



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 7, 2012**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS

**3.1 Staff Recommendation:
ADOPTION OF A MITIGATED
NEGATIVE DECLARATION;
TENTATIVE APPROVAL OF THE
CHANGE OF ZONE; AND
TENTATIVE APPROVAL OF
TENTATIVE PARCEL MAP**

Staff Recommendation at Hearing:
**ADOPTION OF MITIGATED
NEGATIVE DECLARATION;
TENTATIVE APPROVAL OF THE
CHANGE OF ZONE; AND
TENTATIVE APPROVAL OF
TENTATIVE PARCEL MAP**

Planning Commission Action:
**ADOPTED A MITIGATED
NEGATIVE DECLARATION;
TENTATIVELY APPROVED THE
CHANGE OF ZONE; AND
TENTATIVELY APPROVED
TENTATIVE PARCEL MAP WITH
MODIFICATIONS TO
CONDITIONS OF APPROVAL**

**CHANGE OF ZONE NO. 7679/TENTATIVE PARCEL
MAP NO. 35543** - Intent to Adopt a Mitigated Negative
Declaration - Applicant: Spencer Freeman -
Engineer/Representative: Collins Allan - Fifth/First
Supervisory District - Meadowbrook Zoning Area -
Elsinore Area Plan: Community Development: Very Low
Density Residential (CD: VLDR) (1 Acre Minimum) -
Location: Northerly of Mazie Avenue, on the southerly side
of River Road, and easterly of Highway 74 - 3.72 Acres
Gross - Zoning: Rural Residential (R-R) - **REQUEST-** The
Change of Zone proposes to change the site's zoning from
Rural Residential (R-R) to Residential Agricultural - 1 Acre
Minimum (R-A-1). The Tentative Parcel Map is a Schedule
"H" subdivision of 3.72 acres into three (3) residential
parcels ranging in size from 1.01 acres to 1.22 acres.
Project Planner: Damaris Abraham at (951) 955-5719 or
email dabraham@rctlma.org. (Legislative)

**3.2 Staff Recommendation:
ADOPTION OF A MITIGATED
NEGATIVE DECLARATION;
TENTATIVE APPROVAL OF
GENERAL PLAN AMENDMENT;
APPROVAL OF CHANGE OF
ZONE; AND APPROVAL OF
TENTATIVE TRACT MAP**

Staff Recommendation at Hearing:
CONTINUE OFF CALENDAR

**GENERAL PLAN AMENDMENT NO. 778, CHANGE OF
ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248** -
Intent to Adopt a Mitigated Negative Declaration -
Applicant: Elias Alfata - Engineer/Representative: Adkan
- Second/Second Supervisory District - East Corona
Zoning District - Temescal Canyon Area Plan: Agriculture
(AG), Estate Density Residential (EDR), Rural
Mountainous (RM) - Location: South of Indiana Avenue,
east of Lincoln Street - 18 Gross Acres - Zoning:
Residential Agriculture 2 acre minimum (R-A-2) -
REQUEST: The **General Plan Amendment** proposes to
amend the Riverside County General Plan Land Use

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Planning Commission Action:
CONTINUED OFF CALENDAR

Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The **Change of Zone** proposes to amend the zoning for the site from Residential Agriculture-Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling-10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural-Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

**3.3 Staff Recommendation:
ADOPTION OF A MITIGATED
NEGATIVE DECLARATION;
APPROVAL OF PUBLIC USE
PERMIT**

Staff Recommendation at Hearing:
**ADOPTION OF A MITIGATED
NEGATIVE DECLARATION;
APPROVAL OF PUBLIC USE
PERMIT WITH MODIFICATIONS
TO THE CONDITIONS OF
APPROVAL**

Planning Commission Action:
**ADOPTED A MITIGATED
NEGATIVE DECLARATION;
APPROVED PUBLIC USE
PERMIT WITH MODIFICATIONS
TO THE CONDITIONS OF
APPROVAL**

PUBLIC USE PERMIT NO. 915 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anka Behavioral Health, Inc. – Engineer/Representative: Phillip Fomotor – Fourth/Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane located at 17105 Wide Canyon Road in Sky Valley – 5 Gross Acres – Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) – **REQUEST:** The Public Use Permit proposes a 10-bedroom State Licensed Residential Care Facility, which will be operated in partnership with the Riverside County Department of Mental Health. The facility will serve as many as 15 adults ages 18-59 who are experiencing mental illness. The program will offer temporary residential placement for up to 18 months and include support services to residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers. Project Planner: Jay Olivas at (951) 955-1195 or email jolivas@rctlma.org. (Quasi-judicial)

**3.4 Staff Recommendation:
CONSIDERATION OF
ADDENDUM TO A MITIGATED
NEGATIVE DECLARATION;
APPROVAL OF AN
EXEMPTION; AND APPROVAL**

TENTATIVE TRACT MAP NO. 36288 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community

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OF TENTATIVE TRACT MAP

Staff Recommendation at Hearing:
**CONSIDERATION OF
ADDENDUM TO A MITIGATED
NEGATIVE DECLARATION;
APPROVAL OF AN
EXEMPTION; AND APPROVAL
OF TENTATIVE TRACT MAP**

Planning Commission Action:
**CONSIDERED ADDENDUM TO
A MITIGATED NEGATIVE
DECLARATION; APPROVED
THE EXEMPTION; AND
APPROVED TENTATIVE TRACT
MAP WITH AMENDMENTS TO
CONDITIONS OF APPROVAL**

Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, eastery of La Ventana Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills) - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. Continued from October 17, 2012. Project Planner: H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

4.0 WORKSHOP

4.1 NONE

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS