



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
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LAND DEVELOPMENT COMMITTEE MEETING & INTERNAL REVIEW AGENDA

77-588 El Duna Court, Suite H
Palm Desert, CA 92211
(760) 863-8277

June 08, 2017 9:30AM

Applicants/Representatives: Please be prepared to discuss the following land development applications listed below, at the above referenced PAR/LDC meeting date. LDC Members: Please have your department's or agency's requests for additional information or corrections and/or recommended conditions in the County's Land Management System (LMS) one week prior to the LDC date.

Items on the Meeting agenda will be discussed between the applicant and/or any representatives and the LDC members. The intent of the meeting is to discuss the project with the LDC members, hear their concerns and outstanding issues, if any; and to ask questions. Items on the Comment agenda, generally speaking, are amended projects that have previously been on a Meeting agenda, or are minor permit applications. Items that are on the Comment agenda are there for the purpose of providing a deadline in which the LDC members are to complete their review of the latest map or exhibit(s), identify any outstanding issues, and/or complete their signoffs and, if applicable, recommended conditions of approval. No meeting will occur on any items on the Comment agenda.

An action will be taken on each agenda item to either "Clear" or "Continue" each project. A project will be continued if there are issues of concern and/or maps/exhibits are missing important information or are otherwise unacceptable. A project can be cleared if there are no significant issues of concern and all maps/exhibits are complete and satisfactory. If a project reaches a point where the applicant cannot or will not make the necessary changes to the project in order to bring the project into conformance with the General Plan, make it consistent with the subject property's zoning, and/or protect the public's health, safety and welfare, the project will be removed from the LDC process and scheduled for a public hearing before the appropriate decision making body with a recommendation of Denial. If an applicant chooses to withdraw project while in the development review process, a written request shall be submitted to the project planner.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Felicia Sierra at (951) 955-8632 or e-mail at fsierra@rivco.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request. Requests should be made at least 48 hours prior to the scheduled meeting. All LDC agendas are available at the Planning Department's website:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

LDC Meeting Agenda

NO MEETING ITEMS

LDC Internal Review Agenda

1. **D. Arvizo** **PARCEL MAP 37307, PLOT PLAN 26229, SETBACK ADJUSTMENT 6092** – EA43009 – Applicant: Steve Blair – Engineer: LSAP - Fourth Supervisorial District – Bermuda Dunes – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR) – Location: Southeast corner of Leopard Street and Wolf Road north of Interstate-10 and west of Washington Street – Acres: .62 (Lot 24: .32, Lot 25: .30) Zoning: manufacturing-service commercial (M-SC) – **REQUESTS:** A Tentative Parcel Map (Schedule E) proposing to subdivide a parcel into 7 (seven) condominium recreational vehicle parking units ranging from 1,560 s.f. to 1,700 square s.f. within a proposed 11,292 s.f. building, a 12,250 s.f. common parking lot, and a 3,465 s.f. common landscaped area - Plot Plan 26229 is a proposal to construct an 11,292 s.f. concrete tilt-up building with a proposed building height of 22-feet, with enclosed parking spaces for seven condominium recreational vehicle units ranging in size from 1,560 s.f. to 1,700 s.f. with common areas for parking and landscaping totaling approximately 15,715 s.f. - Setback Adjustment 6092 is a request to reduce the side yard setback from 25-feet to 15-feet – APN: 626-330-024 & 626-330-025. Project Planner: Daniel Arvizo at 760-863-7684 or email at darvizo@rivco.org
BBID: 278-795-235 UPROJ: PM37307, PP26229

2. **J. Olivas** **GENERAL PLAN AMENDMENT NO. 1154 / CHANGE OF ZONE NO. 7878 / TENTATIVE TRACT MAP NO. 36902, AMENDED MAP NO. 1** – EA42813 – Applicant: Meridian Land Development – Engineer/Representative: CASC Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: North of Airport Boulevard, south of Avenue 55, east of Monroe Street, west of Oasis Street – 40 Acres - Zoning: One-Family Dwellings – 30,000 square feet (R-1-30,000) - **REQUEST:** General Plan Amendment proposes to amend land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and proposes Change of Zone from One-Family Dwellings R-1-30,000 to One-Family Dwellings R-1-10,000. Tentative Tract Map to subdivide 40 acres into 80 single family residential lots (Schedule A & B) with lot sizes ranging from approximately 10,000 square feet up to 38,000 square feet including private streets along with open space retention basin and perimeter buffers. APN's: 767-360-001; 767-360-002. Related Case: TR30399. Project Planner: Jay Olivas at 760-863-7050 or email at jolivas@rivco.org
BBID: 731-196-550 UPROJ: TR36902