



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 2, 2016**

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100 – Applicant: La Ventana Partners 77, LLC – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester – Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Community Development: Medium High Density Residential (CD:MHDR) (2-8 dwelling units per acre) and Open Space – Recreation (OS-R) – Location: Southerly of Simpson Road, easterly of La Ventana Road, north of Olive Road, and west of Leon Road – 77 Gross Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **APPROVED PROJECT DESCRIPTION:** Schedule ‘A’ subdivision to divide 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100**, extending the expiration date to September 14, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Planning Commission Actions:

APPROVED FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100, extending the expiration date to September 14, 2017.

1.2 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020 – Applicant: Jonathan Skeith – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) – Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue – 5.0 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots – **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020**, extending the expiration date to May 25, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Planning Commission Actions:

APPROVED SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020, extending the expiration date to May 25, 2017.

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- 1.3 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837** – Applicant: FVS Partners, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Easterly of Washington Street, southerly of Sally Street, and northerly of Yates Road – 99.77 Gross Acres – Zoning: One-Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule ‘A’ subdivide 99.77 acres into 335 single family lots – **REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837**, extending the expiration date to October 19, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- Planning Commission Actions:
APPROVED THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837, extending the expiration date to October 19, 2017.
- 1.4 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 – acre minimum) – Location: Easterly of Trade Winds Drive, northerly of Mapes Road, and westerly of Palomar Road – 40.17 Acres – Zoning: Rural Residential (R:RR) – **APPROVED PROJECT DESCRIPTION:** Schedule ‘B’ subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots - **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31687**, extending the expiration date to May 25, 2017. APN: 327-340-017, and -018. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- Planning Commission Actions:
APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31687, extending the expiration date to May 25, 2017.
- 1.5 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space: Conservation (OS:C) – Location: Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane – 20.7 gross acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT**
- Planning Commission Actions:
APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31700, extending the expiration date to August 29, 2017.

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DESCRIPTION: Schedule A – tract map proposing to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31700, extending the expiration date to August 29, 2017. APN: 476-010-052. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org

- 1.6 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 28957** – Applicant: Brian Woods – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac) – Location: Northery of Spring St. and easterly of Garfield Ave. – 8.86 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 8.86 acres into 36 lots – **REQUEST:** EXTENSION OF TIME to January 11, 2018 – SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 28957. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.

Planning Commission Actions:

APPROVED SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP No. 28957, extending time to January 11, 2018.

- 1.7 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31820** – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 4.92 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 4.92 acres into 17 single family residential lots and one open space lot for water quality. **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820, extending the expiration date to May 2, 2017. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.

Planning Commission Actions:

APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820, extending the expiration date to May 2, 2017.

- 1.8 REMOVED FROM THE AGENDA**

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- 1.9 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32027** – Applicant: Martha Boone – Third Supervisorial District – Winchester – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule: A – to subdivide 25.7 acres into 82 residential lots and 4 open space lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32027, extending the expiration date to March 3, 2017. APN: 466-310-019, -020, and -021. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.
- Planning Commission Actions:
APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32027, extending the expiration date to March 3, 2017.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 2.1 GENERAL PLAN AMENDMENT NO. 1174 FOUNDATION AND ENTITLEMENT/POLICY** – Applicant: Pinecrest Badger Association, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 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 Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- Planning Commission Comments to the Board of Supervisors:
TWO (2) PLANNING COMMISSIONS RECOMMEND INITIATE WITH CAUTION; and,
TWO (2) PLANNING COMMISSIONERS RECOMMEND DO NOT INITIATE.
- 2.2 GENERAL PLAN AMENDMENT NO. 1176 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Sisters of the Company of Mary Our Lady – **INITIATION OF THE PROPOSED**
- Planning Commission Comments to the Board of Supervisors:

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ENGINEER/REPRESENTATIVE: MDMG – **GENERAL PLAN AMENDMENT.**
Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.3 GENERAL PLAN AMENDMENT NO. 1177 FOUNDATION AND ENTITLEMENT/POLICY** Planning Commission Comments to the Board of Supervisors:
– APPLICANT: Front Street Architects, LLP – ENGINEER/REPRESENTATIVE: Front Street Architects, LLP – Third Supervisorial District – REMAP Area Plan – Anza Zoning Area – ZONE: Rural Residential-2.5 Acre Minimum (R-R-2.5) – LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – PROJECT SIZE: 7.74 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 Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.
- 2.4 GENERAL PLAN AMENDMENT NO. 1181 FOUNDATION AND ENTITLEMENT/POLICY** Planning Commission Comments to the Board of Supervisors:
– APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – **REQUEST:** Proposal to amend the parcel’s General Plan
INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.

