



PLANNING COMMISSION HEARING REPORT OF ACTIONS AUGUST 16, 2017

1.0 CONSENT CALENDAR

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908** – Applicant: ERP Holding Co., Inc c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Spring Street, westerly of Mt. Vernon Avenue, and northerly of Palmyrita Avenue – 105.15 Acres – Zoning: Specific Plan (S-P) No. 330 – Planning Area: 1 – Approved Project Description: Subdivision of 105.15 acres into 437 residential lots with a minimum lot size of 5,000 sq. ft., 11 open space lots, and two (2) park sites – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2017.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909** – Applicant: ERP Holding Co., Inc c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue – 78.8 Acres – Zoning: Specific Plan No. 330 – Approved Project Description: Subdivision of 78.8 gross acres into 213 residential lots with a 4,000 sq. ft. minimum lot size, 10 open space lots, one (1) 33.45 acre park, and one (1) 1.38 acre reservoir – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2017.
- 1.3 PLOT PLAN NO. 25752** – Receive & File – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC- VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture – One Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org. **RECEIVED AND FILED.**
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33530** – Applicant: MIG, Inc. c/o Dierdre McCollister – First Supervisorial District – Noth Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 – 0.60 FAR) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Webster Avenue, and westerly of Interstate 215 (I-215) – 63.49 Acres – Zoning: Industriul Park (I-P) – Approved Project Description: Subdivide 63.49 gross acres into 24 industrial parcels with a minimum lot size of 0.80 gross acres, and two (2) treatment basins within lots four (4) and 24 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33530 extending the expiration date to June 19, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **CONTINUED** to September 6, 2017.



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2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA) – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Seminole Drive and easterly of Fields Road – 1.87 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The addition of an underground diesel tank and replacement of four (4) fuel dispensers within an existing convenience store and gas station. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 3249 Revision No. 1, subject to conditions of approval.

4.2 CONDITIONAL USE PERMIT NO. 2876 REVISION NO. 2 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Vincent Graves – First Supervisorial District – South Elsinore Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.25 to 0.35 FAR) – Location: Southerly of Grand Avenue, westerly of Verde Place, and easterly of Kathryn Way – 1.53 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A Conditional Use Permit modification to remove a Condition of Approval pertaining to the lifespan of the previously approved Village Equipment Rentals business. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rctlma.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 2876 Revision No. 2, subject to conditions of approval.

5.0 WORKSHOP
NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS