



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 15, 2018**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477** – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, and westerly of Girard Street – 2.69 Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule “A” Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two (2) playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 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. 35477, extending the expiration date to July 16, 2021.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 20.7 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule “A” - subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a 1-acre park – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2021.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36450** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Open Space: Recreation (OS-R) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Very High Density Residential (CD-VHDR) (14-20 du/ac) – Community Center (CD-CC) (5-40 du/ac, 0.10-0.3 FAR) – Mixed Use Area – Location: Westerly of Highway 74 and southerly of Ethanac Road – 126.3 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “A” subdivision of 126.3 acres into 241 residential lots with an average lot size of 6,518 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to August 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to August 18, 2021.
- 1.4 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34556** – Applicant: John Romero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 60th Avenue, southerly of 58th Avenue, easterly of Van Buren Street, and westerly of Harrison Steet – 164 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 164 acres into 301 residential lots with **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 34556, extending the expiration date to October 2, 2021.



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private streets and recreational amenities including internal and perimeter trails and approximately 62 acres of common open space – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34556, extending the expiration date to October 2, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.5 FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760 – Applicant: Temescal Valley Land, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Beardsley Road, southerly of De Palma Road, easterly of Glen Eden Road, and westerly of Horsethief Canyon Road – 148.3 Acres – Zoning: Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Subdivide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft.; three (3) MSHCP open space lots totaling 58.17 acres (Lots 287, 288, & 293); four (4) open space lots totaling 5.14 acres (Lots 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Fifth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2020.

1.6 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026 – Applicant: Lake Elsinore Lakeside Estates, LLC – First Supervisorial District – Southerly Elsinore Zoning Area – Elsinore Area Plan: Community Development - Medium Density Residential (CD-MDR) (2-5 du/ac) – Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min) – Rural - Rural Mountainous (R-RM) (10 acre min) – Location: Southwesterly of Grand Avenue, southeasterly of Stoneman Street, and northwesterly of Borchard Road – 89.9 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 89.9 gross acres into 141 lots, which includes a total of 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Third Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2021.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

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 Westerly Church Street, easterly of Iowa Avenue, and

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPT a Negative Declaration to Environmental Assessment No. 42962; and



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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. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

APPROVE THE Determination of Public Convenience and Necessity; and

APPROVE Conditional Use Permit No. 3761, subject to the conditions of approval.

4.2 APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-foot high, with a 50’0” high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Planning Commission Action:
Public Comments: Open
By a vote of 4-0

CONTINUED to September 5, 2018.

4.3 TENTATIVE TRACT MAP NO. 36687R1 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP#286 Winchester 1800) – **REQUEST: Tentative Tract Map No. 36687R1**, a Schedule “A” subdivision proposes to revise approved Tract Map No. 36687 and subdivide 20.3 acres into 69 residential lots and 14 open space lots. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0

FOUND the project exempt from the California Environmental Quality act (CEQA); and

APPROVE Tentative Tract Map No. 36687, Revision No. 1, subject to the conditions of approval.

5.0 WORKSHOP

5.1 ORDINANCE NO. 348 – AGRICULTURAL, OPEN SPACE, AND NATURAL RESOURCES ZONES WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS