



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 19, 2016**

1.0 CONSENT CALENDAR

1.1 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806 – Applicant: SR Conestoga, LLC – Third Supervisorial District Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/acre) – Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road – 84.8 Acres – Zoning: Specific Plan (S-P 293) – APPROVED PROJECT DESCRIPTION: Schedule ‘A’ subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots – **REQUEST:** THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30806, extending the expiration date to September 22, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Planning Commission Action:

APPROVED THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30806, extending the expiration date to September 22, 2017.

1.2 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33688 – Applicant: James Rapp – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Road, and westerly of Lawson Road – 42.9 Acres – One-Family Dwellings (R-1) (12,000 Square Feet) – APPROVED PROJECT DESCRIPTION: Schedule ‘A’ subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) 0.7 acre park lot, one (1) 220 square foot landscaped entry lot, one (1) fire access lot, three (3) open space lots totaling 18.2 gross acres, and one (1) 1.06 gross acre detention basin – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33688,

Planning Commission Action:

APPROVED FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33688, extending the expiration date to September 1, 2017.

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extending the expiration date to September 1, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

- 1.3 PLOT PLAN NO. 25255 – RECEIVE AND FILE** – Applicant: AT&T – Location: Southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street, more specifically 12725 El Sobrante Road, within the Lake Mathews/Woodcrest Area Plan – **REQUEST:** The plot plan proposes a wireless telecommunication facility for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units (RRU), three (3) surge suppressors, two (2) Global Positioning Satellite (GPS) antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 foot wide access road from El Sobrante Road – Ordinance No. 348.4818 requires the Planning Director file a “Notice of Decision” before the Planning Commission with an accompanying report of the Director’s Hearing approved on September 12, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

Planning Commission Action:

RECEIVED AND FILED.

- 1.4 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760** – Applicant: Temescal Valley Land, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road – 148.3 Acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) and Planned Residential (R-4) – **APPROVED PROJECT DESCRIPTION:**

Planning Commission Action:

APPROVED THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30760, extending the expiration date to September 14, 2017.

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Schedule 'A' subdivision to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft.; three (3) MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four (4) open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail – **REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760**, extending the expiration date to September 14, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

- 1.5 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33487** – Applicant: Kohl Ranch Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space – Conservation (OS-C), Very High Density Residential (VHDR) – Location: Southerly of 64th Street, easterly of Tyler Street, and northerly of 66th Street – 286 Gross acres – Zoning: SP ZONE (SP303) – **APPROVED PROJECT DESCRIPTION:** Schedule A – subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake located within Assessors Parcel Numbers 751-070-004, etc. The subdivision includes 10 separate phases – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP No. 33487**, extending the expiration date to June 7, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Planning Commission Action:

APPROVED FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33487, extending the expiration date to June 7, 2017.

- 1.6 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807** – Applicant: SR Conestoga, LLC c/o Jim Lytle – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR), Medium High Density Residential (CD-MHDR) – Location:

Planning Commission Action:

APPROVED THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30807, extending the expiration date to July 28, 2017.

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Easterly of Leon Road, Westerly of State Highway 79 and Southerly of Domenigoni Parkway – 201.67Gross acres – Zoning: Specific Plan (SP293) – APPROVED
PROJECT DESCRIPTION: Schedule A – subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan. **REQUEST:** THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30807, extending the expiration date to July 28th, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 2.1 GENERAL PLAN AMENDMENT NO. 1167 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone – Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- Planning Commission Action:**
Public Comments: Closed
- RECOMMENDS THE ITEM MOVE
FORWARD TO THE BOARD OF
SUPERVISORS.**
- 2.2 GENERAL PLAN AMENDMENT NO. 1169 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec –
- Planning Commission Action:**
Public Comments: Closed
- RECOMMENDS THE ITEM MOVE**

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First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – **REQUEST:** Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR) on 13 parcels, totaling 548 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

FORWARD TO THE BOARD OF SUPERVISORS, as amended at hearing.

- 2.3 GENERAL PLAN AMENDMENT NO. 1172 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential-Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: Closed

RECOMMENDS THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.

- 2.4 GENERAL PLAN AMENDMENT NO. 1173 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Trammell Crow – ENGINEER/REPRESENTATIVE: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance

Planning Commission Action:
Public Comments: Closed

RECOMMENDS (WITH CAUTION) THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS, as modified at hearing.

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Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – **REQUEST:** Proposal to amend a 4.2 acre portion of the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Light Industrial (LI), on one parcel, totaling 19.16 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.5 GENERAL PLAN AMENDMENT NO. 1175 - FOUNDATION AND ENTITLEMENT/POLICY** – Applicant: Bob Brady – Representative: Bob Brady – First Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – Zoning: R-R (Rural Residential) – Location: North of Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – 6.59 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on two parcels, totaling 6.59 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:

Public Comments: Closed

RECOMMENDS THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.

- 2.6 GENERAL PLAN AMENDMENT NO. 1185 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Goco Hospitality California, Inc. – ENGINEER/REPRESENTATIVE: T&B Planning – First Supervisorial District – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), and amend its Land Use Designations from Rural

Planning Commission Action:

Public Comments: Closed

RECOMMENDS THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.

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Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT) to Mixed Use Area (MUA) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.7 GENERAL PLAN AMENDMENT NO. 1189 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, west of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: Closed

RECOMMENDS (WITH CAUTION) THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.

- 2.8 GENERAL PLAN AMENDMENT NO. 1192 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross

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Public Comments: Closed

RECOMMENDS (WITH CAUTION) THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.

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acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.9 GENERAL PLAN AMENDMENT NO. 1193 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Edward L. Wright – ENGINEER/REPRESENTATIVE: Bratene Construction & Engineering – First Supervisorial District – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel, totaling 57.12 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- Planning Commission Action:**
Public Comments: Closed
- RECOMMENDS THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.**
- 2.10 GENERAL PLAN AMENDMENT NO. 1196 - FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- Planning Commission Action:**
Public Comments: Closed
- RECOMMENDS (WITH CAUTION) THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS,** as modified at hearing.
- 2.11 GENERAL PLAN AMENDMENT NO. 1198 - FOUNDATION AND ENTITLEMENT/POLICY**
- Planning Commission Action:**
Public Comments: Closed

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– APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

RECOMMENDS (WITH CAUTION) TO MOVE THE ITEM FORWARD TO THE BOARD OF SUPERVISORS.

2.12 GENERAL PLAN AMENDMENT NO. 1200 - FOUNDATION AND ENTITLEMENT/POLICY

Planning Commission Action:
Public Comments: Closed

– APPLICANT: Irene and Johnnie Frakes – ENGINEER/REPRESENTATIVE: Irene and Johnnie Frakes – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org

RECOMMENDS THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 NONE

5.0 WORKSHOP

5.1 WINE COUNTRY TRAILS

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6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS