



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 15, 2017**

**1.0 CONSENT CALENDAR**

**CHANGE OF ZONE NO. 7929 – WINERY DISTRICT CONSISTENCY ZONING PROGRAM (“Program”)** – Receive & File – No New Environmental Documentation is Required – Applicant: County of Riverside – Third Supervisorial District – Southwest Area Plan – Temecula Valley Wine Country Policy Area – Winery District (“Winery District”) – Rancho California Zoning Area – **REQUEST:** Report to Planning Commission on Board of Supervisors’ Modifications to Change of Zone No. 7929, Ordinance No. 348.4870. Project Planner: Robert Flores at 951-955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).

**RECEIVED AND FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758 – Intent to Adopt a Negative Declaration** – EA42949 – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – **REQUEST:** Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker’s residence with a 600 sq. ft. garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. Continued from October 18, 2017. 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

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42949; and

**TENTATIVE** Approve Change of Zone No. 7922; and

**APPROVE** Conditional Use Permit No. 3758, subject to conditions of approval as modified at hearing.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 GENERAL PLAN AMENDMENT NO. 1165, CHANGE OF ZONE NO. 7900, AND CONDITIONAL USE PERMIT NO. 3739 – Intent to Adopt a Negative Declaration** – EA42871 – Applicant: Land Development Consultants – Engineer/Rep: Land Development Consultants – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) – 7.48 Acres – Location: Northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road – Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to amend the current land use designation from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR) and Open Space-Conservation (OS-C). Change of Zone proposes

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** Planning Commission Resolution No. 2017-13; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42871; and



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to change the zoning classification of the project site from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) and Watershed and Conservation Areas (W-1). Conditional Use Permit proposes an approximately 5,881 sq. ft. convenience store, 1,262 sq. ft. car wash facility, and a 6,549 sq. ft. fuel canopy area that will house 10 fuel dispensers. In addition, 2.6-acres of the site will be offered for dedication in accordance with the Multi Species Habitat Conservation Plan (MSHCP). Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

**TENTATIVELY** Approve General Plan Amendment No. 1165; and

**TENTATIVELY** Approve Change of Zone No. 7900; and

**APPROVE** Conditional Use Permit No. 3739, subject to conditions of approval as modified at hearing.

**4.2 CONDITIONAL USE PERMIT NO. 3745 – Intent to Adopt a Negative Declaration** – EA42877 – Owner/Applicant: Robert Mehring – Representative: Robert Mehring – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Vista Chino Road, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and equipment, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at the westerly portion of the property. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed. 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

**ADOPTED** a Negative Declaration for Environmental Assessment No. 42877; and

**APPROVED** Conditional Use Permit No. 3745, subject to conditions of approval as modified at hearing.

**5.0 WORKSHOP**

**NONE**

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

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**