

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 14, 2010**

(Drafted 6/30/10) Final (7/15/10)

1.0 CONSENT CALENDAR

- 1.1 Staff Recommendation: **RECEIVE AND FILE**
Staff recommended at hearing: **RECEIVE AND FILE**
Planning Commission Action: **RECEIVED AND FILED (VOTE 5-0)**
- PLOT PLAN NO. 23815** – Intent to Adopt a Mitigated Negative Declaration - This Plot Plan proposes the continued operation of an existing thirty-five (35) foot high wireless telecommunication facility, previously approved under Public Use Permit No. 790. The proposal includes redesigning the existing facility by bringing in the antenna panels, painting the pole brown (to match nearby telephone poles), and installing faux vines to the enclosure walls. - APN: 256-040-013. Project Planner, Damaris Abraham, at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-Judicial)
- 1.2 Staff report recommended: **APPROVAL**
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED (VOTE 5-0)**
- FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32863 - EXTENSION OF TIME TO MAY 25, 2009 (SB1185 brings the expiration date to 5/25/10 and AB333 brings the expiration date to 5/25/12) - EXTENSION.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail rijuarez@rctlma.org.

2.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

3.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners request)

- 3.1 Staff report recommended: **CONTINUE WITHOUT DISCUSSION TO SEPTEMBER 15, 2010**
Staff recommended at hearing: **CONTINUE WITHOUT DISCUSSION TO SEPTEMBER 15, 2010**
Planning Commission Action: **CONTINUED WITHOUT DISCUSSION TO SEPTEMBER 15, 2010 (VOTE 5-0)**
- CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271** – CEQA Exempt – The change of zone proposes to change the site’s zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker’s unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036. (Continued from 4/07/10) Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org. (Legislative)

4.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS A COMMISSION MEMBER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 9:00 a.m. or as soon as possible thereafter.

- 4.1 Staff report recommended: **APPROVAL**
Staff recommended at hearing: **APPROVAL**
Planning Commission Action:
- ORDINANCE NO. 348.4703** – CEQA Exempt – Proposes to amend Section 18.18 of Ordinance No. 348 for Detached Accessory Buildings. The proposed change will include language to allow Guest Quarters in all zones in which a one family dwelling has been legally erected or permitted. The proposed ordinance will include

**CONTINUED TO AUGUST 18, 2010
(VOTE 5-0)**

development standards to regulate the size, orientation, and compatibility of the guest quarters within the lot. The proposed ordinance amendment requires that any guest quarters be proportionate in size to the lot and in no case larger than 600 square feet. Lots two acres and smaller in size are prohibited from having both a guest quarters and a second unit. Guest Quarters are prohibited in accordance with Interim County Ordinance Nos. 449.236, 449.237, 449.238 from July 29, 2008 to July 29, 2010. Countywide Initiated Zone Change. Project Planner, Adam Rush at 951-955-6646 or e-mail arush@rctlma.org.

- 4.2 Staff report recommended:
APPROVAL
- Staff recommended at hearing:
APPROVAL
- Planning Commission Action:
APPROVED (VOTE 5-0)

GENERAL PLAN AMENDMENT NO. 1080 – CEQA Exempt – Proposes to add language to the Open Space policy section of the Riverside County Integrated Plan regarding the use of both solar energy systems and solar power plants. This added language displays Riverside County’s commitment on a policy level to encourage the use of alternative forms of power generation to address the County of Riverside’s compliance with Assembly Bill No. 32 and Senate Bill No. 97 and to encourage the need for clean and renewable forms of electricity through modification of County Ordinance No. 348. Countywide Initiate General Plan Amendment. **ORDINANCE NO. 348.4705** – CEQA Exempt – Proposes to amend Ordinance No. 348 to allow alternative energy facilities under two new classifications, “solar energy systems” and “solar power plants”. The proposed ordinance will allow a “solar energy system” in any zone subject to the provisions described within the proposed ordinance. The proposed amendment will also modify the following zoning classifications to allow a solar power plant on ten (10) acres or larger. This modified zones include: General Commercial (C-1/C-P), Commercial Tourist (C-T), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Industrial Park (I-P), Manufacturing Servicing Commercial (M-SC), Medium Manufacturing (M-M), Heavy Manufacturing (M-H), Mineral Resources (M-R), Mineral Resource and Related Manufacturing (M-R-A), Light Agriculture (A-1), Light Agriculture with Poultry (A-P), Heavy Agriculture (A-2), Agriculture-Dairy (A-D), Controlled Development (W-2), Regulated Development Areas (R-D), Natural Assets (N-A), Waterways and Watercourses (W-1), Wind Energy Resource Zone (W-E). Solar power plants will be allowed pursuant to a Plot Plan application, subject to Section 18.30, and subject to the approval of the Planning Director in the above-referenced zoning classifications. Countywide Initiated Change of Zone. Project Planner, Adam Rush at 951-955-6646 or e-mail arush@rctlma.org.

5.0 WORKSHOP: 9:00 a.m. or as soon as possible thereafter:

5.1 **NONE**

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

- 6.1 Staff report recommended:
**DECLINE TO INITIATE THE
GENERAL PLAN AMENDMENT**
- Planning Commission:
PLANNING COMMISSION

GENERAL PLAN AMENDMENT NO. 981 – Foundation-Regular – This 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 Desert (RUR:RD) (10

COMMENTED

Acre Minimum Lot Size) to Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units per Acre) – APN(s): 721-290-028 and 721-290-030. Project Planner, Mike Harrod at 951-955-1881 or e-mail mharrod@rctlma.org.

- 6.2 Staff report recommended:
INITIATE THE GENERAL PLAN AMENDMENT
Planning Commission:
PLANNING COMMISSION COMMENTED

GENERAL PLAN AMENDMENT NO. 964 - EA41792 – Applicant: Infinity Holding Inc. – Engineer/Representative: Trip Hord Associates - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Rural: Rural Mountainous (RUR-RM) (10 Ac. Min.) – Location: Northerly of Cleveland National Forest, easterly of Landerville Boulevard, and southerly of Bodkin Avenue - 84.21 Gross Acres - Zoning: One Family Dwellings (R-1) and Controlled Development Areas (W-2) - **REQUEST:** Propose to amend General Plan from Rural: Rural Mountainous (RUR-RM) (10 Ac. Min.) to Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac), Community Development: High Density Residential (CD-HDR) (8 - 14 du/ac), and Open Space-Conservation (OS-C) - APN: 383-130-001. Project Planner, Mike Harrod at 951-955-1881 or e-mail mharrod@rctlma.org.

- 6.3 Staff report recommended:
INITIATION OF THE GENERAL PLAN AMENDMENT
Planning Commission:
PLANNING COMMISSION COMMENTED

GENERAL PLAN AMENDMENT NO. 1030 - E41862 – Applicant: Greg McCafferty – Engineer/Representative: Greg McCafferty - First Supervisorial District - Temescal Zoning Area - Elsinore Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum), Open Space: Rural (OS:RUR) (20 AC. Min.), Open Space: Water (OS-W) – Location: Northeasterly of Interstate 15, southerly of El Hermano Road, and westerly of Lake Street - 445.85 Gross Acres - Zoning: Natural Asset (N-A), Rural Residential (R-R), and Watercourse, Watershed, and Conservation Areas (W-1) - **REQUEST:** Propose to amend General Plan from Rural: Rural Residential (RUR:RR) (5 Ac. Min.), Open Space: Rural (OS:RUR) (20 Ac. Min.), Open Space: Water (OS:W) to Open Space: Conservation Habitat (OS:CH), Community Development: Very High Density Residential (CD:VHDR) (14-20 du/ac), Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), and Rural Community: Low Density Residential (RC:LDR) (½ ac. min.) - APN(s): 391-050-002, 391-050-007, 391-070-007, 391-040-003, 391-050-008, 391-060-010, 391-070-008. Project Planner, Mike Harrod at 951-955-1881 or e-mail mharrod@rctlma.org.

- 6.4 Staff report recommended:
INITIATION OF THE GENERAL PLAN AMENDMENT
Planning Commission:
CONTINUED TO AUGUST 18, 2010 (VOTE 5-0)

GENERAL PLAN AMENDMENT NO. 1039 - Foundation-Regular – This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Estate Density Residential (RC:EDR) (2 Acre Minimum Lot Size) - APNS: 927-260-015. Project Planner, Mike Harrod at 951-955-1881 or e-mail mharrod@rctlma.org.

- 6.5 Staff report recommended:
INITIATION OF THE GENERAL PLAN AMENDMENT
Planning Commission:
PLANNING COMMISSION COMMENTED

GENERAL PLAN AMENDMENT NO. 1098 – Agricultural Amendment – The project proposes general plan initiation from Agriculture: Agriculture (AG: AG) to Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to accommodate a proposed tentative tract map to divide 40 acres into 90 single family residential lots with common open space. – APN: 764-240-008. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivias@rctlma.org).

- 6.6 Staff report recommended: **INITIATION OF THE GENERAL PLAN AMENDMENT**
 Planning Commission: **PLANNING COMMISSION COMMENTED**
- GENERAL PLAN AMENDMENT NO. 1101** – Entitlement/Policy – Applicant: Operation Safehouse, Inc. – Engineer/Representative: HMC Architects - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 DU/AC) – Location: Southerly of La Canada Way, easterly of Thelma Avenue, northerly of East Lynn Street located at 72-695 La Canada Way – .40 Acres – Zoning: One Family Dwellings (R-1) – **REQUEST:** The project proposes to initiate a general plan amendment for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to Community Development: Highest Density Residential (CD: HHDR) (20+ DU/AC) to accommodate a future proposed 16 unit supportive rental housing building that would be built adjacent to an existing emergency youth shelter. – APN: 650-131-018. Project Planner, Jay Olivas at 951-955-1195 or e-mail jolivas@rctlma.org.
- 7.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:
- 7.1 Staff report recommended: **APPROVAL**
 Staff recommended at hearing: **APPROVAL**
 Planning Commission Action: **APPROVED (VOTE 5-0)**
- CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4** – Intent to Adopt a Mitigated Negative Declaration - This is the fourth revised permit to approved Conditional Use Permit No. 3221 to extend the life of the permit for 3 additional years for an existing green waste composting facility. – APN: 753-110-035. Project Planner, Jay Olivas at 951-955-1195 or e-mail jolivas@rctlma.org. (Quasi-Judicial)
- 7.2 Staff report recommended: **APPROVAL**
 Staff recommended at hearing: **APPROVAL**
 Planning Commission Action: **APPROVED (VOTE 5-0)**
- CHANGE OF ZONE NO. 6987 / TENTATIVE TRACT MAP NO. 32463** – Intent to Adopt a Mitigated Negative Declaration – The Change of Zone proposes to change from Controlled Development Areas – 20 Acre Minimum (W-2-20) to One Family Dwellings (R-1) and a tentative tract map (Schedule A) which proposes to divide 80 acres into 206 single family residential lots with separate common open space lots. - APN: 670-230-006. Project Planner, Jay Olivas at 951-955-1195 or e-mail jolivas@rctlma.org. (Quasi-Judicial)
- 7.3 Staff report recommended: **APPROVAL**
 Staff recommended at hearing: **APPROVAL**
 Planning Commission Action: **APPROVED (VOTE 5-0)**
- CONDITIONAL USE PERMIT NO. 3616** – Negative Declaration – The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre. APN(s): 654-200-052 and 654-200-053. Project Planner, Judith Deertrack at 951-955-1199 or email ideertra@rctlma.org. (Quasi-Judicial)
- 8.0 PUBLIC HEARING: 1:30 p.m. or as soon as possible thereafter.

