1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS

3.1 PLOT PLAN NO. 14522, REVISED PERMIT NO. 1 – CEQA Exempt - Appellant: World’s Biggest Cabazon Dinosaurs - Applicant: World’s Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth Supervisorial District - Location: Northwest corner of Seminole Drive and Deep Creek Road – Zoning: Scenic Highway Commercial - REQUEST: An appeal by the applicant concerning the Planning Director’s denial of Plot Plan No. 14522, Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522, a 2,916 sq. ft. gift shop, a 1,060 sq. ft. caretaker unit, and 34,279 sq. ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres. Continued from August 20, 2014 and September 17, 2014. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Planning Commission Action:
Public Comments: Open
By A Vote Of 4-0 (Commissioner Leach absent)
CONTINUED TO MAY 20, 2015.

3.2 TENTATIVE TRACT MAP NO. 36593 – Consider an Addendum to an Environmental Impact Report – Applicant/Engineer/Representative: T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 201.94 acres) – Zoning: Specific Plan (SP) REQUEST: Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres, into 602 residential lots and

Planning Commission Action:
Public Comments: Closed
By A Vote Of 4-0 (Commissioner Leach absent)
CONSIDERED ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439; and,
APPROVED TENTATIVE TRACT MAP NO. 36593, as modified at hearing.
thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 sq. ft. Continued from February 18, 2015. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

4.0 PUBLIC HEARINGS

4.1 GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Massoud Tajik – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) – Location: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive – 25.7 Acres – Zoning: Mobile Home Subdivision & Mobile Home Parks – 20,000 sq. ft. Minimum (R-T-20000) – REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM). The Change of Zone proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

Planning Commission Action: Public Comments: Closed
By A Vote Of 3-0 (Commissioner Leach absent; Commissioner Hake recused himself)
ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-002; and,
THE PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:
ADOPTION of a MITIGATED NEGATIVE DECLARATION; and,
APPROVAL of GENERAL PLAN AMENDMENT NO. 1128; and,
APPROVAL of CHANGE OF ZONE NO. 7847.

4.2 CONDITIONAL USE PERMIT NO. 3704 – Intent to Adopt a Negative Declaration – Applicant: Shane Stewart — Third Supervisorial District – San Jacinto Mountain Zoning District – Riverside Extended Mountain (REMAP) Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: At

Planning Commission Action: Public Comments: Closed
By A Vote Of 4-0 (Commissioner Leach absent)
ADOPTED a MITIGATED NEGATIVE DECLARATION; and,
the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74 – 0.14 Gross Acres – Zoning: Rural Commercial (C-R) – REQUEST: The Conditional Use Permit proposes to permit a 3,680 square foot two-story commercial center consisting of a 1,490 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption, a 350 sq. ft. real estate office, and a 1,840 sq. ft. caretaker’s residence. The project also proposes the construction of a service gas station with two (2) new underground fuel storage tanks, pumps, and awnings. The project also provides 16 standard parking spaces and one (1) accessible parking space. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

ADMITTED a FINDING of “PUBLIC CONVENIENCE AND NECESSITY”; and,

APPROVED CONDITIONAL USE PERMIT NO. 3704 as modified at hearing.

4.3 REMOVED FROM THE AGENDA

4.4 CONDITIONAL USE PERMIT NO. 3702 – Intent to Adopt a Negative Declaration – Applicant: AT&T Mobility – Third Supervisorial District – Land Use Designation: Community Development: Low Density Residential (CD: LDR) and Rural: Rural Mountainous (R: RM) – Location: Southerly of Highway 79, easterly side of Calvert Avenue, northerly of Stetson Avenue – 20 Acres – Zoning: Heavy Agriculture, 10 acre minimum (A-2-10) – REQUEST: The Conditional Use Permit proposes to remove the existing antennas from an existing 94 foot tall lattice tower and add 12 antennas that are eight (8) foot long to a new 88 foot tall monopole, and to exchange supporting equipment within an existing 316 sq. ft. equipment shelter all within a 355 sq. ft. lease area. Project Planner: Mark Corcoran at (951)955-3025 or email mcorcora@rctlma.org.

Planning Commission Action: Public Comments: Open

By A Vote Of 4-0 (Commissioner Leach absent)

CONTINUED TO MAY 20, 2015.

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS