



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## PLANNING COMMISSION HEARING REPORT OF ACTIONS JULY 29, 2015

### 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](mailto: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**

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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](mailto:plange@rctlma.org).

**DECLARATION;** and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1126;** and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7811;** and,

**APPROVE TRACT MAP NO. 36668,** as modified at hearing.

**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](mailto: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**