



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 20, 2019**

**1.0 CONSENT CALENDAR**

**1.1 REMOVED FROM THE AGENDA.**

- 1.2 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22286 – RECEIVE and FILE** – Applicant: ATC Sequoia, LLC – Third Supervisorial District – Pinon Flats Zoning District – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Highway 74, easterly of Pinon Drive, southerly of Indio Avenue, and westerly of Pinesto Palms Highway – 15.96 Acres – Zoning: One-Family Dwelling, 2½ Acre Minimum (R-1-2½) – Approved Project Description: An unmanned wireless communication facility to include an equipment shelter, one (1) concrete generator, two (2) GPS antennas, one (1) parabolic antenna, 15 antennas to be mounted upon a 50 ft. high mono-pine tree. The facility is located within a 900 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22286, extending the expiration date to November 3, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 22286, extending the expiration date to November 3, 2028.

**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. 26294 – Intent to Adopt a Negative Declaration** – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway (HWY243), southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning: W-2 (Controlled Development Areas) – **REQUEST:** Appeal of the Planning Director's decision to approve Plot Plan No. 26294 which proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure. Continued from January 30, 2019 and February 20, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **Planning Commission Action:** Public Comments: Closed  
By a vote of 4-0  
**ACCEPTED** the Withdrawal of Plot Plan No. 26294; and  
**FOUND** the appeal of the Director's Hearing decision of approval for Plot Plan No. 26294 moot per the Planning Commission acceptance of the withdrawal.

**APPLICANT REQUEST A WITHDRAWAL.**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294 and PLOT PLAN NO. 26249 – Intent to Adopt a Mitigated Negative Declaration** – EA43021 – Applicant: Newland Homes, LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 dwelling units per acre) – Rural: Rural Residential (R-RR) – Location: Northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way, and westerly of Briggs Road – 12.5 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The **Change of Zone No. 7937** is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map No. 37294** is a proposal for a Schedule "A" subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 sq. ft., and also includes one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The **Plot Plan No. 26249** is a proposal for a development plan with elevations and floorplans on 48 lots for **Planning Commission Action:** Public Comments: Open  
By a vote of 4-0  
**CONTINUED** to April 3, 2019.



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the Tentative Tract Map No. 37294. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

**4.2 CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (E) and 15332 (A), (C), (D), and (E) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The project proposes to construct a 1,701 sq. ft. office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. APN-277-081-031. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

**Planning Commission Action:**

Public Comments: Open  
By a vote of 4-0

**CONTINUED** off calendar.

**4.3 TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant:** Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Open  
By a vote of 4-0

**CONTINUED** off calendar.

**APPLICANT REQUEST A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

**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**