1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806
Applicant: Albert A. Webb Associates – Third/Third Supervisorial District – Location: Northerly of Busby Road, southerly of Domenigoni Parkway, and easterly of Leon Road
DESCRIPTION: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 7 open space lots.
REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806, extending the expiration date to September 22, 2015.
Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rcltma.org. (Quasi-judicial)

Planning Commission Action:
By A Vote Of 5-0,
APPROVED FIRST EXTENTION OF TIME

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS

3.1 GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818
Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Road and southerly of Keller Road
REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P).
Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rcltma.org. (Legislative)

Planning Commission Action:
By A Vote Of 5-0,
CONTINUED TO SEPTEMBER 17, 2014
3.2 CONDITIONAL USE PERMIT NO. 3689 – Intent to Adopt a Negative Declaration – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – REMAP – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive and North Circle Drive – 1.31 Gross Acres – Zoning: Village Tourist Residential (R-3A) - REQUEST: The conditional use permit proposes to change use classification from a “Dwelling, Bed and Breakfast” with 5 guest rooms to a “Resort Hotel” by adding 4 additional guest rooms. Project Planner: Lisa Edwards at (951) 955-1888 or email leedwards@rctlma.org. (Quasi-judicial)

Planning Commission Action:
By A Vote Of 5-0,
CONTINUED TO AUGUST 20, 2014

3.3 CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan SP No. 260 [Menifee North] – Planning Areas 34, 38, 39, 40 and a portion of 36 - REQUEST: The Change of Zone proposes to define the boundaries of Specific Plan No. 260, Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 392 residential lots, 1 park, 1 school site, and a community trail. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Planning Commission Action:
By A Vote Of 5-0,
CONSIDERED ADDENDUM to a MITIGATED NEGATIVE DECLARATION; and,

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS:

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7780;
and,

APPROVE TENTATIVE TRACT MAP NO. 36430

3.4 GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 – Adopt a Negative Declaration - Applicant: Matthew

Planning Commission Action:
By A Vote Of 5-0,
Fagan Consulting – Engineer/Representative: JMM Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum Lot Size) and Highway 79 Policy Area – Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road – 4.5 Gross Acres – Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) – REQUEST: This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P). Project Planner, Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

3.5 GENERAL PLAN AMENDMENT NO. 925 – Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC - Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). Continued from June 18, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

3.6 TENTATIVE TRACT MAP NO. 31444, MINOR CHANGE NO. 2 and CHANGE OF ZONE NO. 7827 – Find No New Environmental Documentation is Required - Applicant: Graperoad, LLC – Engineer/Representative: Ventura Engineering Planning Commission Action: By A Vote Of 5-0,
PLANNING COMMISSION HEARING
COUNTY ADMINISTRATIVE CENTER
REPORT OF ACTIONS
JULY 16, 2014

– Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan
– Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 gross acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – REQUEST: The Minor Change to the Schedule D subdivision, which proposes to subdivide 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. The Change of Zone proposes to change the existing zoning of Citrus Vineyard 5 Acre Minimum and Citrus Vineyard 10 Acre Minimum to Wine Country – Winery Zone.
Project Planner: Phayvanh Nanthavongdouangs at (951) 955-6373 or email pnanthav@rctlma.org. (Legislative)

FOLLOWING ACTIONS:

FIND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7827; and,

APPROVE TENTATIVE TRACT MAP MINOR CHANGE NO. 2

3.7 TENTATIVE TRACT MAP NO. 35477 – Intent to Adopt a Mitigated Negative Declaration – Applicant: G8 Development Inc. – Engineer/Representative: Chris Warburton – Third/Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - REQUEST: The tentative map is a Schedule “A” subdivision for a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two 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. There currently exists one (1) residential structure. Project Planner, Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)

Planning Commission Action:
By A Vote Of 5-0,

ADOPTED THE MITIGATED NEGATIVE DECLARATION; and,

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS:

APPROVED TENTATIVE TRACT MAP, as modified at hearing.
4.0 WORKSHOP

4.1 DESIGN GUIDELINES: WALL STANDARDS: An update to the Planning Commission on revising the County of Riverside’s design guidelines related to vinyl fencing.

Planning Commission Action: By A Vote Of 5-0, CONTINUED TO AUGUST 20, 2014

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS