 4.3 **CONDITIONAL USE PERMIT NO. 190022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (Small Facilities) and 15061 (b)(3) (Common Sense) – Applicant: Carl R. Wood – First Supervisorial District – Lakeland Village Policy Area – Elsinore Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwesterly corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST: A Conditional Use Permit** for the construction of a 9,100 sq. ft. stand-alone retail store with associated parking and detention basin, that will include the sale of beer and wine for off site consumption (Subject to a type 20 license), and to approve the Public Convenience and Necessity Findings. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

APPROVED Public Convenience and Necessity Findings; and,

ADOPT Conditional Use Permit No. 190022, subject to the conditions of approval.

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