



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 7, 2018**

1.0 CONSENT CALENDAR

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33225** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, easterly of Leon Road, southerly of Grand Avenue, westerly of Von Euw Drive – 4.82 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33225, 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. 33225, extending the expiration date to August 29, 2021.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180** – Applicant: Myron Upton Trust – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) – Location: Northerly of Central Avenue, easterly of Ramona Avenue, southerly of Nuevo Road, and westerly of Rosary Avenue – 5.11 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 5.11 gross acres into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33180, extending the expiration date to November 27, 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. 33180, extending the expiration date to November 27, 2021.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33913** – Applicant: Mountain View Land Development, Inc. – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Orchard Street, easterly of Nancy Avenue, southerly of Pass View Drive, and westerly of Mountain View Drive – 18 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule “B” subdivision of 18 gross acres into 18 residential lots with a minimum lot size of one (1) gross acre – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to September 3, 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. 33913, extending the expiration date to September 3, 2021.
- 1.4 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Mapes Road, westerly of Palomar Drive, and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “B” Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of ½ acre and two (2) open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2021.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:



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3.1 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-feet 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. Continued from August 15, 2018, September 5, 2018, October 3, 2018, and October 17, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.**

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE APPEAL.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 3724, and CHANGE OF ZONE NO. 7866 – Intent to Adopt a Mitigated Negative Declaration – EA42784 – Applicant: 17 Acres Heme, LLC – Engineer/Representative: MDMG, Sherrie Munroe – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 17.7 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: A Technical General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." The Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit affordable, modular, Residential Care Facility for the Elderly on 19.96 acres. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

4.2 CONDITIONAL USE PERMIT NO. 180017 – Exempt from the California Environmental Quality Act (CEQA) – pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Los Panchos Market and Restaurant, Inc. – Engineer/Representative: Ross Accounting and Advisory Services – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Lorimer Street, westerly of Grand Avenue, and southerly of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – **REQUEST: CUP180017 is a request to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.**

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

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

APPROVED the Withdrawal of the Appeal.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED Planning Commission Resolution No. 2018-008; and

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42784; and

TENTATIVELY Approve General Plan Amendment No. 180003; and

TENTATIVELY Approve Change of Zone No. 7866; and

APPROVE Conditional Use Permit No. 3724, subject to the conditions of approval.

Planning Commission Action:

Public Comments: Open

By a vote of 4-0

CONTINUED to November 28, 2018.



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4.3 TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres **REQUEST: The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right-of-way along Anza Road. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**

Planning Commission Action:

Public Comments: Open

By a vote of 4-0

CONTINUED to December 19, 2018.

4.4 TENTATIVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1 – No New Environmental Documentation Is Required – Applicant: Lansing Stone Star, LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Olive Avenue, westerly of Rice Road, easterly of Leon Road, and northerly of Domenigoni Parkway and bisected by Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 Acres – **REQUEST: The **Amended Final Map** requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in the conditions of approval for the project. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

FOUND that Nothing Further is Required Under CEQA; and

APPROVED Tract Map No. 30322, Amended Final Map No. 1, subject to the 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