



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 17, 2019**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule “A” subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2021.
- 1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081** – Applicant: Phil Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development – Medium Density Residential (MDR) (2-5 du/ac) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive, and easterly of Cornell Street – 6.41 Acres – Zoning: One Family Dwellings – 10,000 sq. ft. min. (R-1-10000) – Approved Project Description: Schedule “A” subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2021.
- 1.3 PLOT PLAN NO. 180002 – RECEIVE AND FILE** – EA1800028 – Applicant: Smartlink, LLC on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Airport Boulevard, southerly of 55th Avenue, easterly of Harrison Street, and westerly of Shady Lane at 85-240 Airport Boulevard – 0.71 Acres – Zoning: Manufacturing-Service Commercial – **REQUEST:** The Plot Plan proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, utility cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, and 12-foot wide access driveway from Airport Boulevard. The site also contains an existing disguised wireless communication facility, owned by SBA Communications, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org). **RECEIVED and FILED.**
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36687** – Applicant: Highpointe Wash St., LLC – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Highway 79 Policy Area – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – Approved Project Description: Tentative Tract Map No. 36687 is a Schedule “A” subdivision of 20.3 **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36687, extending the expiration date to February 2, 2022.



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acres into 71 residential lots and 14 open space lots. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36687, extending the expiration date to February 2, 2022. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 180017 and CONDITIONAL USE PERMIT NO. 180016 – CEQ180073 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Krameria Avenue, southerly of Van Buren Boulevard, westerly of Washington Street, and easterly of Gardner Avenue – 3.45 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Residential Agriculture (R-A) – **REQUEST: The Change of Zone No. 180017** proposes to change the southern portion of the Project site currently zoned R-A to the C-P-S zoning classification. The **Conditional Use Permit No. 180016** proposes to establish an 18,800 sq. ft. retail commercial building, and 15,000 sq. ft. of outdoor display area. A Special Review of Parking has been approved by the Assistant TLMA Director to allow the project to provide 99 parking spaces. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@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 Mitigated Negative Declaration for Environmental Assessment No. CEQ180073; and,

TENTATIVELY Approve Change of Zone No. 180017; and,

APPROVE Conditional Use Permit No. 180016, subject to the conditions of approval.

4.2 TENTATIVE PARCEL MAP NO. 37562 and CONDITIONAL USE PERMIT NO. 180019 – Intent to Adopt a Negative Declaration – EA180085 – Owner/Applicant: Tower Energy Group – Engineer: Albert A. Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development (CD): Commercial Retail (CR) – Light Industrial (LI) – Location: Northerly of Airport Boulevard, easterly of Harrison Street, southerly of 55th Avenue, and westerly of Shady Lane – 9.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map (TPM) No. 37562** proposes a Schedule “E” subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 sq. ft. convenience store building with a maximum height of 25 ft. In addition, Parcel 1 proposes the construction of a 6,125 sq. ft. fuel canopy with 12 pumping stalls, 38 parking stalls, 15,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED a Negative Declaration for Environmental Assessment No. 180085; and,

APPROVED Tentative Parcel Map No. 37562; and,

APPROVED Conditional Use Permit No. 180019, subject to the conditions of approval.

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