



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 2, 2020**

**1.0 CONSENT CALENDAR**

- 1.1 ELECTION OF THE 2021 PLANNING COMMISSION CHAIRMAN** **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2022.
- 1.2 ELECTION OF THE 2021 PLANNING COMMISSION VICE-CHAIRMAN** **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to October 17, 2022.
- 1.3 PLOT PLAN WIRELESS NO. 200004 – RECEIVE and FILE –** Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Smartlink, LLC. c/o Alisha Strasheim – Engineer/Representative: Connell Design Group c/o Dan Connell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development – Low Density Residential (CD-LDR) ½ Acre Minimum – Location: Easterly of Anza Road and southerly of Swarhout Lane – 3.94 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** An new AT&T 50-foot unmanned wireless communication facility disguised as a pine tree (monopine), a 312 sq. ft. of equipment area, and 284 sq. ft. of antenna area. The equipment consists of 12 new panel antennas, 36 RRU antennas, and six (6) new DC Surge Protectors located at 29 feet and 40 feet centerline, and one (1) maintenance parking space. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

**RECEIVED and FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68<sup>th</sup> Avenue, southerly of 66<sup>th</sup> Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – **REQUEST: General Plan Amendment No. 190017 (GPA190017)**, a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. **Change of Zone No. 1900048 (CZ1900048)**, proposal to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). **Tentative Parcel Map No. 37590 (TPM37590)**, a Tentative Parcel Map for a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. **Plot Plan No. 190037 (PPT190037)**, a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** Planning Commission Resolution No. 2020-013; and,

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

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190165; and,

**TENTATIVELY** Approve General Plan Amendment No. 190017; and,

**TENTATIVELY** Change of Zone, No. 1900048; and,

**APPROVE** Tentative Parcel Map No. 37590; and,

**APPROVE** Plot Plan No. 190037, subject to the conditions of approval as modified at hearing.



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retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Continued from November 18, 2020. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

- 3.2 CONDITIONAL USE PERMIT NO. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping. Continued from November 18, 2020. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto: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. 1900012; and,

**APPROVE** Conditional Use Permit No. 190037, subject to the conditions of approval.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CONDITIONAL USE PERMIT NO. 190004 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190056 – Owner/Applicant: Villa Park Trucking, Inc. – Representative: Fagelson Consulting – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Airport Boulevard, westerly of Orange Street, and easterly of State Highway 111/Grapefruit Boulevard – 2.66 Acres – Zoning: Manufacturing-Service Commercial (M-S-C) – **REQUEST:** Conditional Use Permit No. 190004 proposes a private truck storage yard to fuel and weigh a private fleet while providing parking for two (2) to four (4) semi-trailer trucks and approximately four (4) to eight (8) sets of agricultural trailers at the facility during the citrus harvest in the Coachella Valley. The project will also include a 480 sq. ft. office trailer, an above ground diesel fuel storage tank containing up to 10,000 gallons with one (1) fuel pump/dispenser, a 12-foot by 100-foot weigh station; and metal storage container(s). The typical hours of operation will be between the hours of 7:00 a.m. and 5:00 p.m. during both peak (October-April) and off peak (May-September) seasons. No use is expected outside of the hours of operation. The project site will include motion activated security lighting. The Orange Street frontage will include a block wall with an automatic wrought iron gate and the remaining perimeter of the site will be a chain link fence to maintain visibility into the property. The above-ground diesel fuel tank will be self-contained and will only be for the use of Villa Park Trucking. 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 4-0

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190056; and,

**APPROVE** Conditional Use Permit No. 190004, subject to the conditions of approval as modified at hearing.

- 4.2 GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 190034, TENTATIVE PARCEL MAP NO. 37801, and CONDITIONAL USE PERMIT NO. 190030 Intent to Adopt a Mitigated Negative Declaration** – CEQ190110 – Applicant:

**Planning Commission Action:**

Public Comments: Closed

By a vote of 4-0

**CONTINUED** to December 16, 2020.



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Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG) – Proposed: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Otymar Lane, southerly of Airport Boulevard, and easterly of Monroe Street – 25.88 Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – **REQUEST:** General Plan Amendment No. 190012 is a proposal to change the existing General Plan from Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA). Change of Zone No. 190034 is a proposal to change the existing zone(s) from Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU). Tentative Parcel Map No. 37801 is a proposal to create seven parcels ranging from 1.13 acres to 6.48 acres for the Vista Santa Rosa Gateway Village. Conditional Use Permit No. 190030 is a proposal to develop a 7,550 sq. ft. multi-tenant retail building; a 5,800 sq. ft. gas station with a convenience store and eight (8) fueling pump stations with a canopy (which offers 16 fueling positions); a 15,800 sq. ft. pharmacy retail building; a 2,400 sq. ft. fast food restaurant with a drive-thru; a 158,800 sq. ft. two-story assisted living facility; and will remodel an existing restaurant building located on Assessor's Parcel Number 764-080-004. The project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**5.0** WORKSHOP:

**5.1** **REDISTRICTING WORKSHOP**

**6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**7.0** DIRECTOR'S REPORT

**8.0** COMMISSIONER'S COMMENTS