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Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.5 GENERAL PLAN AMENDMENT NO. 1184 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: KGK Riverside Properties – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third Supervisorial District – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential and Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.6 GENERAL PLAN AMENDMENT NO. 1186 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Dream House USA, LLC – ENGINEER/REPRESENTATIVE: Matthew Fagan Consulting – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pourroy Road, and west of Anza Road – PROJECT SIZE: 145.63 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 Estate Density Residential
- Planning Commission Comments to the Board of Supervisors:
- INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.**
- Planning Commission Comments to the Board of Supervisors:
- INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.**

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(EDR), on eight parcels, totaling 145.63 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org

- 2.7 GENERAL PLAN AMENDMENT NO. 1187 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.8 GENERAL PLAN AMENDMENT NO. 1191 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area – ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 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 Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.9 GENERAL PLAN AMENDMENT NO. 1194 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: MDMG, Inc. –
- Planning Commission Comments to the Board of Supervisors:**
- INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.**
- INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.**
- Planning Commission Comments to the Board of Supervisors:**

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ENGINEER/REPRESENTATIVE: MDMG, Inc.
– Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – LOCATION: Generally located northeast of Interstate 15, west of Sparta Lane, east of Rainbow Canyon Road, and south of the City of Temecula within the Rainbow Canyon Community – PROJECT SIZE: 36.70 gross acres – **REQUEST:** Proposal to amend a portion of the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.

2.10 GENERAL PLAN AMENDMENT NO. 1197 FOUNDATION AND ENTITLEMENT/POLICY
– APPLICANT: SFT Realty Galway Downs, LLC – ENGINEER/REPRESENTATIVE: Michael Newcomb – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De Portola Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 238.5 gross acres – **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on five parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Comments to the Board of Supervisors:

INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.

2.11 GENERAL PLAN AMENDMENT NO. 1202 FOUNDATION AND ENTITLEMENT/POLICY
– APPLICANT: Koll Custom Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third Supervisorial District –

Planning Commission Comments to the Board of Supervisors:

INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.

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Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – Intent to Adopt a Negative Declaration – Applicant: Rick Warner – Representative: Ed Sauls – First Supervisorial District – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – **REQUEST:** A General Plan Amendment to change the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site’s General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI). Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

Planning Commission Action:
Public Comments: Closed

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2016-012.

PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42937; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1166.

4.2 CONDITIONAL USE PERMIT NO. 3673 – REVISION 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: San Jacinto Mountain Community Center – Engineer/Representative: Jim March Architect – Idyllwild Zoning District – Third Supervisorial District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD:MDR) within the

Planning Commission Action:
Public Comments: Open

CONTINUED TO DECEMBER 7, 2016.

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Idyllwild/Pine Cove Village Tourist Policy Area
– Location: North of S. Circle Drive, south of Highway 243 and Ridge View Drive, east of Pine Dell and west of Village Center Drive – 8.83 Gross Acres – Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones – **REQUEST:** The project is to permit a community center that will be built in four (4) phases. Phase 1 only includes the amphitheater for the Idyllwild Summer Concert Series, which is a sequence of eight (8) concerts on Thursday nights in June, July, and August. These concerts will be attended by a maximum of 400 people. The amphitheater may also be utilized occasionally for other events on different evenings of the week, such as “Movies in the Park” and a summer play. Phase 2 will be a two-storied 8,000 sq. ft. building with an activities room, a youth center, a commercial kitchen, restrooms, an office, a lobby, and four (4) gazebos. The commercial kitchen will be used to prepare food for events such as fundraisers, weddings, and small banquets. Phase 3 will include a 7,000 sq. ft. gymnasium and four (4) gazebos. Phase 4 includes a 5,000 sq. ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, and trails. The existing commercial building for retail and deli located on parcel 565-062-026 is not a part of this project – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

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