



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 21, 2016**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32764** – Applicant: Sideways Properties, Inc – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2-acre minimum) – Location: Northerly of Jack Circle, easterly of Reservoir Avenue, and southerly of 9th Street – 6.74 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule B – to subdivide 6.74 gross acres into six (6) – one (1) acre lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32764, extending the expiration date to February 22, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- Planning Commission Action:**
APPROVED FIRST EXTENSION OF TIME TO FEBRUARY 22, 2017.
- 1.2 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31279** – Applicant: VSR Investments, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) – Location: Northerly of 55th Avenue, easterly of Jackson Street, westerly of Calhoun Street, southerly of 54th Avenue – 20 acres – Zoning: One-Family Dwellings – 10,000 sq. ft./minimum (R-1-10,000) – APPROVED PROJECT DESCRIPTION: Schedule A – 20 acres into 41 single-family residential lots – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31279, extending the expiration date to September 28, 2017. APN: 767-380-016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- Planning Commission Action:**
APPROVED THIRD EXTENSION OF TIME TO SEPTEMBER 28, 2017.
- 1.3 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30972** – Applicant: Daniel Rosa – Third Supervisorial
- Planning Commission Action:**
APPROVED SECOND EXTENSION OF TIME TO MAY 11, 2017.

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District – HomeLand Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre). Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road – 72.1 acres – Zoning: Specific Plan No. 260 (SP ZONE) – APPROVED PROJECT DESCRIPTION: Schedule A -subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots - REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No 30972, extending the expiration date to May 11,2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

- 1.4 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30908 –** **Planning Commission Action:**
APPROVED SECOND OF TIME TO
DECEMBER 21, 2016.
Applicant: ERP Holding Co., Inc. – Second Supervisorial District – University Zoning District - Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Spring Street between Michigan and Mt. Vernon Avenues – 105.15 Acres – Zoning: Specific Plan (SP 330) – Approved Project Description: Schedule A subdivision of 105.15 acres into 437 residential lots, with a 5,000 sq. f. minimum lot size, 11 open space lots, and 2 parks. - **REQUEST:** EXTENSION OF TIME TO December 21, 2016 - **SECOND EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.5 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30909 –** **Planning Commission Action:**
APPROVED SECOND EXTENSION OF
TIME TO DECEMBER 21, 2016.
Applicant: ERP Holding Co., Inc. – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR)(2-5 D.U./Ac.) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue – 105.15 Acres – Zoning: Specific Plan (SP330) – Approved

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Project Description: Schedule A subdivision of 78.8 acres into 213 residential lots, with a 4,000 sq. ft. minimum lot size, 1 regional park, 10 open space lots, and 1 reservoir – **REQUEST:** Extension Of Time To December 21, 2016 – SECOND EXTENSION. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

- 1.6 ADOPTION OF THE REVISED 2016 PLANNING COMMISSION CALENDAR** **Planning Commission Action:
ADOPTED THE REVISED 2016 PLANNING COMMISSION CALENDAR.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 CHANGE OF ZONE NO. 7864 AND PLOT PLAN NO. 25740** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG) – Temecula Valley Wine Country Policy Area (10 Acre Minimum) – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning Commercial Citrus/Vineyard (C-C/V) – **REQUEST:** The Change of Zone proposes to change the site’s existing zone from C-C/V to Wine Country-Winery (WC-W) Zone. The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project will improve site access off Rancho California Road along Cilurzo Road, improve the existing parking lot area to accommodate 61 parking spaces, and add a 534 sq. ft. bathroom facility to an existing 13,012 sq. ft. building. The Class II Winery will include the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage. The project includes an outdoor pond area where visitors may walk or picnic near. Continued from September 7, 2016. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.
- Planning Commission Action:
Public Comments: Open**
- A vote of 4-0 (Chairman Leach absent)
CONTINUED OFF CALENDAR.

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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