1.0 CONSENT CALENDAR
NONE

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 lot minimum) – Location: Northerly of Los Nogales Road and westerly of 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 Country 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 February 21, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org. (Staff Recommendation: Continue to April 4, 2018)

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0
CONTINUED to April 4, 2018.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3754 – Exempt from the California Environmental Quality Act (CEQA), Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – EA42938 – Owner/Applicant: Abesud Halum (Toro Loco Market) – Representative: Edward Lanning – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Community Development – Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of 2nd Street, southerly of 3rd Street, easterly of Coahulla Street, and westerly of Date Palm Street – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Conditional Use Permit No. 3754 proposes to re-entitle an existing, permitted, single-story, 7,400 sq. ft. building containing a food market and existing beer and wine sales for off-premises consumption and including approximately 24 parking spaces. It also proposes to entitle a new, 1,150-gallon, above-ground horizontal propane tank (liquid petroleum) that is 44 inches wide by 17 feet long. The proposed propane tank will be located on an 11-foot by 21-foot concrete pad with bollards within the existing parking lot at the northeast corner of 2nd Street and Coahulla Street. The proposed propane tank is to be located a minimum of 10-feet from existing public walkways. Project Planner: Jay Olivas at (760) 863-7050 or e-mail at jolivas@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 5-0
FOUND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVED Conditional Use Permit No. 3754, subject to conditions of approval as modified at hearing.

5.0 WORKSHOP
NONE

6.0 PRESENTATION

6.1 ORDINANCE NO. 348 PRESENTATION

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 DIRECTOR’S REPORT

9.0 COMMISSIONER’S COMMENTS