- 8.1 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
APPROVED (VOTE 4-1)
- GENERAL PLAN AMENDMENT NO. 918** – Intent to Adopt a Mitigated Negative Declaration –The General Plan Amendment proposes to change the site’s general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre). Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org. (Legislative)
- 8.2 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
APPROVED (VOTE 5-0)
- CHANGE OF ZONE NO. 7563, TENTATIVE PARCEL MAP NO. 35596** – Intent to Adopt a Mitigated Negative Declaration – The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½). The Tentative Parcel Map proposes a Schedule H subdivision of 5.2 acres into two (2) residential parcels with a minimum parcel size of two (2 ½) acres. Wendell Bugtai at 951-955-2419 or email wbugtai@rctlma.org. (Quasi-judicial)
- 8.3 Staff report recommended:
CONTINUE WITH DISCUSSION OFF CALENDAR Staff recommended at hearing:
CONTINUE WITH DISCUSSION OFF CALENDAR
 Planning Commission Action:
CONTINUED TO AUGUST 18, 2010 (VOTE 5-0)
- CONDITIONAL USE PERMIT NO. 3622** – No New Environmental Documentation Required - The Conditional Use Permit proposal is for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits (Type 21). In addition, an approximately 650 square-foot storage facility will remain as storage. The applicant has also proposed 35 parking spaces. APN: 438-230-027. (Continued from 5/5/10) Project Planner, Wendell Bugtai at 951-955-2419 or email wbugtai@rctlma.org. (Quasi-judicial)
- 8.4 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
APPROVED (VOTE 5-0)
- CHANGE OF ZONE NO. 07673 / TENTATIVE TRACT MAP NO. 35289** – Intent to Adopt a Mitigated Negative Declaration – The Change of Zone proposes to change the zoning classification from Controlled Development Areas (W-2) to Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot. The Tentative Tract Map proposes a Schedule C subdivision of approximately fifty (50) acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2 ½ acres, ranging in size from 3.5 acres to six (6) acres, an open space remainder parcel on 19.3 acres, and Street “A” on 1.6 acres – APN(s): 651-060-004 & 651-060-005. Project Planner, Judith Deertrack at 951-955-1199 or email ideertra@rctlma.org. (Quasi-judicial)
- 8.5 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
APPROVED (VOTE 5-0)
- CONDITIONAL USE PERMIT NO. 3485** – Intent to Adopt a Mitigated Negative Declaration – The conditional use permit proposes to construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square feet club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12”) to twenty-five inch (25”) sewer line running

approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill. – APN(s) 654-070-003; 654-100-001, 002; 654-150-010, 015, 016, 017. Project Planner, Judith Deertrack at 951-955-1199 or email ideertra@rctlma.org. (Quasi-judicial)

8.6 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Commission Action:
APPROVED (VOTE 5-0)

CONDITIONAL USE PERMIT NO. 3496 – CEQA Exempt – Applicant: Hanna Dandouch – The Conditional Use Permit proposes to permit an existing convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) in Suite A of an existing 2.97 acre commercial-retail shopping center. No additional improvements are proposed. – APN: 370-310-007. Project Planner, Jeff Horn at 951-955-4641, or e-mail jhorn@rctlma.org. (Quasi-judicial)

8.7 Staff report recommended:
CONTINUE WITH DISCUSSION
Staff recommended at hearing:
CONTINUE WITH DISCUSSION
Planning Commission Action:
CONTINUED TO AUGUST 18, 2010 (VOTE 5-0)

ORDINANCE NO. 348.4702 – Intent to Adopt a Mitigated Negative Declaration - Proposes to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone. EA42328

This proposed amendment applies to all the unincorporated areas of the County of Riverside.
Project Planner, Larry Ross, at 951-955-3585 or email lross@rctlma.org.

- 9.0 SECRETARY'S COMMENTS
- 10.0 DIRECTOR'S COMMENTS
- 11.0 COMMISSIONER'S COMMENTS