



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 15, 2019**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report** – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) villages within an overall 5,000 acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which includes Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project. Continued from November 28, 2018, December 5, 2018, and January 30, 2019. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Comments: Open
By a vote of 5-0

CONTINUED to June 5, 2019.

**STAFF RECOMMENDS A CONTINUANCE TO A FUTURE DATE
AS SET BY THE PLANNING COMMISSION.**

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 GENERAL PLAN AMENDMENT NO. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration** – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – **REQUEST:** Proposed General Plan Amendment from Indian Lands (IND) to Very Low Density Residential (VLDR) (1 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing

Planning Commission Action:
Public Comments: Open
By a vote of 5-0

CONTINUED off calendar.



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12-unit employee housing-park with separate caretaker residence.
Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO JUNE 5, 2019 IN RIVERSIDE.

4.2 CONDITIONAL USE PERMIT NO. 3786 – Intent to Adopt a Negative Declaration – EA43081 – Applicant: Verizon Wireless – Engineer/Representative: Smartlink, LLC – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Plan: Rural: Rural Desert (RUR:RD) – Location: Northerly of Pipeline Rd., southerly of Garnet Road, easterly of Kellogg Road, and westerly of Anita Road – 1.07 Acres – Zoning: Controlled Development (W-2) – **REQUEST:** The Conditional Use Permit proposes an unmanned, wireless communication facility for Verizon Wireless. The project proposes a 105 foot monopole with a 240 sq. ft. leasing area, consisting of 12 antennas, 18 RRUs, three (3) surge protectors, and one (1) GPS antenna. The project also proposes two (2) equipment cabinets, and one (1) standby diesel generator. A 12 foot non-exclusive path of access will provide access to the location. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

ADOPTED a Negative Declaration for Environmental Assessment No. 43081; and,

APPROVED Conditional Use Permit No. 3786, subject to the 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