



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 19, 2014**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 GENERAL PLAN AMENDMENT NO. 1136 – (Commissioner Sloman Recused Himself)
Applicant: 71-91 LLC - Second/Second
Supervisory District – Location: Westerly of
SR 71 and the Prado Dam, easterly of San
Bernardino County, and northerly of the
Riverside SR 91 - **REQUEST:** The General
Plan Amendment proposes to change the
Land Use Designation for the site from
Community Development: Open Space-
Mineral (OS-Min) to Specific Plan. Project
Planner: Matt Straite at (951) 955-8631 or
email mstraite@rctlma.org. (Legislative)
**STAFF RECEIVED NO COMMENTS FROM
THE PLANNING COMMISSION**

2.2 GENERAL PLAN AMENDMENT NO. 1128 – **STAFF RECEIVED COMMENTS FROM THE
PLANNING COMMISSION**
Applicant: Massoud Tajik. –
Engineer/Representative: Farah Khorashadi –
Third/Third Supervisory District – Hemet-San
Jacinto Zoning District – Harvest Valley
Winchester Area Plan: Community
Development: Medium Density Residential
(RC:MDR) (2-5 DU/Acre) and Rural: Rural
Mountainous (R:RM) – Location: Southerly of
Lyn Ave, westerly side of Cordoba Drive,
northerly of Stetson Ave and easterly of
California Ave – 24.13 Net Acres – Zoning:
Mobile home Subdivision – 20,000 Square
Foot Minimum (R-T-20000) **REQUEST:** The
General Plan Amendment proposes to amend
the General Plan land use designation from
Community Development: Medium Density
Residential (RC:MDR) (2-5 DU/Acre) to
Community Development: High Density
Residential (RC:HDR) (8-14 DU/Acre) - APNs:
465-020-004 and 465-020-005. Project
Planner: HP Kang at (951) 955-1888 or email
hpkang@rctlma.org. (Legislative)

3.0 PUBLIC HEARINGS

3.1 GENERAL PLAN AMENDMENT NO. 1119 – Staff Report Recommendation:
CEQA Exempt – Applicant – Riverside County
Transportation Department – All Supervisory
CONTINUE OFF CALENDAR

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Districts – All Zoning Districts – Location: Countywide Policy – **REQUEST:** Amend the General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) targets on a plan, program or project that has completed an Environmental Impact Report, based on the Board’s policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of the future plans, programs or projects. Continued from December 4, 2013 and January 15, 2014.

DEPARTMENT RECOMMENDATION:
CONTINUE OFF CALENDAR. Project Planner: Richard Fairhurst at (951) 955-6757 or email rfairhur@rctlma.org. (Legislative)

Staff’s Recommendation at Hearing:
CONTINUE OFF CALENDAR

Planning Commission Action:
By A Vote Of 5-0, **CONTINUED OFF CALENDAR**

- 3.2 PUBLIC USE PERMIT NO. 883** – Adopt Mitigated Negative Declaration – Applicant: U-Turn For Christ – First/First Supervisorial District – Location: Southerly of Rider Street, easterly of Patterson Avenue, and westerly of Harvill Avenue - **REQUEST:** The Public Use Permit proposes to permit an existing 50 bed drug and alcohol rehabilitation facility. The facility consists of the following existing structures: an office, one (1) dorm house, a chapel, a kitchen, five (5) ancillary storage sheds, one storage barn/structure and a one-car garage. The project consists of animal containment areas that include existing pig and goat pens, chicken coops, and adult assembly areas that included sports activity areas, prayer area and an outdoor gym, and proposes two additional modular units for dorms and two new restroom facilities on existing structures on approximately 4.6 acres. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

Staff Report Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,
APPROVAL THE PUBLIC USE PERMIT

Staff’s Recommendation at Hearing:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,
APPROVAL THE PUBLIC USE PERMIT

Planning Commission Action:
By A Vote Of 4-1 (Commissioner Petty voted nay), **ADOPTED A MITIGATED NEGATIVE DECLARATION;** and,
APPROVED THE PUBLIC USE PERMIT WITH MODIFICATIONS TO THE CONDITIONS OF APPROVAL

- 3.3 APPEAL OF PLOT PLAN NO. 25210** – Intent to Adopt a Negative Declaration – Applicant: Jung Hwan Choi – Engineer/Representative: Hyung Jin Seo – Third/Third Supervisorial District - Location: Northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 – **REQUEST:** The plot plan proposes to convert

Staff Report Recommendation:
CONSIDER THE APPEAL AND UPHOLD, REVERSE OR MODIFY THE PLANNING DIRECTOR’S DECISION

Staff’s Recommendation at Hearing:
CONSIDER THE APPEAL AND UPHOLD, REVERSE OR MODIFY THE PLANNING DIRECTOR’S DECISION

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an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. It also includes architectural enhancement that includes the wood or composite wood, clean and paint existing brick facade along the bottom section, new front balcony with wooden railing, new wooden railing along the 1st floor front with large wood posts, new windows with Harde board plank trim, and new paint color of earth tones (beige and brown-red). Continued from January 15, 2014. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

Planning Commission Action:

By A Vote Of 5-0, **UPHELD THE PLANNING DIRECTOR'S DECISION; ADOPTED THE NEGATIVE DECLARATION;** and, **APPROVED THE PLOT PLAN SUBJECT TO THE PLANNING DIRECTOR'S FINDINGS, CONCLUSIONS, AND CONDITIONS OF APPROVAL CARRIED OVER TO THE PLANNING COMMISSION ACTION, AND ADDITIONAL REFINEMENTS TO THE EXHIBIT.**

3.4 AMENDMENT OF FINAL TRACT MAP NO.

30322 – No New Environmental Documentation is Required - Applicant: Stone Star Riverside – Third/Third Supervisorial District – Location: Westerly of Rice Road, northerly of the Salt Creek Channel, and southerly of Olive Ave. - **REQUEST:** The amendment of the final map affects the phase 1 final map (FSM30322-1) and proposes to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on condition 100.Planning.1 from 136 to 100 dwelling units. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

Staff Report Recommendation:

FIND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and, **APPROVAL OF THE AMENDED FINAL TRACT MAP NO. 30322**

Staff's Recommendation at Hearing:

FIND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and, **APPROVAL OF THE AMENDED FINAL TRACT MAP NO. 30322**

Planning Commission Action:

By A Vote Of 5-0, **FOUND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED;** and, **APPROVED OF THE AMENDED FINAL TRACT MAP NO. 30322**

4.0 WORKSHOP

4.1

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS