



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 5, 2019**

**1.0 CONSENT CALENDAR**

**1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR** – Changing the location of the August 21, 2019 meeting to be heard in the Desert at 9:30 a.m. and adding September 25, 2019 to be heard in the Desert at 9:30 a.m.

**ADOPTED** the Revised 2019 Planning Commission Calendar – Changing the location of the August 21, 2019 meeting to be heard in the Desert at 9:30 a.m., adding September 25, 2019 to be heard in the Desert at 9:30 a.m., and cancelling the July 31, 2019 meeting in Riverside.

**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, January 30, 2019, and May 15, 2019. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org). **STAFF RECOMMENDS A CONTINUANCE WITHOUT DISCUSSION TO AUGUST 21, 2019 IN THE DESERT.**

**Planning Commission Action:**

Public Comments: Open  
By a vote of 4-0

**CONTINUED** to August 21, 2019.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, and PLOT PLAN NO. 26367 – Intent to Adopt a Mitigated Negative Declaration** – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42– Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – 17.56 acres – Zoning: Specific Plan (SP 293) Planning Area 42 – Location:

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43069; and,

**APPROVED** Parcel Map No. 35671 Revision No. 1; and,



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Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road – **REQUEST:** A Tentative Parcel Map for a Schedule “E” commercial subdivision of 17.56 acres into nine (9) commercial parcels, a Conditional Use Permit for a Mini Warehouse Facility, two (2) drive-thru restaurants and sales of beer and wine for off-site consumption and a Plot Plan to construct a shopping center. The shopping center will consist of eight (8) buildings, including a gas station and convenience store totaling approximately 90,900 sq. ft. The plot plan includes a 16,800 sq. ft. water quality basin. The mini warehouse facility will consist of six (6) storage buildings and an office/caretaker facility. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**APPROVED** Conditional Use Permit No. 3782; and,  
**APPROVED** Plot Plan No. 26367, subject to the conditions of approval as modified at hearing.

**4.2 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant:** Vincent Cox/Superior ComSites, LLC – **Engineer/Representative:** Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0  
**CONTINUED** to July 17, 2019.

**4.3 TENTATIVE PARCEL MAP NO. 37678 and PLOT PLAN NO. 190007 – Intent to Adopt a Negative Declaration – CEQ190015 – Owner/Applicant:** Allen Richard Grant Revocable Trust – **Engineer:** Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Varner Road, southerly of Wildcat Drive, easterly of Berkey Drive, and westerly of Washington Street – Acres: 2.77 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Tentative Parcel Map No. 37678** proposes a Schedule “E” subdivision that will create a single parcel (2.77 acres) with 36 commercial condominium units for vehicle, recreational vehicle (R-V), and boat storage. The condominium units consist of 24 (24x50) units and 12 (30x50) units including one (1) unit for an office/members clubhouse. **Plot Plan No. 190007** proposes to construct two (2) 23,400 sq. ft. concrete tilt-up buildings up to 26 ft. in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin. The plot plan also proposes approximately 17 outdoor R-V and Boat storage spaces along the southerly property boundary. 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. 190015; and,  
**APPROVED** Tentative Parcel Map No. 37678; and,  
**APPROVED** Plot Plan No. 190007, subject to the conditions of approval as modified at hearing.

**5.0 WORKSHOP**

**5.1 ENVIRONMENTAL JUSTICE WORKSHOP**

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

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**