



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING  
COUNTY ADMINISTRATIVE CENTER  
REPORT OF ACTIONS  
JULY 16, 2014**

**1.0 CONSENT CALENDAR**

- 1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806 -** Planning Commission Action:  
Applicant: Albert A. Webb Associates – Third/Third Supervisorial District – Location: Northerly of Busby Road, southerly of Domenigoni Parkway, and easterly of Leon Road – **APPROVED** PROJECT DESCRIPTION: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 7 open space lots. – **REQUEST:** FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806, extending the expiration date to September 22, 2015. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rcltma.org](mailto:dabraham@rcltma.org). (Quasi-judicial)  
By A Vote Of 5-0,  
**APPROVED FIRST EXTENTION OF TIME**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

- 2.1 NONE**

**3.0 PUBLIC HEARINGS**

- 3.1 GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818 –** Planning Commission Action:  
Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Road and southerly of Keller Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P). Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rcltma.org](mailto:mstraite@rcltma.org). (Legislative)  
By A Vote Of 5-0,  
**CONTINUED TO SEPTEMBER 17, 2014**

**PLANNING COMMISSION HEARING  
COUNTY ADMINISTRATIVE CENTER  
REPORT OF ACTIONS  
JULY 16, 2014**

- 3.2 CONDITIONAL USE PERMIT NO. 3689 – Planning Commission Action:**  
Intent to Adopt a Negative Declaration – By A Vote Of 5-0,  
Applicant: Brad and Jacqueline Rechtfertig -  
Engineer/Rep: Paul Stevens – Third/Third  
**CONTINUED TO AUGUST 20, 2014**  
Supervisorial District – Idyllwild Zoning District  
– REMAP – Community Development:  
Commercial Retail (CR), Medium Density  
Residential (MDR) - Location: Northerly of  
Pinecrest Road, southerly of Forest Knoll  
Drive, westerly of Jameson Drive and North  
Circle Drive – 1.31 Gross Acres – Zoning:  
Village Tourist Residential (R-3A) -  
**REQUEST:** The conditional use permit  
proposes to change use classification from a  
“Dwelling, Bed and Breakfast” with 5 guest  
rooms to a “Resort Hotel” by adding 4  
additional guest rooms. Project Planner: Lisa  
Edwards at (951) 955-1888 or email  
[ledwards@rctlma.org](mailto:ledwards@rctlma.org). (Quasi-judicial)
- 3.3 CHANGE OF ZONE NO. 7780 AND Planning Commission Action:**  
**TENTATIVE TRACT MAP NO. 36430 –** By A Vote Of 5-0,  
Consider Addendum to Adopted Mitigated  
Negative Declaration (MND) – **CONSIDERED ADDENDUM** to a  
Applicant: Strata Equity Group, LLC – **MITIGATED NEGATIVE DECLARATION;**  
Engineer/Representative: Albert A. Webb and,  
Associates – Third/Third Supervisorial District  
– Homeland and Winchester Zoning Area –  
Harvest Valley/Winchester Area Plan:  
Community Development: Medium Density  
Residential (CD:MDR) (2-5 Dwelling Units per  
Acre) Open Space: Conservation (OS-C) –  
Location: Northerly of Chambers Avenue,  
southerly of McLaughlin Road, easterly of  
Briggs Road and westerly of Emperor Road –  
180 Gross Acres - Zoning: Specific Plan SP  
No. 260 [Menifee North] – Planning Areas 34,  
38, 39, 40 and a portion of 36 - **REQUEST:**  
The Change of Zone proposes to define the  
boundaries of Specific Plan No. 260, Planning  
Areas 34, 36, 38, 39 and 40. The Tentative  
Tract Map proposes to divide 180 acres into  
392 residential lots, 1 park, 1 school site, and  
a community trail. Project Planner, Matt  
Straite at (951) 955-8631 or email  
[mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)  
**THE PLANNING COMMISSION  
RECOMMENDS THAT THE BOARD OF  
SUPERVISORS TO TAKE THE  
FOLLOWING ACTIONS:**  
**TENTATIVELY APPROVE CHANGE OF  
ZONE NO. 7780;**  
and,  
**APPROVE TENTATIVE TRACT MAP NO.  
36430**
- 3.4 GENERAL PLAN AMENDMENT NO. 945D1, Planning Commission Action:**  
**CHANGE OF ZONE NO. 7822 –** Adopt a By A Vote Of 5-0,  
Negative Declaration - Applicant: Matthew

**PLANNING COMMISSION HEARING  
COUNTY ADMINISTRATIVE CENTER  
REPORT OF ACTIONS  
JULY 16, 2014**

Fagan Consulting – Engineer/Representative:  
JMM Consultants – Third/Third Supervisorial  
District – Rancho California Zoning Area –  
Southwest Area Plan – Rural: Rural  
Residential (R:RR) (5 Acre Minimum Lot Size)  
and Highway 79 Policy Area – Location:  
Northerly of Mazoe Street, southerly of Auld  
Road, easterly of Dickson Path and westerly  
of Maddalena Road – 4.5 Gross Acres –  
Zoning: Light Agricultural – 5 Acre Minimum  
Lot Size (A-1-5) – **REQUEST:** This General  
Plan Amendment proposes to amend the  
General Plan Foundation Component of the  
subject site from Rural to Community  
Development and to amend the land use  
designation of the subject site from Rural  
Residential (R:RR) (5 Acre Minimum Lot Size)  
within the Highway 79 Policy Area to  
Commercial Retail (CD:CR) (0.20-0.35 Floor  
Area Ratio). The Change of Zone proposes to  
amend the zoning designation of the subject  
site from Light Agriculture, 5 Acre Minimum  
(A-1-5) to General Commercial (C-1/C-P).  
Project Planner, Larry Ross at (951) 955-9294  
or email [lross@rctlma.org](mailto:lross@rctlma.org). (Legislative)

**ADOPTED PLANNING COMMISSION  
RESOLUTION NO. 2014-05;**

and,

**THE PLANNING COMMISSION  
RECOMMENDS THAT THE BOARD OF  
SUPERVISORS TAKE THE FOLLOWING  
ACTIONS:**

**ADOPT NEGATIVE DECLARATION;**

and,

**APPROVE GENERAL PLAN AMENDMENT;**

and,

**TENTATIVELY APPROVE OF CHANGE OF  
ZONE.**

- 3.5 GENERAL PLAN AMENDMENT NO. 925 –**  
Adopt a Mitigated Negative Declaration -  
Applicant: Lubec Properties, LLC -  
Third/Third Supervisorial District - Location:  
Northerly of Pat Road, southerly of Scott  
Road, easterly of Leon Road and westerly of  
Pourroy Road - **REQUEST:** The General Plan  
Amendment proposes to amend the General  
Plan Foundation Component of the subject  
site from Rural to Community Development  
and the General Plan Land Use designation  
Rural Residential (RUR:RR) (5 Acre Minimum  
Lot Size) to Low Density Residential (CD:LDR)  
(1/2 Acre Minimum Lot Size). Continued from  
June 18, 2014. Project Planner: Matt Straite  
at (951) 955-8631 or email  
[mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

**Planning Commission Action:**

By A Vote Of 5-0,

**CONTINUED TO AUGUST 20, 2014**

- 3.6 TENTATIVE TRACT MAP NO. 31444,  
MINOR CHANGE NO. 2 and CHANGE OF  
ZONE NO. 7827 –** Find No New  
Environmental Documentation is Required -  
Applicant: Graperoad, LLC –  
Engineer/Representative: Ventura Engineering

**Planning Commission Action:**

By A Vote Of 5-0,

**THE PLANNING COMMISSION  
RECOMMENDS THAT THE BOARD OF  
SUPERVISORS TO TAKE THE**

**PLANNING COMMISSION HEARING  
COUNTY ADMINISTRATIVE CENTER  
REPORT OF ACTIONS  
JULY 16, 2014**

– Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 gross acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – **REQUEST:** The Minor Change to the Schedule D subdivision, which proposes to subdivide 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. The Change of Zone proposes to change the existing zoning of Citrus Vineyard 5 Acre Minimum and Citrus Vineyard 10 Acre Minimum to Wine Country – Winery Zone. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6373 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org). (Legislative)

**FOLLOWING ACTIONS:**

**FIND NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED;**  
and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7827;**  
and,

**APPROVE TENTATIVE TRACT MAP MINOR CHANGE NO. 2**

**3.7 TENTATIVE TRACT MAP NO. 35477** – Intent to Adopt a Mitigated Negative Declaration – Applicant: G8 Development Inc. – Engineer/Representative: Chris Warburton - Third/Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** The tentative map is a Schedule “A” subdivision for a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure. Project Planner, Lisa Edwards at (951) 955-1888 or email [ledwards@rctlma.org](mailto:ledwards@rctlma.org). (Quasi-judicial)

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

**ADOPTED THE MITIGATED NEGATIVE DECLARATION;**  
and,

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS:**

**APPROVED TENTATIVE TRACT MAP,** as modified at hearing.

**PLANNING COMMISSION HEARING  
COUNTY ADMINISTRATIVE CENTER  
REPORT OF ACTIONS  
JULY 16, 2014**

**4.0 WORKSHOP**

**4.1 DESIGN GUIDELINES: WALL Planning Commission Action:**  
**STANDARDS:** An update to the Planning By A Vote Of 5-0,  
Commission on revising the County of  
Riverside's design guidelines related to vinyl fencing. **CONTINUED TO AUGUST 20, 2014**

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**6.0 DIRECTOR'S REPORT**

**7.0 COMMISSIONER'S COMMENTS**