



PLANNING COMMISSION HEARING REPORT OF ACTIONS APRIL 3, 2019

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36639** – Applicant: Kevin T. Doan – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Rural – Rural Mountainous (RM) (10 acre min.) – Location: Northerly of Nandina Avenue, easterly of Washington Street, southerly of Via los Caballeros, and westerly of Porter Avenue – 37.19 Acres (273-310-053) – 37.62 Acres (273-310-054) – Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: A Schedule “B” subdivision of 74.81 gross acres to create 52 residential lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36639, extending the expiration date to February 9, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36639, extending the expiration date to February 9, 2022.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294 and PLOT PLAN NO. 26249 – Intent to Adopt a Mitigated Negative Declaration** – EA43021 – Applicant: Newland Homes, LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 dwelling units per acre) – Rural: Rural Residential (R-RR) – Location: Northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way, and westerly of Briggs Road – 12.5 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The **Change of Zone No. 7937** is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map No. 37294** is a proposal for a Schedule “A” subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 sq. ft., and also includes one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The **Plot Plan No. 26249** is a proposal for a development plan with elevations and floorplans on 48 lots for the Tentative Tract Map No. 37294. Continued from March 20, 2019. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org. **Planning Commission Action:** Public Comments: Closed By a vote of 5-0
The Planning Commission Recommend the Following Actions to the Board of Supervisors:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 43021; and,
TENTATIVELY Approve Change of Zone No. 7937; and,
APPROVE Tentative Tract Map No. 37294; and,
APPROVE Plot Plan No. 26294, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (No potential for causing a significant effect on the environment) and Section 15303(c) (New Construction or Conversion of Small Structures) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The Conditional Use Permit proposes to construct a 1,701 sq. ft. office building for used automobile sales. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org. **Planning Commission Action:** Public Comments: Closed By a vote of 5-0
FOUND the project exempt from the California Environmental Quality Act (CEQA); and,
APPROVED Conditional Use Permit No. 180013, subject to the 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