



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JANUARY 21, 2015**

**1.0 CONSENT CALENDAR**

**1.1 NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 NONE**

**3.0 PUBLIC HEARINGS**

**3.1 NONE**

**4.0 PUBLIC HEARINGS**

**4.1 CONDITIONAL USE PERMIT NO. 3705 – Planning Commission Action:  
CEQA Exempt – Applicant: Star Ranch Management – Representative: KWC Engineering – Second Supervisorial District -  
By A Vote Of 5-0**

**Location:** Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and westerly of Fresno Road – **Zoning:** Rural Residential -  
**REQUEST:** To entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres. The ranch has a total of 27,472 sq. ft. of buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq. ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with

**DENIED CONDITIONAL USE PERMIT NO. 3705.**

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sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Quasi-judicial)

- 4.2 CONDITIONAL USE PERMIT NO. 3700** – Intent to adopt a Mitigated Negative Declaration – Applicant: Jim Forgey – Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, the northerly side of Magdas Colorados St., and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to construct and operate a 3,250 sq. ft. convenience store including the off-site sale of alcoholic beverages with a 3,499 sq. ft. canopy for 12 fuel pumps, 800 sq. ft. automated car wash, 1,665 sq. ft. commercial-retail building, 1,560 sq. ft. commercial-retail building and 52 parking spaces with 3 handicap parking stalls. Project Planner: Mark Corcoran at (951) 955-3025 or email [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org) (Quasi-judicial)

**Planning Commission Action:**

By A Vote Of 5-0

**ADOPTD THE MITIGATED NEGATIVE DECLARATION;** and,

**APPROVED CONDITIONAL USE PERMIT 3700.**

- 4.3 GENERAL PLAN AMENDMENT NO. 973, CHANGE OF ZONE NO. 7855** – Intent to a Adopt Negative Declarartion – Applicant: Betty and Leo Wesslink – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) and Highway 79 Policy Area – Location: South of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California

**Planning Commission Action:**

By A Vote Of 4-0

(Commissioner Hake recused himself)

**CONTINUED TO APRIL 15, 2015.**

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Avenue – 151.47 Acres – Zoning: Heavy Agriculture 10 acre minimum (A-2-10) – **REQUEST:** This General Plan Amendment is to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP). Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org). (Legislative)

**4.4 REMOVED FROM THE AGENDA**

**4.5 REMOVED FROM THE AGENDA**

**4.6 PUBLIC USE PERMIT NO. 922 – CEQA Exempt – Applicant:** Chapel in the Pines – **Engineer/Representative:** Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area – Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243 – 18.9 Acres Gross - Zoning: Residential Agricultural (R-A-5) - **REQUEST:** The Public Use Permit proposes to change the use of a previously approved school (PUP00436) into a church. Project Planner: Mark Corcoran at (951) 955-3025 or email [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org). (Quasi-judicial)

**Planning Commission Action:**

By A Vote Of 5-0

**APPROVED, AS MODIFIED AT HEARING.**

**5.0 WORKSHOP**

**5.1 NONE**

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

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**