



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 4, 2020**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 190066 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Rural: Rural Residential (RUR- RR) (5 Acre Minimum) – Location: Northerly of 58<sup>th</sup> Avenue, southerly of Airport Boulevard, westerly of Jackson Street, and easterly of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas –10 Acre Minimum (W-2-10) – **REQUEST:** Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20 space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 sq. ft. with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 sq. ft. open hay storage area, and a 1,200 sq. ft. maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed. Continued from October 21, 2020. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@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** Conditional Use Permit No. 190066, subject to the conditions of approval.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 190040 and DEVELOPMENT AGREEMENT NO. 1900030 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption) – Applicant: DJK Group, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Flora Road, easterly of Interstate 10, southerly of 38<sup>th</sup> Avenue, and westerly of Washington Street – 0.71 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Conditional Use Permit No. 190040 proposes to use an existing 6,000 sq. ft. tilt-up concrete building as a cannabis microbusiness location and will include tenant improvements to the existing building. Development Agreement No. 1900030 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes district. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@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** the project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY** Approve Development Agreement No. 1900030; and,

**APPROVE** Conditional Use Permit No. 190040, subject to the conditions of approval.

**4.2 TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1 (TR32151R01) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – No Further Environmental Review is Required – CEQ190172** – Applicant: Lennar Homes of California, Inc./Jarnne Gardner –

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0



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Engineer/Representative: Rick Engineering Company/Ryan Tebben – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD- CR) – Community Development: Medium Density Residential (CD- MDR) – Open Space: Conservation (OS- C) – Location: Northerly of Abelia Street, southerly of Koon Street, easterly of Washington Street, and westerly of Winchester Road – 43.03 Gross Acres – Zoning: Specific Plan – **REQUEST:** Tentative Tract Map No. 32151 Revision No. 1 a Schedule “A” Condominium Subdivision. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. Plot Plan No. 19442 Revision No.1 proposes changes to the site plan, architectural elevations, and landscape plan. The proposed residential development of 180 condominium units remain as originally approved. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

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

**FIND** that No Further Environmental Review is Required; and,

**APPROVE** Tentative Tract Map No. 32151 Revision No. 1; and,

**APPROVE** Plot Plan No. 19442 Revision No. 1, 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