



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## PLANNING COMMISSION HEARING REPORT OF ACTIONS NOVEMBER 17, 2014

### 1.0 CONSENT CALENDAR

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

### 3.0 PUBLIC HEARINGS: CONTINUED ITEMS

**3.1 CHANGE OF ZONE NO. 7839 and TENTATIVE TRACT MAP NO. 36337** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reinhart Canyon Assoc., LLC – Engineer/Representative: United Engineering Group – Third/Third Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue – 176.62 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The Change of Zone is proposing to change the property's zoning on the site from Controlled Development Areas (W-2) zoning to Planned Residential (R-4) zoning. The Map proposes a Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3,500 sq. ft. and 29 lettered lots. Continued from October 29, 2014. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org) (Legislative)

#### **Planning Commission Action:**

Public Hearing: Closed

Motion by Commissioner Petty, 2nd by Commissioner Sloman, adopting staff's recommendation that the Board of Supervisors adopt the Mitigated Negative Declaration for Environmental Assessment No. 42410, approve Change of Zone No. 7839 and approve Tentative Tract Map No. 36337.

The motion failed with four (4) Commissioners voting not to recommend approval of the project. Therefore, the project (Change of Zone No. 7839 and Tentative Tract Map No. 36337) was not recommended for approval by the Planning Commission.

### 4.0 PUBLIC HEARINGS: NEW ITEMS

### 5.0 WORKSHOP

### 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

### 7.0 DIRECTOR'S REPORT

### 8.0 COMMISSIONER'S COMMENTS