

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 21, 2011**

(Drafted 9/19/10) Final (9/21/11)

1.0 CONSENT CALENDAR

1.1 Staff Recommendation:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

APPROVED: VOTED 5-0

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760 - Applicant: Temescal Valley Land, LLC - First Supervisorial District – Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) - Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road – 148.3 Acres - Zoning: Open Area Combining Zone Residential Developments (R-5) and Planned Residential (R-4) – **APPROVED PROJECT DESCRIPTION:** The land division hereby permitted is to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three WRC-MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail. - **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760**, extending the expiration date to September 14, 2012 (AB208 brings the expiration date to September 14, 2014). Please Contact Scott Arnold at 951-955-3585 or e-mail sarnold@rctlma.org

2.0 WORKSHOPS: 9:00 a.m. or as soon as possible thereafter:

2.1 NONE

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 THIS ITEM REMOVED FROM THE AGENDA

TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1 - CEQA Exempt – Applicant: Bearcub Investments, LLC – Engineer/Representative: CG Consulting – First Supervisorial District – Rancho California Zoning Area – Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area – Location: Southwesterly of the terminus of Paseo De Flores and northerly of Teich Lane – 20.22 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) - **REQUEST:** The project proposes to change a condition of approval to the subject parcel map. The current condition (50.Planning.26) requires the ongoing maintenance of avocado groves in perpetuity through CC&R's, the revised condition removes the requirement for CC&R's. – APN: 930-310-003. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

3.2 Staff Recommendation:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

**APPROVED WITH MODIFICATION:
VOTED 5-0**

GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271 – Intent to Adopt a Mitigated Negative Declaration– Applicant: Christina Falik – Engineer/ Representative: Same as applicant- Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road, Temecula, CA 92592– 20.01 Gross Acres - Zoning: Residential Agriculture – 10

Acre Minimum (R-A-10) - **REQUEST:** The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus/Vineyard for the subject site. The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus/Vineyard (C/V). The plot plan proposes that the existing 7,829 square foot, two-story building, with a 3,456 square foot garage, be used as a winery, wine-sampling room, special occasion's facility and residence. The project proposes a maximum of fifty (50) special occasions and 34 parking spaces. – APN: 927-280-036. Project Planner Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

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

4.1 **WORKSHOP:** Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) – SCAG. Presented by Mr. Doug Williford, Deputy Executive Director. Project Planner, Adam Rush at 951-955-6646 or e-mail arush@rctlma.org.

NO DECISION WAS MADE BY THE PLANNING COMMISSION

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS