

TECHNICAL REVIEW COMMITTEE
MEETING WORK AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
82-675 HWY. 111, 2ND FLOOR, ROOM 209
INDIO, CA 92201
(760) 863-8277

DATE: December 21, 2006

Be prepared to discuss the following land development applications listed below, at the above referenced PAR/TRC meeting date and please have your department's or agency's conditions in the Sierra system with a status of "Recommended". If a department or agency is requesting additional information or corrections to a Land Development proposal, please be sure to have those comments in the Sierra system instead.

9:00 A.M. – CASE REVIEW

1. RP (1) **PLOT PLAN NO. 22238** – EA No. N/A – Jonica Esperti – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Camelback Drive, southerly of Avenue 42, easterly of Jamaica Sands Drive, westerly of Glass Drive – R-2-4000 Zone – .3 acres - REQUEST: To build a triplex totaling 3900 square feet with garages and covered patios at a height of about 17 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:15 A.M. – CASE REVIEW

2. RP (1) **PLOT PLAN NO. 22239** – EA No. N/A – Mark Tuvell – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Camelback Street, southerly of Avenue 42, easterly of Jamaica Sands Drive, westerly of Glass Drive – R-2-4000 Zone – .30 acres - REQUEST: To build a triplex totaling 3900 square feet with garages and covered patios at a height of about 17 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:30 A.M. – CASE REVIEW

3. RP (1) **PRE APPLICATION REVIEW NO. 01005** – David W. Graves –Pass & Desert Zoning District – Fifth Supervisorial District – Northerly of Dillon Road, southerly of Hacienda Avenue, easterly of Mountain View Road, westerly of Long Canyon Road – W-2 Zone – 10 Acres - REQUEST: To divide approximately 10 acres into 42 single family residential lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

9:45 A.M. – CASE REVIEW

4. RP (1) **PUBLIC USE PERMIT NO. 00744S4** - EA No. Exempt – Richard Varnell – Thousand Palms Zoning District - Fourth Supervisorial District – Northerly of Ramon Road, easterly of Monterey Avenue – W-2 Zone – 3.3 Acres – REQUEST: Add an approximately 1,800 square feet Sunday School building at a height of about 16 feet to an existing church.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:00 A.M. – CASE REVIEW

5. RP (1) **PRE APPLICATION REVIEW NO. 01009** – Nirmala Kripanarayanan – Pass & Desert Zoning District – Fifth Supervisorial District – Northerly of Dillon Road, westerly of Atlantic Ave – W-2 Zone – 5 Acres - REQUEST: To operate a boat and trailer storage.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:15 A.M. – CASE REVIEW

6. RP (1) **TENTATIVE PARCEL MAP NO. 34772** - EA No. 41061 – Carlos J. Inzunza – Thousand Palms Zoning District - Fourth Supervisorial District – Northerly of Ramon Road, southerly of El Portal Road, easterly of Vista Del Sol Road – R-3-6000 Zone – 3 Acres – Schedule H - REQUEST: To divide approximately 3 acres into 2 single family residential parcels.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:30 A.M. – CASE REVIEW

7. RP (2) **PLOT PLAN NO. 22185** – EA No. 41077 – Pacific / Costanzo Lewis – Bermuda Dunes Zoning District - Fourth Supervisorial District – Southerly of Wildcat Drive, westerly of Washington Street – C-P-S Zone – 3.1 acres - REQUEST: To construct and operate three commercial retail/office buildings totaling approximately 27,000 square feet of building area at a building height of about 32 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

10:45 A.M. – CASE REVIEW

8. RP (3) **CONDITIONAL USE PERMIT NO. 3218 REVISED PERMIT NO. 1** - EA No. 40964 – Lorilea Franklin – Cathedral City/ Palm Desert Zoning District - Fifth Supervisorial District – Northerly of Varner Road, southerly of Avenue 20, easterly of Palm Drive, westerly of Long Canyon Road – W-2 Zone – 39 Acres - REQUEST: To expand an existing commercial stable and riding academy, which includes an accessory tack shop and an established facility for outdoor horse shows, and this revised permit proposes to _____ and extend life of the permit from 2010 to _____.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:00 A.M. – CASE REVIEW

9. RP (2) **TENTATIVE TRACT MAP NO. 34506** - EA No. 41092 – Green Sand LLC – Thousand Palms Zoning District - Fourth Supervisorial District – Northerly of Ramon Road, southerly of La Canada Way – R-3-6,000 Zone – 4 Acres – Schedule A - REQUEST: To divide 4 acres into 16 single family residential lots with a common retention basin lot.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:15 A.M. – CASE REVIEW

10. MB (5) FAST TRACK PLOT PLAN NO. 21841 (FTA # 06-08) – EA No. 40912 – Chandi Nachhattar Singh – Mecca Zoning District - Fourth Supervisorial District – Northerly of Avenue 66, easterly of Highway 86, westerly of Highway 111 – A-1-5, C-P-S Zone – .5 acres - REQUEST: To add a 2,500 square-foot restaurant (Starbucks) with drive through to an adjacent existing truck stop, vehicle fuel and convenience store facility.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:30 A.M. – CASE REVIEW

11. MB (1) PRE APPLICATION REVIEW NO. 01010 – Tami L Shaver – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Southerly of 83rd Avenue, easterly of Peirce St. – W-2 Zone – 10 Acres - REQUEST: To divide 10 acres into 4 parcels.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

