1.0 CONSENT CALENDAR

1.1 Staff Recommendation: APPROVAL
Staff recommended at hearing: APPROVAL
Planning Commission Action: SET FOR HEARING ON MAY 18, 2011
VOTED (5-0)

1.2 Staff Recommendation: APPROVAL
Staff recommended at hearing: APPROVAL
Planning Commission Action: APPROVED COMMISSIONER PETTY & PORRAS ABSENT VOTED (3-0)

1.3 Staff Recommendation: APPROVAL
Staff recommended at hearing: APPROVAL
Planning Commission Action: APPROVED COMMISSIONER PETTY & PORRAS ABSENT VOTED (3-0)

2.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners’ request)

2.1 NONE

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 Staff Recommendation: CONDITIONAL USE PERMIT NO. 3439 – Intent to Adopt a Mitigated...
3.2 Staff Recommendation:

APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Commission Action:
APPROVED VOTED (5-0)

3.3 Staff Recommendation:

APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Commission Action:
CONTINUED TO APRIL 6, 2011
VOTED (5-0) TENTATIVELY
CERTIFY EIR450 VOTED (4-1)
COMM. PORRAS VOTED NAY; TENTATIVELY DENY THE
APPEAL & TENTATIVELY
APPROVED PP16979 VOTED (4-1)
COMM. PORRAS VOTED NAY; TENTATIVELY DENY THE APPEAL & TENTATIVELY APPROVED 18875
VOTED (4-1) COMM. PORRAS VOTED NAY; TENTATIVELY DENY PP18876 AND DENY
APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY;
TENTATIVELY DENY PP17788 & APPROVE THE APPEAL VOTED (3-0)

APPEAL OF ADOPTION OF PLANNING DIRECTOR’S HEARING RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879 – EIR00450
– Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisory District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – REQUEST: The appellant requests an appeal of the Planning Director’s decision of approval issued on October 18, 2010. The Environmental Impact Report analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42

CONDITIONAL USE PERMIT NO. 3659 – CEQA Exempt – Applicant: Walgreen Co –
Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisory District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Murrieta Hot Springs Road, south of Rancho Club Drive, east of Winchester Road, and west of Sky Canyon Drive – 2.49 Acres – Zoning: Specific Plan (SP) – REQUEST: Conditional Use Permit 3659 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 13,650 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 957-330-048 – Related Cases: PP17984, SP213. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org. (Quasi-judicial)
2) COMM. PETTY & ZUPPARDO; TENTATIVELY APPROVE PP18877 & DENY APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY; TENTATIVELY APPROVE PP18879 & DENY APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY

Light Industrial requires a 0.25-0.60 floor area ratio. Plot Plan No. 17788 proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 122,307 square feet of landscaping area (15%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041. (Continued from December 1, 2010) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Legislative)

4.0 WORKSHOPS:

4.1 This is not a public hearing and NO DECISION on the proposal will be made at this time.

GPA NO. 1077 - Project Description: The Wine Country Community Plan has been initiated by the County Board of Supervisors to ensure that the region develops in an orderly manner that maximizes the area’s unique viniculture potential, while protecting the area’s equestrian and rural lifestyles.

The Temecula Valley Wine Country is currently experiencing an unprecedented level of development interest, with more than thirty new projects in process. To meet the challenge of integrating these types of new projects into the existing community, on October 21, 2008, the Riverside County Board of Supervisors, under the leadership of Sup. Stone has directed Planning Staff to initiate a comprehensive plan for the Temecula Valley Wine Country. General Plan Amendment 1077 (GPA 1077) is an amendment that the County has initiated to comprehensively reassess the needs of the Temecula Valley Wine Country. GPA 1077 anticipates land use and circulation element changes to the Citrus Vineyard Policy Area of the Southwest Area Plan in the General Plan document. Project Planner Mitra Mehta-Cooper at
4.2 Staff Recommendation: **APPROVAL**
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **CONTINUED TO A DATE CERTAIN**
VOTED (5-0)

**ORDINANCE NO. 348 - COMPREHENSIVE REVISION** – A workshop discussing the latest revisions to the comprehensive Ordinance No. 348 rewrite. Project Planner, Adam Rush, at 951-955-6646 or e-mail arush@rctlma.org

5.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

6.0 **DIRECTOR’S REPORT**

7.0 **COMMISSIONER’S COMMENTS**