



## PLANNING COMMISSION HEARING REPORT OF ACTIONS DECEMBER 4, 2013

### 1.0 CONSENT CALENDAR

#### 1.1 ELECTION OF THE 2014 PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN

By a vote of 5-0, **COMMISSIONER GUILLERMO "BILL" SANCHEZ** was voted as the 2014 Planning Commission Chairman.

By a vote of 5-0, **COMMISSIONER MICKEY VALDIVIA** was voted as the 2014 Planning Commission Vice-Chairman

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

**2.1 GENERAL PLAN AMENDMENT NO. 01126** – Applicant: Bixby Land Company– Engineer/Representative: T&B Planning – Fifth/Second Supervisorial District – Location: Southerly of Center Street, easterly of California Ave. – 65.1 Acres – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (MS-C) **REQUEST:** The General Plan Amendment proposes to change the general Plan Land Use Designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR). Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

Planning Commission Action:  
**STAFF RECEIVED COMMISSIONER COMMENTS**

**2.2 GENERAL PLAN AMENDMENT NO. 1122** proposes the 5<sup>th</sup> cycle update to the Housing Element (Chapter 8) for the Riverside County General Plan in accordance with, and incorporating revisions, approved by the State of California Department of Housing and Community Development (HCD) for the planning period of October 15, 2013 to October 15, 2021. The County of Riverside Housing Element is an integral part of the County's overall General Plan. This Element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. Riverside County's housing needs have been identified by the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG) in conjunction with the State of California for the

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planning period of October 15, 2013 to October 15, 2021. The Housing Element's goals, policies and programs are intended to address the County's affordable housing needs as identified by the RHNA and guide the County toward achieving these needs through the 8 year planning period. The Housing Element is mandated by the State of California-Office of Planning and Research as one of the seven required elements of a General Plan. Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org). (Legislative)

- 2.3 GENERAL PLAN AMENDMENT No. 1130** proposes to amend the Riverside County General Plan Land Use Element by changing approximately 885 acres throughout the County from Medium High Density Residential (5-8 units per acre) and High Density Residential (8-14 units per acre) to Highest Density Residential (20-40 units per acre) to meet state law requirements. The proposed Amendment is County wide and includes all Area Plans. Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org). (Legislative)

Planning Commission Action:  
**STAFF RECEIVED COMMISSIONER COMMENTS**

**3.0 PUBLIC HEARINGS**

- 3.1 SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO 6 (to SP293A5), CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417-** Consider Addendum No. 4 to EIR No. 380 – Applicant: Winchester Meadows LLC - Third/Third Supervisorial District – Location: Northerly of Holland Road, easterly of Briggs – 2,840.7 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The Specific Plan Substantial Conformance proposes to merge Planning Areas 15 and 16 into one Planning Area, '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 243 residential lots and six open space lots. Project Planner:

Staff Report Recommendation:  
**CONSIDER ADDENDUM NO. 4 TO EIR;  
DENIAL OF TENTATIVE TRACT MAP**

Staff's Recommendation at Hearing:  
**CONSIDER ADDENDUM NO. 4 TO EIR;  
DENIAL OF TENTATIVE TRACT MAP**

Planning Commission Action:  
By A Vote Of 5-0, **CONTINUED TO  
FEBRUARY 19, 2014**

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Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative).

- 3.2 CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4** – Intent to Adopt Mitigated Negative Declaration – Applicant: SA Recycling, LLC – Fourth/Fourth Supervisorial District – Location: Southerly of Vista Chino Road, northerly of Watt Court, westerly of Sierra Del Sol Road at 29-250 Rio Del Sol Road in Thousand Palms – **REQUEST:** A phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined annual tons of incoming volume which includes a recycling facility for green and wood waste materials, a recycling facility for composting operations, a recycling facility for asphalt and concrete (inert materials), and a recycling facility for metals and white goods including processing of end of life vehicles (EOL). Additionally, the recycling facility proposes the addition of a 73,000 equipment storage area, a 15,000 square foot warehouse at a maximum height of 25 feet, and a 29,000 square foot employee parking area, along with existing accessory office and shop buildings. Project Planner: Jay Olivas at 951-955-1195 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) (Quasi-judicial)

**Staff Report Recommendation:**  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF THE CONDITIONAL USE PERMIT**

**Staff's Recommendation at Hearing:**  
**CONTINUE WITHOUT DISCUSSION TO JANUARY 15, 2014**

**Planning Commission Action:**  
By A Vote Of 5-0, **CONTINUED TO JANUARY 15, 2014**

- 3.3 RECLAMATION PLAN NO. 135, NOTICE AND ORDER TO COMPLY,** – Mine Operator: Mission Clay Products – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail – 285.66 Gross Acres – Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and, shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance

**Staff Report Recommendation:**  
**CONSIDER THE ORDER TO COMPLY**

**Staff's Recommendation at Hearing:**  
**DISCUSS AND CONTINUE TO JANUARY 15, 2014**

**Planning Commission Action:**  
By A Vote Of 5-0, **CONTINUED TO JANUARY 15, 2014**

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and may affirm, modify or set aside the order issued by the Planning Director. Project Planner: David Jones at (951) 955-6863 or email [djones@rctlma.org](mailto:djones@rctlma.org). (Quasi-judicial)

- 3.4 TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1** – Intent to Adopt Mitigated Negative Declaration – Applicant: Encore Homes, LLC – Fourth/Fourth Supervisorial District – Location: Northerly of Interstate 10 and 40<sup>th</sup> Avenue, westerly of Adams Street, southerly of Manorgate Road, and easterly of Somerset Avenue – **REQUEST:** Tentative Tract Map No. 30966, Revised Map No. 1 proposes to subdivide 40.19 gross acres into 202 residential lots (Schedule A) as a Senior Citizen Planned Residential Development (PRD). The PRD consists of lot sizes ranging from approximately 3,500 square feet to 10,500 square feet with detached single-family residential units ranging in size from approximately 1,657 square feet to 1,903 square feet at maximum heights of 18 feet (single-story). The PRD also includes a 3,221 square foot community center building at a maximum height of 18 feet, a detention basin/dog park, a drainage channel, and common area landscaping. Project Planner: Jay Olivas at (951) 955-1195 or email [jolivas@rctlma.org](mailto:jolivas@rctlma.org). (Quasi-judicial)

**Staff Report Recommendation:**  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; TENTATIVE APPROVAL OF THE TENTATIVE TRACT MAP, REVISED MAP NO. 1**

**Staff's Recommendation at Hearing:**  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; TENTATIVE APPROVAL OF THE TENTATIVE TRACT MAP, REVISED MAP NO. 1, SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL**

**Planning Commission Action:**  
**By A Vote Of 5-0, ADOPTED A MITIGATED NEGATIVE DECLARATION; TENTATIVELY APPROVED TENTATIVE TRACT MAP, REVISED MAP NO. 1 SUBJECT TO THE MODIFICATIONS TO THE CONDITIONS OF APPROVAL**

- 3.5 GENERAL PLAN AMENDMENT NO. 1119** – Intent to find GPA No. 1119 Exempt from CEQA – Applicant – Riverside County Transportation Department – All Supervisorial Districts – All Zoning Districts – Location: Countywide Policy – **REQUEST:** Amend the General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) targets on a plan, program or project that has completed an Environmental Impact Report, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of the future plans, programs or projects. Project Planner: Richard Fairhurst at (951) 955-6757 or email [rfairhur@rctlma.org](mailto:rfairhur@rctlma.org). (Legislative)

**Staff Report Recommendation:**  
**INTENT TO FIND THE GENERAL PLAN AMENDMENT EXEMPT FROM CEQA**

**Staff's Recommendation at Hearing:**  
**CONTINUE TO JANUARY 15, 2014 TO PREPARE A RESPONSE TO LETTERS OF OPPOSITION**

**Planning Commission Action:**  
**By A Vote Of 5-0, CONTINUED WITHOUT DISCUSSION TO JANUARY 15, 2014**

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- 3.6 PLOT PLAN NO. 24928** – Adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The plot plan is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30 kilowatt backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Continued from August 21, 2013, September 18, 2013, October 2, 2013, and November 6, 2013. Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)
- Staff Report Recommendation:**  
**ADOPTION OF A NEGATIVE DECLARATION; APPROVAL OF THE PLOT PLAN**
- Staff's Recommendation at Hearing:**  
**ADOPTION OF A NEGATIVE DECLARATION; APPROVAL OF THE PLOT PLAN**
- Planning Commission Action:**  
By A Vote Of 5-0, **TENTATIVELY DENIED AND CONTINUE TO JANUARY 15, 2014 TO ALLOW STAFF TO DEVELOP APPROPRIATE FINDINGS**
- 3.7 GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734, AND CONDITIONAL USE PERMIT NO. 3642** – CEQA Exempt – Applicant: Ramuni, Inc. – First/First Supervisorial District – Location: Southerly of Bonham Street, westerly side of Carroll Street, northerly side of Markham Street and easterly of Clark Street – 2.24 Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½) **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the project site's zoning classification from Rural Residential - ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to permit land use of and provide improvements to an existing neighborhood retail center consisting of a
- Staff Report Recommendation:**  
**FIND THAT THE PROJECT IS EXEMPT FROM CEQA; TENTATIVELY APPROVAL OF THE GENERAL PLAN AMENDMENT; AND TENTATIVELY APPROVAL OF THE CHANGE OF ZONE**
- Staff's Recommendation at Hearing:**  
**FIND THAT THE PROJECT IS EXEMPT FROM CEQA; TENTATIVELY APPROVAL OF THE GENERAL PLAN AMENDMENT; AND TENTATIVELY APPROVAL OF THE CHANGE OF ZONE**
- Planning Commission Action:**  
By A Vote Of 5-0, **ADOPTED STAFF'S RECOMMENDATION TO RECOMMEND TO THE BOARD TENTATIVE APPROVAL OF THE GENERAL PLAN AMENDMENT, TENTATIVE APPROVAL OF THE CHANGE OF ZONE, AND APPROVAL OF THE CONDITIONAL USE PERMIT.**

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5,310 sq. ft. Market with the sale of alcoholic beverages for off-premises consumption, and a 1,785 sq. ft. retail building. Development includes façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements. Project Planner: H.P. Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Legislative)

- 3.8 CHANGE OF ZONE NO. 7800/PLOT PLAN NO. 25382** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Shakil Patel – First/First Supervisorial District – Location: Southeasterly corner of Van Buren Blvd. and Barton St. – 2.26 Gross Acres – **REQUEST:** The Change of Zone proposes to change the site’s existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Legislative)

**Staff Report Recommendation:**  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; TENTATIVE APPROVAL OF THE CHANGE OF ZONE; APPROVAL OF THE PLOT PLAN**

**Staff’s Recommendation at Hearing:**  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; TENTATIVE APPROVAL OF THE CHANGE OF ZONE; APPROVAL OF THE PLOT PLAN SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL**

**Planning Commission Action:**  
**By A Vote Of 5-0, ADOPTED A MITIGATED NEGATIVE DECLARATION; TENTATIVELY APPROVED THE CHANGE OF ZONE; APPROVED THE PLOT PLAN SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL**

- 3.9 CONDITIONAL USE PERMIT NO. 3695** – CEQA Exempt – Applicant: Dolgen California, LLC – Third/Third Supervisorial District – Location: Northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street – 0.96 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** The project proposes to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot. Project Planner, H.P. Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

**Staff Report Recommendation:**  
**FIND THE PROJECT EXEMPT FROM CEQA, ADOPTION OF FINDING OF “PUBLIC CONVENIENCE AND NECESSITY”; APPROVAL OF THE CONDITIONAL USE PERMIT**

**Staff’s Recommendation at Hearing:**  
**FIND THE PROJECT EXEMPT FROM CEQA, ADOPTION OF FINDING OF “PUBLIC CONVENIENCE AND NECESSITY”; APPROVAL OF THE CONDITIONAL USE PERMIT**

**Planning Commission Action:**  
**By A Vote Of 5-0, FOUND THE PROJECT EXEMPT FROM CEQA; ADOPTED**

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**FINDINGS OF "PUBLIC CONVENIENCE  
AND NECESSITY"; APPROVED THE  
CONDITIONAL USE PERMIT**

**4.0 WORKSHOP**

**4.1 COACHELLA VALLEY INTERGRATED REGIONAL WATER MANAGEMENT PLAN –**  
Presented by RMC Water and Environment

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**6.0 DIRECTOR'S REPORT**

**7.0 COMMISSIONER'S COMMENTS**