

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 15, 2010**

(Drafted 9/01/10) Final (9/16/10)

**1.0 CONSENT CALENDAR**

- 1.1 Staff Recommendation:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**CONTINUED OFF CALENDAR  
(VOTE 5-0)**
- FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31406 - EXTENSION OF TIME to May 17, 2009 (SB1185 brings the expiration date to 5/17/10 and AB333 brings the expiration date to 5/17/12) - FIRST EXTENSION.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.2 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**CONTINUED OFF CALENDAR  
(VOTE 5-0)**
- SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31130 - EXTENSION OF TIME to January 27, 2009 - SECOND EXTENSION.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.3 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**CONTINUED OFF CALENDAR  
(VOTE 5-0)**
- FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30837 - EXTENSION OF TIME REQUEST, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011 – FIRST EXTENSION.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.4 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**REMOVED FROM AGENDA (VOTE  
5-0)**
- FIRST EXTENSION OF TIME FOR PUBLIC USE PERMIT NO. 885 - EXTENSION OF TIME to January 9, 2011 - FIRST EXTENSION.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.5 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**APPROVED (VOTE 5-0)**
- PLOT PLAN NO. 24068 – Intent to Adopt a Mitigated Negative Declaration - The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however Section 18.34 of Ordinance No. 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility. - APN: 654-220-030. (Continued from August. 18, 2010) Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)**
- 1.6 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**APPROVED (VOTE 5-0)**
- TEMPORARY USE PERMIT NO. 200 – Intent to Adopt a Mitigated Negative Declaration - The project proposes to stockpile a maximum of 300,000 tons of sand material (a.k.a. "Bottom Ash"). The sand material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The**

maximum amount of material to be stockpiled per week day (Monday through Friday) shall not exceed 150 tons (6 truck loads). The sediment containment area will be cleaned and returned to present contours, a bond has been conditioned as part of the project to cover any costs of removal should the material not be removed prior to project completion. The sediment containment area will be cleaned and returned to present contours. The redirection swale will be filled and graded to currently existing contours. – APN: 532-210-001. (Continued from August. 18, 2010) Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

**2.0** PRESENTED FOR BLOCK HEARING AND APPROVAL, UNLESS COMMISSIONER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 9:00 a.m. or as soon as possible thereafter.

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

**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 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. (Continued from 7/14/10 & 8/18/10). Project Planner, Adam Rush at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org).

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

**ORDINANCE NO. 348.4706** - CEQA Exempt – Proposes to amend Article X, Section 10.1, the Industrial Park (I-P) zone to include provisions for the inclusion of Emergency Shelters. Government Code Section 65582 requires that a local government identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay. Countywide Initiated Zone Change. Project Planner, Adam Rush at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org).

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

3.1 Staff report recommended: **TO INITIATE THE GENERAL PLAN AMENDMENT**  
 Planning Commission: **NO DECISION WAS MADE BY THE PLANNING COMMISSION**

**GENERAL PLAN AMENDMENT NO. 1100** – Entitlement/Policy - The project proposes to initiate a general plan amendment for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) or Light Industrial (LI) (.25 - .60 FAR) for future development purposes. – APN: 626-150-039. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org).

3.2 Staff report recommended: **TO INITIATE THE GENERAL PLAN**

**GENERAL PLAN AMENDMENT NO. 1102** – Entitlement/Policy - The project proposes to initiate a general plan amendment for the subject

**AMENDMENT**

Planning Commission:

**NO DECISION WAS MADE BY THE PLANNING COMMISSION**

property from Indian Lands (IND) to Agriculture (AG) (10 Acres Minimum) for a future tentative parcel map to create an approximate 10.5 acre parcel and 30.5 acre parcel. – APN: 749-210-009. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivias@rctlma.org).

3.3 Staff report recommended:  
**TO INITIATE THE GENERAL PLAN AMENDMENT**

Planning Commission:

**NO DECISION WAS MADE BY THE PLANNING COMMISSION**

**GENERAL PLAN AMENDMENT NO. 1105 (FTA-2010-10) - Entitlement/Policy Amendment - To amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: High Density Residential (HDR) (8-14 D.U./Ac.)** Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

4.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:

4.1 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**APPROVED WITH MODIFICATIONS TO ACTIVE PARK ISSUES & PARKING ONSITE (VOTE 5-0)**

**SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481, ENVIRONMENTAL IMPACT REPORT NO. 504** – Intent to Tentatively Certify an Environmental Impact Report - The **Specific Plan** proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. Eight residential product types are proposed ranging from 2 to 14 D.U./Ac. In addition, the Specific Plan designates 2.5 acres for an electrical substation and 46 acres for major roadway improvements. The **General Plan Amendment (Land Use)** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. **General Plan Amendment (Circulation)** proposes to amend the Circulation Element of the General Plan to 1) downgrade 58<sup>TH</sup> Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58<sup>TH</sup> Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The **Change of Zone** proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards. The **Environmental Impact Report** will analyze the potential environmental impact for the project. – APN: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027). (Continued from August. 18, 2010) Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

4.2 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**

**CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815** – Intent to Adopt a Mitigated Negative Declaration - The Change of Zone proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5

- Planning Commission Action: **APPROVED WITH MODIFICATIONS (VOTE 5-0)** Acre Minimum (R-A-5). The Tentative Tract Map proposes a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8. – APN: 933-040-017. Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)
- 4.3 Staff report recommended: **APPROVAL**  
 Staff recommended at hearing: **APPROVAL**  
 Planning Commission Action: **APPROVED (VOTE 4-0)**  
**COMMISSIONER PETTY ABSENT** **CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration - The Conditional Use Permit proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site. – APN: 273-030-056. (Continued from August. 18, 2010) Project Planner, Jeff Horn at 951-955-4641, or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org). (Quasi-judicial)
- 4.4 Staff report recommended: **APPROVAL**  
 Staff recommended at hearing: **APPROVAL**  
 Planning Commission Action: **APPROVED (VOTE 5-0)** **CHANGE OF ZONE NO. 7433, TENTATIVE PARCEL MAP NO. 35548** – Intent to Adopt a Mitigated Negative Declaration - The Tentative Parcel Map proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres- APN(s): 573-210-001. (Continued from August. 18, 2010) Project Planner, Jeff Horn at 951-955-4641, or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org). (Quasi-judicial)
- 4.5 Staff report recommended: **DENIAL**  
 Staff recommended at hearing: **DENIAL**  
 Planning Commission Action: **DENIED (VOTE 5-0)** **CONDITIONAL USE PERMIT NO. 3622** – CEQA Exempt - 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 June 2<sup>nd</sup>, July 14, 2010 & August. 18, 2010). Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)
- 4.6 Staff report recommended: **APPROVAL**  
 Staff recommended at hearing: **APPROVAL**  
 Planning Commission Action: **APPROVED (VOTE 5-0)** **CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1** – Intent to Adopt a Mitigated Negative Declaration – The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003. (Continued from August. 18, 2010) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)
- 4.7 Staff report recommended: **DENIAL** **CONDITIONAL USE PERMIT NO. 3625** – CEQA Exempt – The Conditional Use Permit proposes to add 984 square feet to an existing



Staff recommended at hearing:  
**CONTINUE TO NOVEMBER 3, 2010**

Planning Commission Action:  
**CONTINUED TO NOVEMBER 3, 2010 (VOTE 5-0)**

6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces. – APN: 179-160-003. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org) (Quasi-judicial)

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

**CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1** – No New Environmental Documentation Required - The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. – APN: 183-112-054. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org) (Quasi-judicial)

4.9 Staff report recommended:  
**CONTINUE**  
 Staff recommended at hearing:  
**CONTINUE**  
 Planning Commission Action:  
**CONTINUED TO DECEMBER 1, 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 5:00 pm. 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 & July 14, 2010) Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Legislative)

Staff report recommended:  
**REQUEST FOR FINDINGS**  
 Staff recommended at hearing:  
**REQUEST FOR FINDINGS**  
 Planning Commission Action:  
**Tentatively recommended approval of Ordinance Amendment No. 348.4702 with a conditional use permit to allow churches, temples and places of religious worship in the CV zone and continued to November 3, 2010, for consideration of staff’s**

**ORDINANCE NO. 348.4702** – Intent to Adopt a Mitigated Negative Declaration - **REQUEST:** 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.

This proposed amendment applies to all the unincorporated areas of the County of Riverside. (Continued from June 2<sup>nd</sup>, July 14, 2010 & August 18, 2010). Project Planner, Larry Ross at 951-955-3585 or email [lross@rctlma.org](mailto:lross@rctlma.org).

**findings and conclusions.  
(VOTE 5-0)**

- 5.0 WORKSHOP:
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONER'S COMMENTS