



PLANNING COMMISSION HEARING REPORT OF ACTIONS NOVEMBER 1, 2017

1.0 CONSENT CALENDAR

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30926 – Applicant: United Engineering Group c/o Beau Cooper – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Ellis Avenue, southerly of San Jacinto Avenue, easterly of Dawson Road, westerly of Pico Avenue – 119.7 Acres – Zoning: One-Family Dwellings (R-1) – Planned Residential (R-4) – Approved Project Description: Schedule "A" Subdivision of 119.7 acres in three (3) phases totaling 286 residential lots with a minimum lot size of 5,000 sq. ft. and an average lot size of 5,499 square feet. The project will also feature eight 20,000 square foot lots and thirty-six (6) 7,200 sq. ft. lots to buffer neighboring properties. 22.8 acres located northerly of Santa Rosa Road will be dedicated to the RCA. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to December, 4, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to December, 4, 2020.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372 – Applicant: Richland Communities, Inc. c/o Craig Cristina – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Nuevo Road and southerly of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. 239, Stoneridge, Planning Area No. 4,5,13,16,22, and 26 (S-P) – Approved Project Description: The land division hereby permitted is Schedule "A" Subdivision of 305.80 gross acres into 803 single family residential lots. The project is being proposed within Planning Areas 4,5,13,16,22 and 26 of the Specific Plan as modified by Specific Plan Substantial Conformance Number 1. The project proposes two (2) potential school sites within the Val-Verde Unified School District, one (1) 17.8- acre community sports park, and one (1) 21.2 acre open space parcel both maintained by CSA146A, and eight (8) open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2020.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 GENERAL PLAN AMENDMENT NO. 1171, CONDITIONAL USE PERMIT NO. 3741 – Intent to Adopt a Mitigated Negative Declaration – EA42874 – Applicant: CR&R, David Fahrion – Representative: Trip Hord – Fifth Supervisorial District– Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan – Open Space: Conservation (OS-C) – Location: Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway – Zoning: Heavy Agriculture, 10-acre minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two (2) parcels, totaling 202 gross acres. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres. Continued from October 18, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED off-Calendar.



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4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209 – Intent to Adopt a Mitigated Negative Declaration – EA42924 – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O) – **REQUEST: The **General Plan Amendment** proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule “A” Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Open
By a vote of 4-0

CONTINUED to December 20, 2017.

4.2 CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813 – Intent to Adopt a Mitigated Negative Declaration – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Boulevard, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST: The **Change of Zone** proposes to change the site’s Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), the **Tentative Tract Map** is a Schedule “B” Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12 and 15 to exceed four (4) times the width. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42694; and

APPROVE an Exception to Section 3.8.c. of Ordinance No. 460; and

TENTATIVELY Approve Change of Zone No. 7857; and

APPROVE Tentative Tract Map No. 36813, 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