



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION HEARING REPORT OF ACTIONS MARCH 18, 2015

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS

3.1 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 - Location: Northwest corner of Seminole Drive and Deep Creek Road – Zoning: Scenic Highway Commercial - **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. 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 and September 17, 2014. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.**

Planning Commission Action:
Public Comments: **Open**

By A Vote Of 4-0 (Commissioner Leach absent)

CONTINUED TO MAY 20, 2015.

3.2 TENTATIVE TRACT MAP NO. 36593 – Consider an Addendum to an Environmental Impact Report – Applicant/Engineer/Representative: T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 201.94 acres) – Zoning: Specific Plan (SP) **REQUEST: Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres, into 602 residential lots and**

Planning Commission Action:
Public Comments: **Closed**

By A Vote Of 4-0 (Commissioner Leach absent)

CONSIDERED ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439; and,

APPROVED TENTATIVE TRACT MAP NO. 36593, as modified at hearing.

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thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 sq. ft. Continued from February 18, 2015. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

4.0 PUBLIC HEARINGS

4.1 GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Massoud Tajik – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) – Location: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive – 25.7 Acres – Zoning: Mobile Home Subdivision & Mobile Home Parks – 20,000 sq. ft. Minimum (R-T-20000) – **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM). The Change of Zone proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

Planning Commission Action:
Public Comments: **Closed**

By A Vote Of 3-0 (Commissioner Leach absent; Commissioner Hake recused himself)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-002; and,

THE PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION;** and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1128;** and,

APPROVAL of **CHANGE OF ZONE NO. 7847.**

4.2 CONDITIONAL USE PERMIT NO. 3704 – Intent to Adopt a Negative Declaration – Applicant: Shane Stewart — Third Supervisorial District – San Jacinto Mountain Zoning District – Riverside Extended Mountain (REMAP) Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: At

Planning Commission Action:
Public Comments: **Closed**

By A Vote Of 4-0 (Commissioner Leach absent)

ADOPTED a MITIGATED NEGATIVE DECLARATION; and,

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the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74 – 0.14 Gross Acres – Zoning: Rural Commercial (C-R) – **REQUEST:** The Conditional Use Permit proposes to permit a 3,680 square foot two-story commercial center consisting of a 1,490 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption, a 350 sq. ft. real estate office, and a 1,840 sq. ft. caretaker’s residence. The project also proposes the construction of a service gas station with two (2) new underground fuel storage tanks, pumps, and awnings. The project also provides 16 standard parking spaces and one (1) accessible parking space. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

ADOPTED a **FINDING** of “**PUBLIC CONVENIENCE AND NECESSITY**”; and,

APPROVED CONITIONAL USE PERMIT NO. 3704 as modified at hearing.

4.3 REMOVED FROM THE AGENDA

4.4 CONDITIONAL USE PERMIT NO. 3702 – Intent to Adopt a Negative Declaration – Applicant: AT&T Mobility – Third Supervisorial District – Land Use Designation: Community Development: Low Density Residential (CD: LDR) and Rural: Rural Mountainous (R: RM) – Location: Southerly of Highway 79, easterly side of Calvert Avenue, northerly of Stetson Avenue – 20 Acres – Zoning: Heavy Agriculture, 10 acre minimum (A-2-10) – **REQUEST:** The Conditional Use Permit proposes to remove the existing antennas from an existing 94 foot tall lattice tower and add 12 antennas that are eight (8) foot long to a new 88 foot tall monopole, and to exchange supporting equipment within an existing 316 sq. ft. equipment shelter all within a 355 sq. ft. lease area. Project Planner: Mark Corcoran at (951)955-3025 or email mcorcora@rctlma.org.

Planning Commission Action:
Public Comments: **Open**

By A Vote Of 4-0 (Commissioner Leach absent)

CONTINUED TO MAY 20, 2015.

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