

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 1, 2010**

(Drafted 11/17/10) Final (12/01/10)

1.0 CONSENT CALENDAR

- 1.1 Staff Recommendation: **APPROVAL**
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED (VOTE 5-0)**
- EXTENSION OF TIME** for **PLOT PLAN NO. 23342 - FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23342**, extending the expiration date to **August 20, 2011**. Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
- 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)**
- CONDITIONAL USE PERMIT NO. 3649** - CEQA Exempt - Conditional Use Permit 3649 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 166-620-036. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org. (Quasi-judicial)
- 2.2 Staff report recommended: **APPROVAL**
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED (VOTE 5-0)**
- CONDITIONAL USE PERMIT NO. 3648** – Exempt from CEQA - The Conditional Use Permit proposes to add the sale of beer and wine (type 20) for off-site consumption to an existing 13,905 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 609-020-038. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org. (Quasi-judicial)
- 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 AS MODIFIED BY STAFF**
Planning Commission: **NO DECISION WAS MADE BY THE PLANNING COMMISSION**
- GENERAL PLAN AMENDMENT NO. 1107** – EA41137 - The applicant proposes to amend the General Plan Policy Area from Valle de los Caballos to the Citrus Vineyard Policy Area for the subject site. – APN: 927-280-036. Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.
- 4.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:**
- 4.1 Staff report recommended: **APPROVAL**
- CONDITIONAL USE PERMIT NO. 3647** – Exempt from CEQA – Conditional Use Permit 3647 proposes to add the sale of beer and

- Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
APPROVED (VOTE 4-1
COMMISSIONER ROTH DID NOT
PARTICIPATE)
- wine (type 20) for off premise consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 47 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 551-400-033. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org. (Quasi-judicial)
- 4.2 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
APPROVED (VOTE 5-0)
- PLOT PLAN NO. 24594** – Intent to Adopt a Negative Declaration - This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Continued from November 3, 2010) Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
- 4.3 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
APPROVED (VOTE 5-0)
- CHANGE OF ZONE NO. 07744 and CONDITIONAL USE PERMIT NO. 3576** – Intent to Adopt a Mitigated Negative Declaration - The Change of Zone proposes to change the zoning designation on a portion of the lot from Light Agricultural - Ten Acre Minimum (A-1-10) to Rural Residential (RR). The Conditional Use Permit is a proposal to legalize an existing private cemetery known as the Molokan Sanctuary. - APN: 933-180-038. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)
- 4.4 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
CONTINUED OFF CALENDAR
(VOTE 5-0)
- CONDITIONAL USE PERMIT NO. 3617 / VARIANCE NO. 1871** – Intent to Adopt a Negative Declaration – The Conditional Use Permit proposes to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition. The Variance is a proposal to allow the sign program to exceed the number of free-standing signs per site identified in Ordinance 348, Section 19.8. Specifically, the two (2) 6 foot high tenant monument signs exceed the limit of one (1) free-standing sign per street frontage. – APN(s): 181-120-003 and 181-120-004. (Continued from November 3, 2010) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)
- 4.5 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
- APPEAL OF ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – The appellant requests an appeal of the Planning Director’s decision of

CONTINUED TO FEBRUARY 16, 2011 (VOTE 5-0)

approval issued on October 18, 2010. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Legislative)

- 4.6 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Commission Action:
CONTINUED TO JANUARY 5, 2011 (VOTE 5-0)

APPEAL OF PLOT PLAN NO. 23896 – Intent to Adopt a Mitigated Negative Declaration – An appeal of the Planning Director’s decision on August 2, 2010 was filed for Plot Plan No. 23896. The appeal is based on concerns with flood drainage calculations and project access. The project proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, and proposes 72 parking spaces. The address is 39788 Camino Arroyo Seco, Temecula, CA 92592. – APN: 941-100-002.) Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

- 4.7 Staff report recommended:
APPROVAL
Staff recommended at hearing:

CONDITIONAL USE PERMIT NO. 3606 – Intent to Adopt a Mitigated Negative Declaration – The conditional use permit proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot

APPROVAL

Planning Commission Action:

**APPROVED WITH
MODIFICATIONS (VOTE 5-0)**

administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (a special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area and phase III will be used for expansion purposes under a future revised permit. APN: 924-360-002. (Continued from October 6, 2010) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

4.8 Staff report recommended:

APPROVAL

Staff recommended at hearing:

**CONTINUE TO FEBRUARY 16,
2011**

Planning Commission Action:

**CONTINUED TO FEBRUARY 16,
2011 (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. (Legislative)

5.0 WORKSHOP:

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS