

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 23, 2011**

(Drafted 3/9/10) Final (3/28/11)

**1.0 CONSENT CALENDAR**

- 1.1 Staff Recommendation: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **SET FOR HEARING ON MAY 18, 2011**  
**VOTED (5-0)**
- PLOT PLAN NO. 24289** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Craig Avenue, southerly of Holland Road, and easterly of Highway 79 (Winchester Road) – 37.57 Gross Acres - Zoning: Specific Plan (SP No. 310 - Planning Area No. 3) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by 6' high split-face masonry block wall will contain a 184 square foot equipment shelter and two (2) GPS antennas. - APN: 466-170-032. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 1.2 Staff Recommendation: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **APPROVED COMMISSIONER PETTY & PORRAS ABSENT VOTED (3-0)**
- PLOT PLAN NO. 24077** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Royal Street Communications CA, LLC – Engineer/Representative: Sohail Shah, PE - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, easterly of Dunlap Drive, and westerly of Foothill Avenue, more specifically 27304 Nuevo Road – 4.82 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communication facility, for Royal Street Communications, disguised as a 70' high pine tree with six (6) panel antennas and one (1) microwave antenna. The 800 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain four (4) equipment cabinets and one (1) GPS antenna. Three 20' high live pine trees are also proposed to be planted in the project area. – APN: 307-270-020. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 1.3 Staff Recommendation: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **APPROVED COMMISSIONER PETTY & PORRAS ABSENT VOTED (3-0)**
- ADOPTION OF REVISED 2011 PLANNING COMMISSION CALENDAR**
- 2.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)**
- 2.1 **NONE**
- 3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:**
- 3.1 Staff Recommendation: **CONDITIONAL USE PERMIT NO. 3439** – Intent to Adopt a Mitigated

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Commission Action:

**APPROVED COMMISSIONER PETTY & PORRAS ABSENT VOTED (3-0)**

Negative Declaration – Applicant: Ottavio and Marie Forcone – Engineer: O’Malley Engineering Corporation – First Supervisorial District – Alberhill Zoning District - Elsinore Area Plan – Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northeast of I-15 Freeway and southwest of Temescal Canyon Road within the Elsinore Area Plan – 1.59 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) **REQUEST:** Is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space. – APN: 391-480-013. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)

3.2 Staff Recommendation:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Commission Action:

**APPROVED VOTED (5-0)**

**CONDITIONAL USE PERMIT NO. 3659** – CEQA Exempt – Applicant: Walgreen Co –

Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Murrieta Hot Springs Road, south of Rancho Club Drive, east of Winchester Road, and west of Sky Canyon Drive – 2.49 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Conditional Use Permit 3659 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 13,650 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: 957-330-048 – Related Cases: PP17984, SP213. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail [arossi@rctlma.org](mailto:arossi@rctlma.org). (Quasi-judicial)

3.3 Staff Recommendation:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Commission Action:

**CONTINUED TO APRIL 6, 2011 VOTED (5-0) TENTATIVELY CERTIFY EIR450 VOTED (4-1) COMM. PORRAS VOTED NAY; TENTATIVELY DENY THE APPEAL & TENTATIVELY APPROVED PP16979 VOTED (4-1) COMM. PORRAS VOTED NAY; TENTATIVELY DENY THE APPEAL & TENTATIVELY APPROVED 18875 VOTED (4-1) COMM. PORRAS VOTED NAY; TENTATIVELY APPROVED PP18876 AND DENY APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY; TENTATIVELY DENY PP17788 & APPROVE THE APPEAL VOTED (3-**

**APPEAL OF ADOPTION OF PLANNING DIRECTOR’S HEARING RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The appellant requests an appeal of the Planning Director’s decision of 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

**2) COMM. PETTY & ZUPPARDO; TENTATIVELY APPROVE PP18877 & DENY APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY; TENTATIVELY APPROVE PP18879 & DENY APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY**

(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. (Continued from December 1, 2010) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Legislative)

**4.0 WORKSHOPS:**

**4.1 This is not a public hearing and NO DECISION on the proposal will be made at this time.**

**GPA NO. 1077** - Project Description: The Wine Country Community Plan has been initiated by the County Board of Supervisors to ensure that the region develops in an orderly manner that maximizes the area’s unique viniculture potential, while protecting the area’s equestrian and rural lifestyles.

The Temecula Valley Wine Country is currently experiencing an unprecedented level of development interest, with more than thirty new projects in process. To meet the challenge of integrating these types of new projects into the existing community, on October 21, 2008, the Riverside County Board of Supervisors, under the leadership of Sup. Stone has directed Planning Staff to initiate a comprehensive plan for the Temecula Valley Wine Country. General Plan Amendment 1077 (GPA 1077) is an amendment that the County has initiated to comprehensively reassess the needs of the Temecula Valley Wine Country. GPA 1077 anticipates land use and circulation element changes to the Citrus Vineyard Policy Area of the Southwest Area Plan in the General Plan document. Project Planner Mitra Mehta-Cooper at

951-955-8514 or e-mail [mmehta@rctlma.org](mailto:mmehta@rctlma.org).

4.2 Staff Recommendation:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Commission Action:

**CONTINUED TO A DATE CERTAIN  
VOTED (5-0)**

**ORDINANCE NO. 348 - COMPREHENSIVE REVISION** – A workshop discussing the latest revisions to the comprehensive Ordinance No. 348 rewrite. Project Planner, Adam Rush, at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org)

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS