



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 20, 2019**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning: W-2 (Controlled Development Areas) – REQUEST: Appeal of the Planning Director's decision to approve Plot Plan No. 26294 which proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.**

Planning Commission Action:

Public Comments: Open
By a vote of 4-0

CONTINUED to March 20, 2019.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 CHANGE OF ZONE NO. 1800019 – No New Environmental Documents are Required – EIR411 – County of Riverside – Third Supervisorial District – Southwest Area Plan: French Valley Zoning Area – Community Development: Medium Density Residential (CD-MDR) Zoning: Specific Plan No. 312, Planning Area Nos. 20-21, 23, 25, 3C, and 2D – Location: Northerly of Baxter Road, southerly of Silky Lupine, easterly of Briggs Road, and westerly of Leon Road – 74.19 Gross Acres – REQUEST: The Change of Zone No.1800019 is a proposal to establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within the French Valley Specific Plan No. 312. The Assessor's Parcel Nos. for the project are as follows: 480-020-005 through 060; 480-830-001 through 035; 480-831-001 through 045; 480-832-001 through 013; 480-840-001 through 036; 480-841-001 through 041; 480-842-001 through 012; 480-850-001 through 016; and 480-851-001 through 031. 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

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

FIND No New Environmental Document is Required for Environmental Impact Report No. 411; and

TENTATIVELY Approve Change of Zone No. 1800019, subject to the conditions of approval as modified at hearing.

4.2 CONDITIONAL USE PERMIT NO. 180002 – Intent to Adopt a Negative Declaration – CEQ180010 – Applicant: Marshall Montazeri – Fifth Supervisorial District– Romoland Zoning Area – Harvest Valley//Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Mapes Road, southerly of Ellis Avenue, easterly of Palomar Road, and westerly of Menifee Road – 2.39 Acres – Zoning: Rural Residential (R-R) – REQUEST: A proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage on a 2.39 acre site. The project includes the installation of a six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ180010; and

APPROVED Conditional Use Permit No. 180002, subject to the conditions of approval.

4.3 GENERAL PLAN AMENDMENT NO. 1215, CHANGE OF ZONE NO. 7928, and TENTATIVE TRACT MAP NO. 37027 – Intent to Adopt a Mitigated Negative Declaration – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Lake Elsinore, southerly of Santiago Canyon Road, westerly of Interstate 15, and westerly of Mayhew Canyon – 8.1 gross acres – REQUEST: A General Plan Amendment to change the General Plan Land Use designation from

Planning Commission Action:

Public Comments: Open
By a vote of 4-0

CONTINUED to March 6, 2019.



PLANNING COMMISSION HEARING REPORT OF ACTIONS FEBRUARY 20, 2019

Community Development: Very Low Density Residential (CD-VLDR) to Medium Density Residential (CD-MDR). A Change of Zone from Rural Residential (R-R) to General Residential (R-3). A Tentative Tract Map for a Schedule "A" subdivision of 8.1 gross acres into 16 single family residential lots, one (1) passive park, open space area, and one (1) water quality basin. Project Planner: Brett Dawson at (951) 955-9072 or email at bdawson@rivco.org. **STAFF RECOMMENDS A CONTINUANCE TO MARCH 6, 2019 IN RIVERSIDE.**

4.4 CHANGE OF ZONE NO. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(3) (General Rule) and 15301 (Existing Facilities) – Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc./Marten Anderson – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R-RR) – Zoning: Mineral Resources (M-R) Location: Northerly of La Huerta Road, southerly of Ruth Lane, easterly of Juniper Flats Road, and westerly of Minton Road – 1.56 Acres – **REQUEST:** The **Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone. The **Conditional Use Permit No. 2565R3** is a proposal to renew the existing Conditional Use Permit for the Class IV Kennel and Cattery, known as the Homeland Pet Hotel, located at 24750 Juniper Flats Road. The number of dogs permitted shall be no more than 56 dogs and no more than 50 cats. The Conditional Use Permit was originally approved in 1982 and has been renewed in 1992, and 2003. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.5 SPECIFIC PLAN NO. 327A1 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800016, and PLOT PLAN NO. 180018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Forestar Toscana Development Co./Andy Petitjean – Engineer/Representative: Adkan Engineers/Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 19.2 Acres – Zoning: Specific Plan No. 327A1 (Terramor) – **REQUEST: Specific Plan No. 327A1, Substantial Conformance No. 1,** proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage in PA 8, and modify the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016** proposes to modify the text only of the Specific Plan's Zoning Ordinance related to the permitted uses and development standards for PA 8. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex), contained within PA 8 of the Specific Plan. Project Planner: Deborah Bradford at (951) 955- 6646 or email at dbradfor@rivco.org.

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

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

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

FIND the project is exempt from the California Environmental Quality Act (CEQA); and

TENTATIVELY Approve Change of Zone No. 1800011; and

APPROVE Conditional Use Permit No. 2565 Revision No. 3, subject to the conditions of approval.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

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

FIND the project is exempt from the California Environmental Quality Act (CEQA); and

APPROVE Specific Plan No. 327 Substantial Conformance No. 1; and

TENTATIVELY Approve Change of Zone No. 1800016; and

APPROVE Plot Plan No. 180018, subject to the conditions of approval.