11:45 A.M. – CASE REVIEW

12. MB (1) PRE APPLICATION REVIEW NO. 01014 – Peter Tynberg – Thousand Palms Zoning District – Fourth Supervisorial District – Southerly of Avenue 30, easterly of Rio Del Sol – M-SC Zone – 20 Acres - REQUEST: To divide 20 acres into 19 industrial parcels and a common lot for water retention.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

LUNCH

1:30 P.M. – CASE REVIEW

13. DJ (3) SURFACE MINING PERMIT NO. 193, REVISED PERMIT NO. 1 - EA No. 40796 – Coachella Valley Aggregates – Western Coachella Valley Area Plan – Open Space: Mineral Resources (OS-MR) and Rural (OP-RUR) - Lower Berdoo Canyon Zoning District - Fourth Supervisorial District – Easterly of Dillon Road, northerly of Avenue 42 and Fargo Canyon Road – Zoning Watercourse, Watershed and Conservation Areas (W-1) - 518.18 Acres - REQUEST: Addition of 293 acres to existing 257 acre mining operation.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

1:45 P.M. – CASE REVIEW

14. DJ (2) SURFACE MINING PERMIT NO. 200, REVISED PERMIT NO. 1 - EA No. 40797 – Coachella Valley Aggregates – Western Coachella Valley Area Plan – Open Space: Mineral Resources (OS-MR) and Rural (OP-RUR) - Lower Berdoo Canyon Zoning District - Fourth Supervisorial District – Easterly of Dillon Road, northerly of Avenue 42 and Fargo Canyon Road – Zoning Watercourse, Watershed and Conservation Areas (W-1) - 188.39 Acres - REQUEST: Addition of 94 acres to be mined over a period of 55 years from original inception.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:00 P.M. – CASE REVIEW

15. MB (1) PLOT PLAN NO. 22313 – EA No. 41158 – Eugene E. Doms – Bermuda Dunes Zoning District - Fourth Supervisorial District – Easterly of Leopard Street, southerly of Wolf Road – M-SC Zone – .60 acres - REQUEST: To construct and operate two industrial buildings at a building height of about 22 feet.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:15 P.M. – CASE REVIEW

16a. MB (1) GENERAL PLAN AMENDMENT NO. 00831 - EA No. 41099 – Peter H. Flax – Chuckawalla Zoning District - Fourth Supervisorial District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 40 Acres - REQUEST: To amend Western Coachella Valley Plan from “Estate Density Residential” to “Low Density Residential”.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

16b. MB (1) CHANGE OF ZONE NO. 07434 - EA No. 41099 – Peter H. Flax – Chuckawalla Zoning District - Fourth Supervisorial District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 40 Acres – REQUEST: To change zoning from W-2-10 to R-1-20,000, W-2 and R-5.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

16c. MB (1) CONDITIONAL USE PERMIT NO. 3533 - EA No. 41099 – Peter H. Flax – Chuckwalla Zoning District - Fourth Supervisorial District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 40 Acres - REQUEST: To construct and operate a commercial stable and clubhouse with riding and pasture areas.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

16d. MB (1) TENTATIVE TRACT MAP NO. 34817 - EA No. 41099 – Peter H. Flax – Chuckwalla Zoning District - Fourth Supervisorial District – Northerly of Frances Way, easterly of Washington Street – W-2-10 Zone – 40 Acres – Schedule B - REQUEST: To divide 40 acres into 20 residential lots with common recreation and open space lots.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:30 P.M. – CASE REVIEW

17a. MB (6) GENERAL PLAN AMENDMENT NO. 00787 - EA No. 40684 – Sheila Borneman – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 60, southerly of Avenue 58, easterly of Van Buren Street, westerly of Harrison Street – A-1-20 Zone – 165 Acres - REQUEST: To amend Eastern Coachella Valley Plan from “Agriculture” to “Medium Density Residential” (2-5 du/ac).

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:30 P.M. – CASE REVIEW (Continued...)

17b. MB (6) CHANGE OF ZONE NO. 07291 - EA No. 40684 – Sheila Borneman TPC – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 60, southerly of Avenue 58, easterly of Van Buren Street, westerly of Harrison Street – A-1-20 Zone – 164 Acres – REQUEST: To change zoning from A-1-20 to R-1 and R-5.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

17c. MB (6) TENTATIVE TRACT MAP NO. 34556 - EA No. 40684 – Sheila Borneman – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 60, southerly of Avenue 58, easterly of Van Buren Street, westerly of Harrison Street – A-1-20 Zone – 164 Acres – Schedule A - REQUEST: To divide 164 acres into 301 single family residential lots with common open space lots and recreational amenities.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

2:45 P.M. – CASE REVIEW

18a. MB (2) CHANGE OF ZONE NO. 07414 - EA No. 41047 – Joe Birdsell – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Zenith Way, southerly of Darby Road, westerly of Adams Street, easterly of Washington Street – R-1-12000 Zone – 8.54 Acres – REQUEST: To change zoning from R-1-12000.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

18b. MB (2) TENTATIVE TRACT MAP NO. 34546 - EA No. 41047 – Joe Birdsell – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Zenith Way, southerly of Darby Road, westerly of Adams Street, easterly of Washington Street – R-1-12000 Zone – 8.54 Acres – Schedule A - REQUEST: To divide 8.51 acres into 29 single family residential lots, with a remainder lot and one common open space lot.

ACTION: PD _____ PC _____ WTHDN _____ CONT. _____

PC:mc

12/04/06

D:\FILES.2005\AGENDAS.TRC12-21-06.wpd