

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
CITY OF PERRIS
JUNE 15, 2011**

(Drafted 6/13/10) Final (6/17/11)

1.0 CONSENT CALENDAR

1.1 **NONE**

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: **PUBLIC USE PERMIT NO. 759R2 – Intent to Adopt a Negative Declaration** - Applicant: Sakyamuni Buddhist Meditation Association
APPROVAL - Engineer/Representative: Thatcher Engineering & Associates – First
Staff recommended at hearing: – Supervisorial District – Lake Mathews/Woodcrest Area Plan - Rural
APPROVAL Community: Very Low Density Residential (RC:VLDR) – Location:
Planning Commission Action: Northerly of Winters Lane between Wood Lane to the west and Lazy
APPROVED WITH CONDITIONS Lagoon Lane to the east – 2.49 Gross Acres – Zoning: Residential
ADDED TO CONVERT Agricultural (R-A-2 ½) - **REQUEST:** This Public Use Permit proposes
UNPERMITTED KITCHEN BACK TO to extend the permit life an additional 20-years (2030). Existing
STORAGE BUILDING: VOTED 4-0 structures within the property to remain include a 2,370 square-foot
(COMMISSIONER PETTY NOT meditation facility, a 3,360 square-foot two (2) story meditation center,
PARTICIPATING) a 300-square foot mediation room, a 676 square-foot office/storage
building and two gazebos. APN: 273-280-020. Project Planner,
Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org.
(Quasi-judicial)

3.2 Staff Recommendation: **APPEAL OF PLOT PLAN NO. 24752 – Intent to Adopt a Mitigated**
DENIAL OF APPEAL & APPROVAL Negative Declaration – Applicant: Trip Hord Associates –
OF THE PLOT PLAN Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial
Staff recommended at hearing: District – Rancho California Zoning Area - Southwest Area Plan: Rural
DENIAL OF APPEAL & APPROVAL Residential (RR) (5 Acre Minimum) Land Use Designation and the
OF THE PLOT PLAN Valle De Los Caballos Policy Area – Location: Northerly of Highway
Planning Commission Action: 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63
DENIED THE APPEAL & APPROVED Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-
THE PLOT PLAN & ADOPTED THE A-10) - **REQUEST:** An appeal of the Planning Director's decision to
MND: VOTED 4-1 (COMMISSIONER approve the plot plan was filed by Rural Communities United. The
ROTH VOTED NAY) appeal contends that the Mitigated Negative Declaration (MND) is
insufficient and that an Environmental Impact Report (EIR) should be
required. The plot plan proposes grass fields to be used for soccer,
youth football, lacrosse, ultimate frisbee, cross country running, field
hockey and other similar recreational activities. The project will be in
addition to the primary use of the property as an equestrian facility.
The grass fields will utilize approximately 63 acres. A vendor area,
with two (2) 4,800 square foot shade structures, will utilize an
additional 1.1 acre area. In addition, the project proposes to host
regional tournaments. The project also proposes field lighting and
1,930 parking spaces. - APNs: 927-160-001 and 927-160-002 –
Related Case: CUP02303-W. Project Planner, Kinika Hesterly at 951-
955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

3.3 Staff Recommendation:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

**RECOMMENDED TO THE BOS;
APPROVAL OF: GPA NO. 910, SP
NO. 375, CZ NO. 7623 TO CERTIFY
EIR NO. 514 & ADOPTION OF THE
RESOLUTION WITH A CONDITION
ADDED REGARDING
AFFORDABILITY : VOTE 4-1
(COMMISSIONER PETTY VOTED
NAY)**

SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514 – Intent to Certify an Environmental Impact Report - Applicant: Black Emerald LLC - Engineer/Representative: Innovative Land Concepts, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space – Water (OS-W) - Location: Easterly and westerly of Highway 86 south northerly of the Imperial County line and southerly of 81st Avenue – 5,131 acres (3,936 in Riverside County)- Zoning: Watercourse (W-1) Watercourse, 20 Acre Minimum (W-1-20), Controlled Development (W-2), Light Agriculture, 10 Acre Minimum (A-1-10), Light Agriculture, 20 Acre Minimum (A-1-20), Heavy Agriculture, 10 Acre Minimum (A-2-10) and Heavy Agriculture, 20 Acre Minimum (A-2-20) - **REQUEST:** The **Specific Plan** proposes to arrange 4,918 acres into 5 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space – Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space- Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the zoning for the site from Light Agriculture with a 5, 10 and 20 Acre Minimum (A-1-5, A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP). The **Environmental Impact Report** has analyzed the impacts of the project. - APNs: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, **SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45. (Continued from May 25, 2011) Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Legislative)

4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

5.0 DIRECTOR'S REPORT

6.0 COMMISSIONER'S COMMENTS