



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 4, 2019**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST: The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019, July 17, 2019, and August 7, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED off calendar.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 (EIR404) – CEQ190003 – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST: Appeal of July 22, 2019 Planning Director's decision to consider an addendum to EIR404 (CEQ190003) and approved Plot Plan No. 190001, which proposes to construct a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org. **PER APPLICANT'S REQUEST STAFF RECOMMENDS A CONTINUANCE TO SEPTEMBER 18, 2019.****

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED to September 18, 2019

4.2 ORDINANCE NO. 348.4912 associated with CHANGE OF ZONE NO. 1900009 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – First District – **REQUEST: Ordinance No. 348.4912, associated with Change of Zone No. 1900009 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University Heights Neighborhood Preservation Overlay Zone under Article XIX: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University Heights**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED to October 2, 2019



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Neighborhood Preservation Overlay (UHNPO) Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance. Project Planner: John Hildebrand at (955) 951-1888 or email at jhildebr@rivco.org.

4.3 ORDINANCE NO. 348.4913 associated with CHANGE OF ZONE NO. 1900010 – Exempt from the California Environmental Quality Act (CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Ordinance No. 348.4913, associated with Change of Zone No. 1900010 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section under Article XVIII: General Provisions, Section 18.54, Mobile Food Trucks. The purpose of this amendment is to establish regulations related to Mobile Food Truck operations on private property in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones, and details operating regulations for mobile food trucks. Project Planner: John Hildebrand at (955) 951-1888 or email at jhildebr@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 the project exempt from the California Environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4913, associated with Change of Zone No. 1900010, subject to the conditions of approval.

4.4 SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2, CHANGE OF ZONE NO. 180018, TENTATIVE TRACT MAP NO. 37533, TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1, and TENTATIVE PARCEL MAP NO. 37690 – Intent to Consider an Addendum to Environmental Impact Report NO. 329 – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc.– Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan (Menifee North 260) – REQUEST: Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by; 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the land use designations are consistent with previously approved TM 29322; and 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 sq. ft. and modify other development standards including, but not limited to setbacks, lot coverage, and lot size. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 363 residential lots with a 3.2 acre park

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED off calendar.



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on 76 acres. Tentative Tract Map No. 29322, Minor Change No. 1 is a proposal for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed water quality detention basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcels. APN: 457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035, 457-330-007, 008, 009, 010, 020, 021, 025, and 026. The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 329. This examination includes an analysis pursuant to the provisions of Public Resources Code Section 21166 and State CEQA Guidelines Section 15162. The analysis was based on new technical studies prepared for the project. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org. **PER APPLICANT'S REQUEST STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

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