



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 7, 2016**

1.0 CONSENT CALENDAR

1.1 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31291 – APPROVED SECOND EXTENSION OF TIME TO DECEMBER 14, 2016.

Applicant: California Business Bank – Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 Acre Minimum) – Location: Northerly of Old Southwest Brand Road, southerly of Cactus Valley Road, easterly of Girard Street and westerly of Kel-Star Road – 40.28 Acres – Zoning: Residential Agricultural – 20,000 sq. ft. minimum (R-A-20000) – Approved Project Description: Tentative Tract Map No. 31291 is a Schedule B subdivision of 40.28 acres into forty-two (42) family residential lots with 0.5 acre minimum lot sizes and one (1) remainder parcel for the flood plain – **REQUEST:** EXTENSION OF TIME TO DECEMBER 14, 2016 – SECOND EXTENSION. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32272 – APPROVED FIRST EXTENSION OF TIME TO MAY 23, 2017.

Applicant: Lee & Associates c/o Juve Pinedo – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Yates Road, easterly of Washington Street, and westerly of Lake Skinner – 11.99 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 12 gross acres into 38 single family residential lots with a minimum lot size of 7,200 sq. ft. and one detention basin – **REQUEST:** FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32272, extending the expiration date to May 23, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31583 – APPROVED FIRST EXTENSION OF TIME TO JUNE 13, 2017.

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Applicant: William Dye – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) – Location: Northerly of Ellis Avenue, southerly of Central Avenue, easterly of Pico Avenue, and westerly of Menifee Road – 57.81 Gross acres – Zoning: One Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 sq. ft. The project also proposes to create seven (7) (lots 156-162 as shown on the TENTATIVE MAP) pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site (lot 163) and a 1.83 acre detention basin (lot 164) – **REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31583, extending the expiration date to June 13, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 35465 – Applicant: Coachella Valley Housing Coalition – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) – Location: Northerly of 64th Ave., southerly of 63rd Ave., and easterly of Lincoln St. – 60.54 Gross Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule A subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 35465, extending the expiration date to April 14, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

APPROVED FIRST EXTENSION OF TIME TO APRIL 14, 2017.

FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32379 – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan:

APPROVED FIRST EXTENSION OF TIME TO JUNE 14, 2017.

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Rural: Rural Residential (RR), Community Development: Commerical Retail (CR) – Location: Westerly side of Dickson Path, southerly of Auld Road, and easterly of Pourroy Road – 21.01 Gross acres – Zoning: General Commercial: (C-1/C-P) – Approved Project Description: Schedule E – to subdivide 21.01 acres into three commercial lots and to complete road improvements to Butterfield Stage Road and Auld Road. The proposed parcels range in size from 3.72 gross acres to 10.97 gross acres – REQUEST: First Extension Of Time Request For Tentative Parcel Map No. 32379, extending the expiration date to June 14th, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

PLOT PLAN NO. 25822 – RECEIVE AND FILE – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) – Location: Southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street – 1.14 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Request to co-locate wireless telecommunication equipment Verizon consisting of twelve (12) 4 foot panel antennas, twelve (12) RRHs, two (2) raycaps at a RAD center of 50 feet on an existing 88 foot high monopole. One (1) parabolic antenna (flush mounted) at RAD center of 42 feet on existing monopole. With additional equipment cabinets, one (1) back-up generator and two (2) LTE cabinets with GPS antennas within the existing lease area for the wireless facility on an existing wireless telecommunication facility located at 23422 David Jones Road, Perris. APN: 342-040-053. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

RECEIVED AND FILED.

PLOT PLAN NO. 25765 – RECEIVE AND FILE – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless –

RECEIVED AND FILED.

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SEPTEMBER 7, 2016**

First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Ameila Road, westerly of Old Elsinore Road, northerly of San Jacinto Avenue, east of Forrest Road – Zoning: Rural Residential – 0.5 Acre Minimum (R-R-0.5) – **REQUEST:** Construct and operate a wireless communication facility that will include 12 panel antennas, 12 RRUs, one (1) parabolic antenna, three (3) GPS antennas on a 50 foot tall monopine, one (1) standby generator, a 194 sq. ft. equipment shelter within a 900 sq. ft. lease area – Project Planner: Tim Wheeler at 951-955-6060 or at twheeler@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 GENERAL PLAN INITIATION PROCEEDINGS STATUS REPORT – Presented by Planning Staff

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 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 includes a 9,907 sq. ft. winery building that includes 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

Planning Commission Action:

Public Comments: Open
Motion by Commissioner, 2nd by Commissioner
A vote of 5-0,

CONTINUED TO SEPTEMBER 21, 2016.

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may walk or picnic near. The project includes 61 parking spaces. 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