



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 21, 2018**

- 1.0 CONSENT CALENDAR**
NONE
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Mitigated Negative Declaration – EA42839 – Applicant: Koll Custom Homes, Inc. c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – **REQUEST: General Plan Amendment No. 1202** proposes to amend the General Plan Policy Area from the Temecula Valley Wine Country Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. **Change of Zone No. 7885** proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – **Tentative Tract Map No. 37254** a Schedule “D” subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres. Continued from February 21, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org. (**Staff Recommendation: Continue to April 4, 2018**)**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to April 4, 2018.
- 4.0 PUBLIC HEARINGS – NEW ITEMS:**
- 4.1 CONDITIONAL USE PERMIT NO. 3754 – Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – EA42938 – Owner/Applicant: Abesud Halum (Toro Loco Market) – Representative: Edward Lanning – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Community Development – Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of 2nd Street, southerly of 3rd Street, easterly of Coahuilla Street, and westerly of Date Palm Street – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Conditional Use Permit No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400 sq. ft. building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11-foot by 21-foot concrete pad with bollards within the existing parking lot at the northeast corner of 2nd Street and Coahuilla Street. The proposed propane tank is to be located a minimum of 10-feet from existing public walkways. Project Planner: Jay Olivas at (760) 863-7050 or e-mail at jolivas@rivco.org.**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
FOUND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVED Conditional Use Permit No. 3754, subject to conditions of approval as modified at hearing.
- 5.0 WORKSHOP**
NONE
- 6.0 PRESENTATION**
- 6.1 ORDINANCE NO. 348 PRESENTATION**
- 7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 8.0 DIRECTOR’S REPORT**
- 9.0 COMMISSIONER’S COMMENTS**