



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 15, 2015**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 GENERAL PLAN AMENDMENT NO. 903 AND CHANGE OF ZONE NO. 7818 – Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third Supervisorial District – Location: Northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd. – **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P). Continued off calendar on July 16, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Planning Commission Action:

Public Comments: Closed

By A Vote Of 3-0 (Commissioners Valdivia and Taylor Berger were absent)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-05; and,

PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION;** and,

APPROVE GENERAL PLAN AMENDMENT NO. 903; and,

APPROVE of **CHANGE OF ZONE NO. 7818.**

3.2 PLOT PLAN NO. 14522, REVISED PERMIT NO. 1 – CEQA Exempt – Appellant: World’s Biggest Cabazon Dinosaurs – Applicant: World’s Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth Supervisorial District – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwest corner of Seminole Drive and Deep Creek Road – **REQUEST:** An appeal by the applicant concerning the Planning Director’s denial of Plot Plan No. 14522, Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522, a 2,916 sq. ft. gift shop, a 1,060 sq. ft.

Planning Commission Action:

Public Comments: Open

By A Vote Of 3-0 (Commissioners Valdivia and Taylor Berger were absent)

CONTINUED TO AUGUST 19, 2015.

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caretaker unit, and 34,279 sq. ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres. Continued from August 20, 2014, September 17, 2014, March 18, 2015, and May 20, 2015. Project Planner: Peter Lange at (951) 955-1417 or email Plange@rctlma.org.

- 3.3 GENERAL PLAN AMENDMENT NO. 975** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mary Etta Bollman – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Buena Ventura Road, southerly of Auld Road, easterly of Pourroy Road, and westerly of Borel Road – 73.65 acres – Zoning: Light Agriculture 5 Acre Minimum (A-1-5) – **REQUEST:** The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on approximately 73.65 acres. Continued from April 15, 2015 and June 17, 2015. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

Planning Commission Action:

Public Comments:

By A Vote Of 3-0 (Commissioners Valdivia and Taylor Berger were absent)

CONTINUED TO JULY 29, 2015.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 NONE

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