1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 GENERAL PLAN AMENDMENT NO. 975 – Intent to Adopt a Mitigated Negative Declaration
   Applicant: Mary Etta Bollman
   Engineer/Representative: David Jeffers Consulting, Inc.
   Third Supervisorial District
   Rancho California Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Buena Ventura Road, southerly of Auld Road, easterly of Pourroy Road, and westerly of Borel Road – 73.65 acres – Zoning: Light Agriculture 5 Acre Minimum (A-1-5) – REQUEST: The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. Continued from April 15, 2015, June 17, 2015, and July 15, 2015. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

Planning Commission Action:
Public Comments: Closed
By A Vote Of 4-0 (Commissioner Taylor Berger recused herself)
PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS,
DENIAL of the proposed project; and,
THE PLANNING COMMISSION RESOLUTION NO. 2014-010 to be MODIFIED.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE TRACT MAP NO. 36668 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bixby Land Company
   Engineer/Representative: Albert A. Webb Associates
   Second Supervisorial District
   University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Center Street and easterly of California Avenue – 65.2 Acres – Zoning: Manufacturing-Service Commercial (M-SC) and

Planning Commission Action:
Public Comments: Closed
By A Vote Of 5-0
APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-009; and,
PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS,
ADOPT A MITIGATED NEGATIVE
Industrial Park (I-P) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to alter the project site zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 65.2 acres into 200 residential lots with a minimum lot size of 7,200 sq. ft., three water quality basins, two park sites and eleven open space lots. Project Planner: Peter Lange at (951) 955-1417 or email.plange@rctlma.org.

4.2 **CONDITIONAL USE PERMIT NO. 3723** – Exempt from CEQA – Applicant: Roy Askar – Representative: Keefer Consulting – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: Northerly of Varner Road, southerly of Market Place, and westerly of Washington Street at 39615 Washington Street, Suite A, Palm Desert – .50 Acres – **REQUEST:** The conditional use permit proposes 1,641 square foot convenience/liquor store that would include alcohol sales for off-premises consumption (Type 21 Off-Sale General ABC License) with operating hours from 8:00 a.m. to 11:00 p.m., and proposes a determination for Public Necessity & Convenience (PNC). The project site is located within an existing retail commercial center building and includes eight (8) allocated parking spaces. Project Planner: Jay Olivas at (760) 863-7050 or email jolivas@rctlma.org.

Planning Commission Action:  
Public Comments: Closed  
By A Vote Of 5-0  
**FOUND EXEMPT FROM CEQA**; and,  
**ADOPTED A PUBLIC NECESSITY AND CONVENIENCE**; and,  
**APPROVED CONDITIONAL USE PERMIT NO. 3723**.

5.0 **WORKSHOP**

5.1 **NONE**

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

7.0 **DIRECTOR’S REPORT**

8.0 **COMMISSIONER’S COMMENTS**