



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 17, 2018**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST: A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from August 15, 2018, September 5, 2018, and October 3, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.**

Planning Commission Action:

Public Comments: Open
By a vote of 5-0

CONTINUED to November 7, 2018.

STAFF RECOMMENDS A CONTINUANCE TO NOVEMBER 7, 2018 IN RIVERSIDE.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 Conditional Use Permit No. 3784 – Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15301 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeasterly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres – **REQUEST: The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. The current request is for a Conditional Use Permit to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. The project also includes an amendment to Ordinance No. 348, Ordinance No. 348.4896, to modify Section 18.48 related to Alcoholic Beverage Sales. The amendment adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. This amendment will make Section 18.48 consistent with the Mixed Use Zone which allows the sale of alcoholic beverages for off-site consumption with an approved conditional use permit. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

FIND the project exempt from the California Environmental Quality Act (CEQA); and

ADOPT Ordinance No. 348.4896; and

APPROVE Public Conveyance and Necessity Findings; and

APPROVE Conditional Use Permit No. 3784, subject to the conditions of approval as modified at hearing.

5.0 WORKSHOP

5.1 ORDINANCE NO. 348 – OVERVIEW WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS