



PLANNING COMMISSION HEARING REPORT OF ACTIONS MAY 21, 2014

1.0 **CONSENT CALENDAR**

1.1 RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25407 – Applicant: Vista Towers, LLC – First/First Supervisorial District – Location: Northwesterly of Rocky Bluff Road, southerly of De Carlo Road, and westerly of Rolling Meadows Drive – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on May 5, 2014 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 6 foot high concrete masonry unit (CMU) wall enclosure and landscaping. The project includes twelve (12) panel antennas, 24 RRH Units, and four (4) Raycap Surge Protectors located at 45 foot high on the monopine, two (1) GPS antennas, and a 240 sq. ft. equipment shelter for AT&T. The project also includes twelve (12) panel antennas located at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) GPS antennas, a 30kw standby generator, and a 184 sq. ft. equipment shelter for Verizon Wireless. A 173 sq. ft. outdoor equipment area is also proposed within the lease area for a future carrier. The facility is proposed to be located towards the center of a large, vacant property and access to the facility will be provided via a 20 ft. wide access easement from Rocky Bluff Road. Two (2) live pine trees and shrubs are also proposed to be planted around the project area. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Planning Commission Action:

By A Vote Of 5-0

RECEIVED AND FILED

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

2.1 GENERAL PLAN AMENDMENT NO. 1111 – **PLANNING STAFF RECEIVED COMMENTS FROM THE PLANNING COMMISSION FOR THE BOARD OF SUPERVISORS.**
Applicant: Peak Emerald Acres, LLC - Third/Third Supervisorial District – 334.2 Gross Acres – Location: Southerly of Florida Ave. and westerly of California Ave. - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2) –

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REQUEST: The General Plan Amendment proposes to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Low Density Residential (LDR)(1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (RM)(10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space - Water (OS-W), Open Space - Recreation (OS-R) and Open Space - Conservation (OS-C). The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

3.0 PUBLIC HEARINGS

3.1 CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623 – Intent to Adopt Mitigated Negative Declaration – Applicant: Ino Cruz – Fourth/Fourth Supervisorial District – Location: The project site is located northerly of 66th Avenue (State Highway 195), southerly of 65th Avenue, easterly of Buchanan Street, and westerly of State Highway 86. **REQUEST:** The Change of Zone proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot. The Conditional Use Permit proposes to construct and operate an automobile and truck travel center on a 14 acre site to include a 13,600 sq. ft. convenience store up to 28 ft. in height with 24-hour retail sale of gasoline and diesel fuel, food/beverages, and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PNC required). Additionally, the proposed automobile and truck travel center includes a 1,152 sq. ft. car wash, 5,350 sq. ft. gasoline canopy with eight

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Planning Commission recommends to the Board of Supervisor,

ADOPTION OF THE MITIGATED NEGATIVE DECLARATION; TENTATIVE APPROVAL OF CHANGE OF ZONE; and APPROVAL OF THE CONDITIONAL USE PERMIT as modified at hearing.

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(8) pumps, 3,570 sq. ft. diesel fuel canopy with six (6) pumps, up to three (3) drive-thru restaurants, and two (2) sit down restaurants totaling approximately 15,905 sq. ft. The proposed project also includes a signage program. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces. The development is proposed to be constructed in three (3) phases with a separate area to remain undeveloped. Off-site access is proposed along Buchanan Street via State Highway 86 and 66th Avenue (State Highway 195). Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org. (Quasi-judicial)

- 3.2 SURFACE MINING PERMIT NO. 102, STATUS UPDATE REGARDING NOTICE AND ORDER TO COMPLY** – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – Location: 25 Miles North of Blythe, 10 Miles West of Midland Road, 15 Miles South of State Hwy. 62 – 400 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. Project Planner: David Jones at (951) 955-6863 or email dljones@rctlma.org. (Quasi-judicial)

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By A Vote Of 5-0

CONTINUED TO JUNE 18, 2014.

- 3.3 PUBLIC USE PERMIT NO. 920** – Consider an Addendum to Certified EIR – Applicant: Sandals Church – Fifth/Second Supervisorial District – Location: Northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue – 3 Acres Gross – **REQUEST:** The Public Use Permit proposes the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue). The parking lot will serve the existing congregation

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CONSIDERED ADDENDUM TO EIR 424, APPROVED PUBLIC USE PERMIT as modified at hearing.

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members for weekend church services and weekday evening classes. The Church is currently limited to its 900 person capacity and additional trips are not anticipated. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue. The parking lot could also be used to park vehicles for 6-8 special events per year that could include outreach events and community involvement. Specifically, the events could include blood drives, community health fairs, or other outreach drives. These events generally draw less traffic than the Sunday church services and are planned on weekdays or Saturdays and would not conflict with Sunday Church Services. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS