

**December 20, 2007 TRC MEETING AGENDA**

**TECHNICAL REVIEW COMMITTEE  
MEETING WORK AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
38-686 EL CERRITO ROAD  
PALM DESERT, CA 92211  
(760) 863-8277**

**DATE: December 20, 2007**

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. NOTE: The TRC agenda is now available on the Planning Department's web site: [http://www.tlma.co.riverside.ca.us/planning/content/devproc/cpr/current\\_cpr.html](http://www.tlma.co.riverside.ca.us/planning/content/devproc/cpr/current_cpr.html)

**9:00 A.M. – CASE REVIEW**

- 1. MB (1) FAST TRACK PLOT PLAN NO. 23116 (FTA #2005-10) – EA No. 41602 – Desert Gold Adventures, LLC – Thousand Palms Zoning District - Fourth Supervisorial District – Northerly of Varner Road, easterly of Chase School Road, and southerly of Perras Avenue – SP Zone – 11.4 Acres - REQUEST: To construct a five-story, 230,000 square-foot office building at a roof height of approximately 74 feet and approximately 95 feet at the top of the dome and including a two-story parking structure consisting of 394 parking spaces at a building height of approximately 25 feet.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**9:15 A.M. – CASE REVIEW**

- 2. BR (1) TEMPORARY USE PERMIT NO. 193 - EA No. 41626 – Desert Gold Ventures – Thousand Palms Zoning District - Fourth Supervisorial District – Northerly of Varner Road, easterly of Cook Street - SP Zone – 188 Acres – REQUEST: Temporary Use Permit to allow additional time for an existing utility and street contractor staging yard and office trailers for up to more than six months.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**9:30 A.M. – CASE REVIEW**

- 3a. MB (1) FAST TRACK CHANGE OF ZONE NO. 7597 (FTA #2007-19) - EA No. 41621 – Riverside Commercial Inv., Inc. – Pass & Desert Valley Zoning District - Fifth Supervisorial District – Northerly of Avenue 19, southerly of Avenue 18, easterly of Indian Avenue – M-SC, W-2, I-P Zone – 154 Acres – REQUEST: Change zoning from W-2 & I-P to M-SC and I-P.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**TECHNICAL REVIEW COMMITTEE – AGENDA**

**December 20, 2007**

**Page 2 of 7**

**9:30 A.M. – CASE REVIEW (Continued...)**

**3b. MB (1) FAST TRACK PLOT PLAN NO. 23155 (FTA #2007-19)** – EA No. 41621 – Riverside Commercial Inv., Inc. – Pass & Desert Zoning District - Fifth Supervisorial District – Northerly of Avenue 19, southerly of Avenue 18, easterly of Indian Avenue – M-SC, W-2, I-P Zone – 154 Acres - REQUEST: To construct an approximately 3 million square-foot warehouse center consisting of four buildings ranging in size from 254,000 square-foot to 1,195,000 square-foot all at a building height of approximately 42 feet.

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**9:45 A.M. – CASE REVIEW**

**4a. MB (5) CHANGE OF ZONE NO. 7530** - EA. No. 41421 - Rob Rosztoy - Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Emerald Crest Drive, southerly of Interstate 10, easterly of Starlight Lane, westerly of Carter Lane – R-1 Zone - 6.87 Acres – REQUEST: Change of zone from R-1-12,000 to IP.

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**4b. MB (5) PLOT PLAN NO. 22846**– EA No. 41421 – Rob Rosztoy – Bermuda Dunes Zoning District - Fourth Supervisorial District - Northerly of Emerald Crest Drive, southerly of Interstate 10, easterly of Starlight Lane, westerly of Carter Lane - R-1-12000 Zone - 6.87 Acres - REQUEST: To construct and operate an equipment sales and service business in a one-story, approximately 18,000 square-foot building at a building height of about 27 feet, with outdoor sales and display area.

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**10:00 A.M. – CASE REVIEW**

**5a. MB (5) FAST TRACK GENERAL PLAN AMENDMENT NO. 860 (FTA #2007-09)** - EA No. 41378 – Pacific Real Estate Inv. Group Inc. – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 55, southerly of Avenue 54, easterly of Shady Lane, westerly of Rulon Lane – M-SC, W-2-5 Zone – 15 Acres - REQUEST: To amend the Western Coachella Valley Area Plan Map from “Community Development: Light Industrial” (CD-LI) (0.26-0.6 FAR) to “Community Development: Medium-High Density Residential” (CD-MHDR) (5-8 DU/AC).

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**5b. MB (5) FAST TRACK CHANGE OF ZONE NO. 7519 (FTA #2007-09)** - EA No. 41378 – Pacific Real Estate Inv. Group Inc. – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 55, southerly of Avenue 54, easterly of Shady Lane, westerly of Rulon Lane – M-SC, W-2-5 Zone – 15 Acres – REQUEST: Change of Zone from M-SC to R-3.

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**TECHNICAL REVIEW COMMITTEE – AGENDA**

**December 20, 2007**

**Page 3 of 7**

**10:00 A.M. – CASE REVIEW (Continued...)**

- 5c. MB (5) FAST TRACK CONDITIONAL USE PERMIT NO. 3148, REVISED PERMIT NO.1 (FTA # 2007-09) - EA No. 41378 – Pacific Real Estate Inv. Group Inc. – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 55, southerly of Avenue 54, easterly of Shady Lane, westerly of Rulon Lane – M-SC, W-2-5 Zone – 15 Acres - REQUEST: To revise a CUP by increasing the space size on an existing mobile home park containing 110 spaces.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**10:15 A.M. – CASE REVIEW**

- 6a. MB (7) CHANGE OF ZONE NO. 7384 - EA No. 40967 – Washington 111, LTD – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Darby Road, westerly of Moore Circle and southerly of Starlight Lane – R-1-12000 Zone – 1.5 Acres – REQUEST: To change the R-1-12,000 Zone to R-1 Zone.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

- 6b. MB (6) TENTATIVE PARCEL MAP NO. 34784 - EA No. 40967 – Washington 111, LTD – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Darby Road, westerly of Moore Circle and southerly of Starlight Lane – R-1-12000 Zone – 1.5 Acres – Schedule F - REQUEST: To divide approximately 1.5 acres into 3 residential parcels.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**10:30 A.M. – CASE REVIEW**

- 7a. MB (2) CHANGE OF ZONE NO. 6987 - EA No. 39616 – SunCal – Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 120 Acres – REQUEST: Change of Zone from W-2 to R-1.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

- 7b. MB (6) TENTATIVE TRACT MAP NO. 32463 - EA No. 39616 – SunCal – Cathedral City/Palm Desert Zoning District - Fourth Supervisorial District – Easterly of Da Vall Road, northerly of Ramon Road – W-2-20 Zone – 80 Acres – Schedule A - REQUEST: Divide 80 acres into 274 single family residential lots.**

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**TECHNICAL REVIEW COMMITTEE – AGENDA**

December 20, 2007

Page 4 of 7

**10:45 A.M. – CASE REVIEW**

**8a. MB (1) GENERAL PLAN AMENDMENT NO. 888** – EA No. 41615 - Palms Development LLC - Pass and Desert - Fourth Supervisorial District – Northerly of Avenue 19, southerly of Avenue 18, easterly of Roberts Road, westerly of Corkill Road W-2 Zone – 106 Acres – Schedule A - REQUEST: To amend the Western Coachella Valley Area Plan from “Rural: Rural Residential” (R-RR) (5-Acre Minimum) to “Community Development: Medium Density Residential” (CD-MDR) (2-5 DU/AC) and “Community Development: Commercial Tourist” (CD-CT) (0.20-0.35 FAR) (Hot Springs Policy Area).

**ACTION:** PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_

**8b. MB (1) CHANGE OF ZONE NO. 7594** - EA.No. 41615 - Palms Development LLC– Pass & Desert Zoning District - Fourth Supervisorial District – Northerly of Avenue 19, southerly of Avenue 18, easterly of Roberts Road, westerly of Corkill Road – W-2 Zone – 106 Acres - REQUEST: To change Zone from W-2 to R-4, R-5 and C-R.

**ACTION:** PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_

**8c. MB (1) TENTATIVE TRACT MAP NO. 34983** - EA No.41615 – Palms Development LLC – Pass and Desert Zoning District - Fourth Supervisorial District – Northerly of Avenue 19, westerly of Avenue 18, easterly of Roberts Road, westerly of Corkill Road – W-2- Zone –106 Acres – Schedule A and E - REQUEST: To divide 106 Acres to 330 residential lots and two community lots.

**ACTION:** PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_

**11:00 A.M. – CASE REVIEW**

**9. RP (3) CONDITIONAL USE PERMIT NO. 3406, REVISED PERMIT NO. 2** - EA No. 41550 – Dace – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Southerly of Old Highway 86, easterly of Middleton Street, westerly of Tyler Street – W-2 Zone – 1.66 Acres – REQUEST: To add approximately ½ acre of land to a farm labor housing facility and adjust location of buildings and parking areas for a recreation area, church, and community meeting facility.

**ACTION:** PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_

**11:15 A.M. – CASE REVIEW**

**10. RP (1) PLOT PLAN NO. 23141** – EA No. 41619 – Contreras Anselmo – Eastern Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 66, southerly of 2<sup>nd</sup> Street, easterly of Brown Street, westerly of Coahuilla Street – C-P-S Zone – 4850 Feet - REQUEST: Plot Plan for an approximately 1200 square-foot ground floor restaurant with an approximately 700 square-foot caretaker’s unit located on a 2<sup>nd</sup> floor addition.

**ACTION:** PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_

**TECHNICAL REVIEW COMMITTEE – AGENDA**

December 20, 2007

Page 5 of 7

**11:30 A.M. – CASE REVIEW**

11. RP (1) **PRE APPLICATION REVIEW NO. 1171** - CEQA Exempt – Jorge Torres - Lower Coachella Valley – Fourth Supervisorial District – Easterly of Calhoun Street, northerly of Avenue 54 – A-1-20 Zone –12 Acres- REQUEST: To divide 12 acres into 20 residential lots.

**ACTION: PD** \_\_\_\_\_ **PC** \_\_\_\_\_ **WTHDN** \_\_\_\_\_ **CONT.** \_\_\_\_\_

**11:45 A.M. – CASE REVIEW**

12. BR (1) **PRE APPLICATION REVIEW NO. 1167** – Robin S. Trotochan – Pass and Desert Zoning District - Fourth Supervisorial District – Northerly of Dillon Road, southerly of Hacienda, easterly of Corkill Road, westerly of Bennett Road – W-2 Zone – 8 Acres - REQUEST: Pre application review for a commercial office and retail center approximately 70,000 square feet.

**ACTION: PD** \_\_\_\_\_ **PC** \_\_\_\_\_ **WTHDN** \_\_\_\_\_ **CONT.** \_\_\_\_\_

**LUNCH BREAK 11:45 A.M. – 1:30 P.M.**

**1:30 P.M. – CASE REVIEW**

13. JO (1) **COMMERCIAL WECS PERMIT NO. 71S4** - CEQA Exempt – Mark Technologies – Whitewater Zoning District - Fifth Supervisorial District – Northerly of Interstate 10, westerly of Whitewater Canyon Road – W-E Zone – 640 Acres - REQUEST: To replace 60 previously approved gamesa 850 KW wind turbines (unbuilt) up to 300 feet in height with 60 EWT 52-900 KW wind turbines up to 300 feet in height.

**ACTION: PD** \_\_\_\_\_ **PC** \_\_\_\_\_ **WTHDN** \_\_\_\_\_ **CONT.** \_\_\_\_\_

**1:45 P.M. – CASE REVIEW**

14. JO (2) **ACCESSORY WECS PERMIT NO. 121** - EA No. 41589 –Robert R Lynk – Cabazon Zoning District - Fifth Supervisorial District – Southerly of Bonita Avenue, easterly of Almond Street – R-A Zone – 4.26 Acres - REQUEST: To install and operate one10-Kilowatt Berkey model wind turbine at a total height of 93 feet

**ACTION: PD** \_\_\_\_\_ **PC** \_\_\_\_\_ **WTHDN** \_\_\_\_\_ **CONT.** \_\_\_\_\_

**TECHNICAL REVIEW COMMITTEE – AGENDA**

**December 20, 2007**

**Page 6 of 7**

**2:00 P.M. – CASE REVIEW**

**15. JO (1) PLOT PLAN NO. 16925, SUBSTANTIAL CONFORMANCE NO. 4** – CEQA Exempt – Richard J. Hemphill – Pass & Desert Zoning District – Fifth Supervisorial District – Northerly of Dillon Road, easterly of Little Morongo Road – M-SC Zone – 4.8 Acres - REQUEST: 50 by 100 Metal Building.

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**2:15 P.M. – CASE REVIEW**

**16. JD (3) PLOT PLAN NO. 23009** – EA No. 41523 – George Buono – Thousand Palms Zoning District - Fourth Supervisorial District – Northerly of Interstate 10, easterly of Ramon Road – MSC and I - P Zone – 0.7 Acre - REQUEST: Plot Plan to remodel an existing industrial building for warehouse and distribution use with accessory stone/marble cutting facilities and outdoor material storage yard.

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**2:30 P.M. – CASE REVIEW**

**17. RP (2) PLOT PLAN NO. 9967R1** – EA No. 41598 – Pulte Homes Brian Woods – Pass and Desert Zoning District - Fifth Supervisorial District – Easterly of Palm Drive, northerly of 20<sup>th</sup> Avenue – W-2 Zone – 174 Acres - REQUEST: To remodel an existing clubhouse and parking lot.

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**2:45 P.M. – CASE REVIEW**

**18a. RP (2) GENERAL PLAN AMENDMENT NO. 880** - EA. No. 41585 – Coachella Valley Engineers - Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 54, southerly of Avenue 53, easterly of Jackson Street, westerly of Calhoun Street - A-1-10 Zone – 40 Acres – REQUEST: To amend the Western Coachella Valley Area Plan from “Agriculture: Agricultural” (A-AG) (5-Acre Minimum) to “Rural Community: Estate Density Residential” (RC-EDR) (2-Acre Minimum).

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**18b. RP (2) CHANGE OF ZONE NO. 7581** - EA. No.41585 - Coachella Valley Engineers – Lower Coachella Valley - Zoning District – Fourth Supervisorial District – A-1-10 Zone- 40 Acres - REQUEST: To change zone from A-1-10 (Light Agricultural 10-acre minimum) to R-A-2 (Residential Agricultural 2-acre minimum).

**ACTION: PD\_\_\_\_\_ PC\_\_\_\_\_ WTHDN\_\_\_\_\_ CONT.\_\_\_\_\_**

**TECHNICAL REVIEW COMMITTEE – AGENDA**

**December 20, 2007**

**Page 7 of 7**

**2:45 P.M. – CASE REVIEW (Continued...)**

**18c. RP (2) TENTATIVE TRACT MAP NO. 35758** - EA No. 41585 – Coachella Valley Engineers – Lower Coachella Valley Zoning District - Fourth Supervisorial District – Northerly of Avenue 54, southerly of Avenue 53, easterly of Jackson Street, westerly of Calhoun Street – A-1-10 Zone – 40 Acres – Schedule B - REQUEST: To divide 40 acres into 20 single-family residential lots, with private streets and common drainage easements.

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**3:00 P.M. – CASE REVIEW**

**19. RP (4) PUBLIC USE PERMIT NO. 575S3** – CEQA Exempt – Our Lady of Guadalupe Church – Mecca Zoning District - Fourth Supervisorial District – Northerly of 6<sup>th</sup> Street, southerly of 7<sup>th</sup> Street, easterly of Dale Kiler Street, westerly of Home Street – R-1 Zone – 6 Acres – REQUEST: To construct an approximately 9,000 square-foot building for a temporary church assembly/sanctuary area and accessory parking area and restroom building.

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

**3:15 P.M. – CASE REVIEW**

**20. MB (1) PARCEL MAP NO. 30887M1** - CEQA Exempt - Palm Desert Marketplace – Bermuda Dunes – Zoning District – Fourth Supervisorial District – Northerly of Varner Road, southerly of Manorgate Road, eastely of Washington Street – SP Zone/ C-P-S Zone – 12.55 Acres – Schedule E – REQUEST: To modify nine lot lines for approved Schedule E PM30887.

**ACTION: PD \_\_\_\_\_ PC \_\_\_\_\_ WTHDN \_\_\_\_\_ CONT. \_\_\_\_\_**

PC: mcc

12/10/07

F:\TRC AGENDAS\TRC12-20-07 AGENDA.doc