



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 26, 2014
LA QUINTA**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 2.1 GENERAL PLAN AMENDMENT NO. 1135 – RECEIVED PLANNING COMMISSION COMMENTS FOR THE BOARD OF SUPERVISORS.**
CEQA Exempt – Applicant: Thousand Palms LLC – Fourth/Fourth Supervisorial District – Location: Southerly of Ramon Road, easterly of Chiricahua Drive, Guad Alajara Drive and Acapulco Trail and northerly of Elizabeth Court - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Specific Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

3.0 PUBLIC HEARINGS

- 3.1 CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 – Intent to Adopt Mitigated Negative Declaration – Applicant: SA Recycling, LLC – Fourth/Fourth Supervisorial District – Location: Southerly of Vista Chino Road, northerly of Watt Court, and westerly of Sierra Del Sol Road at 29-250 Rio Del Sol Road in Thousand Palms – REQUEST:** A phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined annual tons of incoming volume which includes a recycling facility for green and wood waste materials, a recycling facility for composting operations, a recycling facility for asphalt and concrete (inert materials), and a recycling facility for metals and white goods including processing of end of life vehicles (EOL). Additionally, the recycling facility proposes the addition of a 73,000 square foot equipment storage area, a 15,000 square foot warehouse at a maximum height of 25 feet, and a 29,000 square foot employee parking area, along with existing accessory office and shop buildings. Continued from December 4,
- Staff Report Recommendation:**
ADOPTION OF THE MITIGATED NEGATIVE DECLARATION; and, APPROVAL OF CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4.
- Staff's Recommendation at Hearing:**
ADOPTION OF THE MITIGATED NEGATIVE DECLARATION; and, APPROVAL OF CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4.
- Planning Commission Action:**
By A Vote Of 5-0
ADOPTED THE MITIGATED NEGATIVE DECLARATION; and, APPROVED CONDITIONAL USE PERMIT NO. 3252 REVISED PERMIT NO. 4 SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL.

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2013 and January 15, 2014. Project Planner:
Jay Olivas at 951-955-1195 or email at
jolivas@rctlma.org. (Quasi-judicial)

- 3.2 CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 3696** – CEQA Exempt – Applicant: Robar Enterprises – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road, southerly of Haskell Road, and westerly of Harry Oliver Trail - **REQUEST:** The Change of Zone proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC). The Conditional Use Permit proposes to 1) permit an existing Concrete Manufacturing Facility, previously permitted under expired PP 7005 and 2) to permit a metal sales center in an existing warehouse structure also previously permitted under expired PP 7005. The structure was properly permitted in the past, but the previous Plot Plan expired. The proposed use will be new to the warehouse. NOTE: No changes are proposed to the property at this time for either use, everything is existing, no new alterations or ground disturbance is proposed. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Staff Report Recommendation:
RECOMMEND TO THE BOARD OF SUPERVISORS: TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 7726; and, TENTATIVE APPROVAL OF CONDITIONAL USE PERMIT NO. 3696.

Staff's Recommendation at Hearing:
RECOMMEND TO THE BOARD OF SUPERVISORS: TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 7726; and, TENTATIVE APPROVAL OF CONDITIONAL USE PERMIT NO. 3696.

Planning Commission Action:
By A Vote Of 5-0
THE PLANNING COMMISSION RECOMMENDS THE FOLLOWING TO THE BOARD OF SUPERVISORS: TENTATIVELY APPROVE OF CHANGE OF ZONE NO. 7726; and, TENTATIVELY APPROVE OF CONDITIONAL USE PERMIT NO. 3696.

4.0 WORKSHOPS

- 4.1 **SMALL LOT SUBDIVISION:** This workshop is intended to re-address the previous direction by the Commission to require floor plans and elevations for all residential subdivisions with lots under 5,000 square feet. Presented by Matt Straite, Contract Principal Planner, (951) 955-8631 or email mstraite@rctlma.org.
- 4.2 **UPDATE OF GENERAL PLAN AMENDMENT NO. 960, EIR NO. 521, AND DRAFT CLIMATE ACTION PLAN** – Kristi Lovelady, Principal Planner at (951) 955-0781 or email klovelad@rctlma.org.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS