



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 19, 2014
COUNTY ADMINISTRATIVE CENTER**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 GENERAL PLAN AMENDMENT NO. 1129 – RECEIVED PLANNING COMMISSION COMMENTS FOR THE BOARD OF SUPERVISORS.
Applicant: Joseph Rivani –
Engineer/Representative: Jeff Anderson –
Third/Third Supervisorial District – Winchester Zoning Area – Sun City/ Menifee Valley Area
Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) –
Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 net acres –
Zoning: Residential Agricultural- 5 Acre Minimum (R-A-5) **REQUEST:** The General Plan Amendment proposes an **Extraordinary Foundation Amendment** to amend the General Plan Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:LDR)(2-5 Du/Ac). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

3.0 PUBLIC HEARINGS

3.1 SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO. 6 (to SP293A5), CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417 - Consider Addendum No. 4 to EIR No. 380 – Applicant: Winchester Meadows LLC - Third/Third Supervisorial District – Location: Northerly of Holland Road, and easterly of Briggs – 2,840.7 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST: The Specific Plan Substantial Conformance proposes to merge Planning Area Nos. 15 and 16 into one Planning Area, No. '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the**

**Staff Report Recommendation:
THE PLANNING COMMISSION RECOMMENDS THE FOLLOWING TO THE BOARD OF SUPERVISORS:
CONSIDERATION OF ADDENDUM NO. 4 TO EIR NO. 380; and, APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6; and, TENTATIVELY APPROVE CHANGE OF ZONE NO. 7773; and, APPROVE TENTATIVE TRACT MAP NO. 36417.**

**Staff's Recommendation at Hearing:
THE PLANNING COMMISSION RECOMMENDS THE FOLLOWING TO THE BOARD OF SUPERVISORS:
CONSIDERATION OF ADDENDUM NO. 4**

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existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six (6) open space lots. Continued from December 4, 2013. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative).

TO EIR NO. 380; and, APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6; and, TENTATIVELY APPROVE CHANGE OF ZONE NO. 7773; and, APPROVE TENTATIVE TRACT MAP NO. 36417.

Planning Commission Action:

By A Vote Of 5-0

THE PLANNING COMMISSION RECOMMENDS THE FOLLOWING TO THE BOARD OF SUPERVISORS: CONSIDERATION OF ADDENDUM NO. 4 TO EIR NO. 380; and, APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6; and, TENTATIVELY APPROVE CHANGE OF ZONE NO. 7773; and, APPROVE TENTATIVE TRACT MAP NO. 36417.

3.2 GENERAL PLAN AMENDMENT NO. 1112, CHANGE OF ZONE NO. 7792, PLOT PLAN NO. 25348 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sukut Development Inc. – Second/Second Supervisorial District – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – Zoning: Manufacturing-Service Commercial and Mineral Resources – **REQUEST:** To amend the site's General Plan Land Use designation from Community Development: Light Industrial to Community Development: Very High Density Residential. A change of zone for the site from Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to Multiple Family Dwellings (R-2). A plot plan to construct twelve, three-story apartment complex buildings with 98 units totaling 179,105 square feet on 6.0 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)

Staff Report Recommendation:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS: ADOPTION OF A MITIGATED NEGATIVE DECLARATION, TENTATIVELY APPROVE THE GENERAL PLAN AMENDMENT, TENTATIVELY APPROVE THE CHANGE OF ZONE, AND APPROVE THE PLOT PLAN.

Staff's Recommendation at Hearing:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS: ADOPTION OF A MITIGATED NEGATIVE DECLARATION, TENTATIVELY APPROVE THE GENERAL PLAN AMENDMENT, TENTATIVELY APPROVE THE CHANGE OF ZONE, AND APPROVE THE PLOT PLAN.

Planning Commission Action:

By A Vote Of 4-0 (Commissioner Sloman recused himself),

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS: DENY GENERAL PLAN AMENDMENT NO. 1112; and, DENY

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**CHANGE OF ZONE NO. 7792; and, DENY
PLOT PLAN NO. 25348.**

CHANGE OF ZONE NO. 7808 – No New Environmental Documents Required – Applicant: Paulson Manufacturing Corp. – Third/Third Supervisorial District – Location: Easterly of Rainbow Canyon Road – 29.32 Gross Acres – **REQUEST:** The Change of Zone proposes to change the site’s existing zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Legislative)

Staff Report Recommendation:
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS: FIND that NO NEW ENVIRONMENTAL DOCUMENTATION IS NEEDED; and, TENTATIVELY APPROVE CHANGE OF ZONE NO. 7808.

Staff’s Recommendation at Hearing:
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS: FIND that NO NEW ENVIRONMENTAL DOCUMENTATION IS NEEDED; and, TENTATIVELY APPROVE CHANGE OF ZONE NO. 7808.

Planning Commission Action:
By A Vote Of 5-0
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS: FIND that NO NEW ENVIRONMENTAL DOCUMENTATION IS NEEDED; and, TENTATIVELY APPROVE CHANGE OF ZONE NO. 7808.

3.4 CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437 – Adopt a Mitigated Negative Declaration – Applicant: CV Communities – Third/Third Supervisorial District – Location: Westerly of Charlois Road, and northerly of Yates Road - **REQUEST:** The Change of Zone proposes to change the zoning on the site from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft., one water quality lot, and one park lot. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Staff Report Recommendation:
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS: ADOPT THE MITIGATED NEGATIVE DECLARATION; and TENTATIVELY APPROVE CHANGE OF ZONE NO. 7794; and APPROVE TENTATIVE TRACT MAP NO. 36437.

Staff’s Recommendation at Hearing:
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS: ADOPT THE MITIGATED NEGATIVE DECLARATION; and TENTATIVELY APPROVE CHANGE OF ZONE NO. 7794; and APPROVE TENTATIVE TRACT MAP NO. 36437.

Planning Commission Action:
By A Vote Of 5-0,

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THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS: ADOPT THE MITIGATED NEGATIVE DECLARATION; and TENTATIVELY APPROVE CHANGE OF ZONE NO. 7794: and APPROVE TENTATIVE TRACT MAP NO. 36437.

3.5 CHANGE OF ZONE NO. 7819 – CEQA Exempt – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** The Change of Zone proposes to amend Section 18.8, "Non-Conforming Structures and Uses," of Riverside County Land Use Ordinance No. 348. The proposal will remove the time limits on how long a business can continue to operate (amortization period), once the County has changed the underlying land use or zoning designation from the original one in place when the business became operational. Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)

Staff Report Recommendation:
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION: TENTATIVELY APPROVE CHANGE OF ZONE NO. 7819.

Staff's Recommendation at Hearing:
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION: TENTATIVELY APPROVE CHANGE OF ZONE NO. 7819.

Planning Commission Action:
By A Vote Of 5-0,
THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION: TENTATIVELY APPROVE CHANGE OF ZONE NO. 7819.

4.0 WORKSHOP

4.1 NONE

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS