



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

1.0 CONSENT CALENDAR

1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356 – Applicant: Sand Creek Development LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, Southerly of Pauba Road, and westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) – Residential Agricultural – ½ Acre Minimum (R-A-½) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “B” Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 21, 2022. Project Planner: Fernando Solis at (951) 955-8254 or email at fersolis@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 21, 2022.

1.2 PLOT PLAN NO. 26204 – RECEIVE and FILE – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan No. 26204 proposes the construction and operation of a new unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 ODE type C cabinets, two (2) PTS8003 cabinets, and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **RECEIVED and FILED.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 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. Continued from June 5, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org. **Planning Commission Action:** Public Comments: Closed By a vote of 4-0 **CONTINUED** to August 7, 2019.



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4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297 – Intent to Adopt a Mitigated Negative Declaration – EA43003 – Applicant: Domenigoni Plaza – Engineer/Representative: Domenigoni Plaza – Third Supervisorial District – Specific Plan Zoning Area – Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway – 11.82 acres – Zoning: Specific Plan 288 (SP288) – **REQUEST:** The Conditional Use Permit proposes a 64,692 sq. ft. shopping center on 11.82 acres, including an approximately 3,800 sq. ft. 24-hour convenience store with an attached 1,200 sq. ft. deli restaurant, 2,080 sq. ft. car wash facility, and a 4,395 sq. ft. fuel canopy area that will house 16 fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 sq. ft. drive-thru restaurant, a 4,412 sq. ft. restaurant, and a 50,000 sq. ft. retail building. The site will also include a total of 448 parking stalls and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license). The Tentative Parcel Map proposes a Schedule “E” subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 43003; and,

APPROVED Conditional Use Permit No. 3770; and,

APPROVED Tentative Parcel Map No. 37297, subject to the conditions of approval as modified at hearing.

4.2 CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Owner/Applicant: Sun City Palm Desert Community Association – Fourth Supervisorial District – Chuckwalla Zoning Area – Western Coachella Valley Area Plan – Community Development: Public Facilities (CD-PF) – 9.21 Acres – Location: Northerly of 38th Avenue, easterly of Adams Street, and westerly of Dune Palms Road – Zoning: Specific Plan (S-P) – **REQUEST: Conditional Use Permit No. 3213, Revised Permit No. 2** proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040. Project Planner: Jay Olivas at (760) 863-7050 or email at jolias@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

APPROVED Conditional Use Permit No. 3213, Revised Permit No. 2, 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