



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 4, 2018**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33303 – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Highway 79 Policy Area – Location: Northwesternly of Washington Street, southerly of Keller Road, and easterly of Coventry Lane – 9.7 Acres – Zoning: Winchester Specific Plan Zone 1800, Plan Number 286, Planning Area 4 – Approved Project Description: Schedule “A” subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2021. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2021.**
- 1.2 PLOT PLAN NO. 25942 – Receive and File – Applicant: Verizon/Cortel c/o Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – Zoning: Mixed Use (MU) – **REQUEST:** Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60 ft. high mono-pole for Verizon Wireless with 12 eight (8) ft. tall antennas, one (1) four (4) ft. microwave dish, 12 Remote Radio Units, two (2) surge protectors units, two (2) equipment cabinets with two (2) Global Positioning Satellite antennas, one (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2½ ft. tall platform. The lease area is enclosed by a 6 ft. tall chain-link fence with brown slats and faux vines. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **RECEIVED AND FILED.****
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32185 – Applicant: Beazer Homes Holdings, LLC – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Cookie Road, southerly of Ruff Road, easterly of Leon Road, and westerly of Elliot Road and Winchester Road – 163.57 Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule “A” subdivision of 163.57 acres into 426 single family residential lots with 7,200 sq. ft. minimum lot sizes. The development will also include 32 open space lots for landscaping, paseos, detention areas, and a park that consists of 10 acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32185, extending the expiration date to November 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32185, extending the expiration date to November 30, 2021.**

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 minimum) – Location: Northerly of Los Nogales Road and westerly of **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **ADOPTED** Planning Commission Resolution No. 2018-001; and**



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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 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 March 21, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42839; and

TENTATIVELY APPROVE General Plan Amendment No. 1202; and

TENTATIVELY APPROVE Change of Zone No. 7885; and

APPROVE Tentative Tract Map No. 37254, subject to conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3761 – Intent to Adopt a Negative Declaration – EA42962 – Intent to Find a Public Convenience and Necessity – Applicant: Saib Alrabadi – Engineer/Representative: CJC Design, Inc. – Owner: Aboy Bakr Almed – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes the construction of a 76 Gas Station and 1,975 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control License Type 20) for off-premises consumption (“Project”). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 sq. ft. canopy, three (3) standard parking spaces, and one (1) accessible parking space. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

CONTINUED Off-Calendar.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.

4.2 ITEM MOVED TO PUBLIC HEARING – CONTINUED ITEMS.

4.3 CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – Intent to Adopt a Mitigated Negative Declaration – EA42685 – Applicant: Fred Khoroushi – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta – 20.2 gross acres – Zoning: Residential Agricultural – 20 acre minimum – **REQUEST:** Change of Zone from Residential Agricultural 20 acre minimum (RA-20) to Residential Agricultural 5 acre minimum (RA-5) and a Schedule “H” subdivision to create four (4) residential parcels on 20.2 gross acres. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42685; and

TENTATIVELY APPROVE Change of Zone No. 7829; and

APPROVE Tentative Parcel Map No. 36607, subject to conditions of approval.

4.4 GENERAL PLAN AMENDMENT NOS. 1151 AND 1152, CHANGE OF ZONE NOS. 7872 AND 7873, PLOT PLAN NOS. 25837 AND 25838, TENTATIVE PARCEL MAP NOS. 36950 AND 36962 – Intent to Certify an Environmental Impact Report (EIR) No. 546 – EIR00546 – Applicant: Trammel Crow, Inc. – Representative: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) – Community Development: Business Park (CD-BP) – Location: Southerly of Oleander Avenue, northerly of Nance Street,

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-004; and

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



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westerly of Harvill Avenue, and easterly of Day Street – Zoning: Rural Residential – ½ acre minimum (R-R-½) – Medium Manufacturing (M-M) – Industrial Park (I-P) – **REQUEST: Building D - GENERAL PLAN AMENDMENT NO. 1151** proposes to change the General Plan Land Use Designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building D site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P) and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P) to make the entire Building D site Industrial Park (I-P). **PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 sq. ft. warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of 15,000 sq. ft. of office space, 10,000 sq. ft. of mezzanine, and 677,645 sq. ft. of warehouse space with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule “H” subdivision of 37.08 gross acres to consolidate the existing four (4) parcels into one (1) parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. **Building E - GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan Land Use Designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building E site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcels 314-020-010 from Rural Residential – ½ acre minimum (R-R-½) to Industrial Park (I-P) to make the entire Building E site Industrial Park (I-P). **PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 sq. ft. warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 sq. ft. of office space and 395,982 sq. ft. of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule “E” subdivision of 21.52 gross acres into two (2) parcels, one (1) for the proposed development and one (1) to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

TENTATIVELY CERTIFY Environmental Impact Report No. 546; and

TENTATIVELY APPROVE General Plan Amendment No. 1151; and

TENTATIVELY APPROVE General Plan Amendment No. 1152; and

TENTATIVELY APPROVE Change of Zone No. 7872; and

TENTATIVELY APPROVE Change of Zone No. 7873; and

APPROVE Tentative Parcel Map No. 36950; and

APPROVE Tentative Parcel Map No. 36962; and

APPROVE Plot Plan No. 25837, and

APPROVE Plot Plan No. 25838, subject to conditions of approval as modified at hearing.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS