



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 6, 2019**

1.0 CONSENT CALENDAR

1.1 GENERAL VACATION and TERMINATION OF MAINTENANCE OF A PORTION OF CRAMER STREET and PALM OASIS AVENUE in the PALM SPRINGS AREA – Applicant: County of Riverside – Fifth Supervisorial District – Western Coachella Valley Area Plan – Location: Cramer Street and Palm Oasis Avenue in the Palm Springs area – **REQUEST:** The Transportation Department is proposing to Vacate and Terminate the maintenance of portions of Cramer Street and Palm Oasis Avenue pursuant to County of Riverside policies and procedures. Project Planner: Joseph Martinez at (951) 955-6864 or email at josmarti@rivco.org

APPROVED The Transportation Department to Vacate and Terminate the maintenance of portions of Cramer Street and Palm Oasis Avenue.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 TENTATIVE TRACT MAP NO. 37089 – Intent to Adopt a Mitigated Negative Declaration – EA42898 – Applicant: Olen Properties Corporation, C/O Dale Lyon – Engineer/Representative: Rick Engineering – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Estate Density Residential (CD-EDR) – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Elliot Road, and westerly of Pourroy Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Tentative Tract Map (TR37089) is a proposal for a Schedule “B” subdivision of 48.4 gross acres into 21 single-family residential lots with a minimum lot size of one acre, one 13 acre lot for conservation pursuant to the Multi-Species Habitat Conservation Plan (MSHCP), one (1) detention basin lot, two (2) lots for drainage, four (4) streets, and associated improvements. The average residential lot size proposed is approximately 1.2 acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0

ADOPT Mitigated Negative Declaration for Environmental Assessment No. 42898; and,

APPROVE Tentative Tract Map No. 37089, subject to the conditions of approval as modified at hearing.

4.2 SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO.1 (SP00382S01), CHANGE OF ZONE NO. 1800020 (CZ1800020), and TENTATIVE TRACT MAP NO. 37449 (TTM37449) – Intent to Consider an Addendum to Environmental Impact Report No. 531 (EIR531) – CEQ180016 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R), as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road – Zoning: Specific Plan (SP382) as reflected in the Specific Plan – 342.3 gross acres – **REQUEST:** The **Specific Plan Substantial Conformance** is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The **Change of Zone** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

CONSIDER an Addendum for Environmental Impact Report No. 531; and,

APPROVE Specific Plan No. 282 Substantial Conformance No. 1; and,

TENTATIVELY Approve Change of Zone No. 1800020; and,

APPROVE Tentative Tract Map No. 37449, subject to the conditions of approval as modified at hearing.



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Tentative Tract Map is a proposal for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in four (4) phases. The subdivision boundaries reflect a recent lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 WORKSHOP

5.1 **TEMPORARY EVENTS WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS