



# Planning Commission.

## Regular Meeting

### ~Agenda~

4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

<http://www.rivcocob.org>

Charissa Leach  
951-955-3200

Wednesday, February 7, 2018

9:00 AM

County Administration Center

#### CALL TO ORDER:

#### PLEDGE OF ALLEGIANCE TO THE FLAG – ROLL CALL

#### 1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842** – Applicant: Tabletop Mountain Partners, LLC c/o Andy Bodewin – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Nandina Avenue, southerly of Mariposa Avenue, easterly of Washington Street, and westerly of Frankland Lane – 73.13 Acres – Zoning: Light Agricultural (A-1-1) – Approved Project Description: Schedule “B” subdivision of 73.13 acres into 52 residential lots, one (1) open space lot, and a 10 foot wide community trail along the westerly edge of the project site – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31842, extending the expiration date to January 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36288** – Applicant: Dave Jacinto – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Willow Glen Lane, and easterly of La Ventana Road – 10 Acres – Zoning: SP Zone (Winchester Hills #293) – Approved Project Description: a Schedule “A” subdivision of 10 gross acres into 72 single family residential lots with lot sizes ranging from 3,600 to 8,190 sq. ft., and two (2) water quality basin lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36288, extending the expiration date to November 7, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31607** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of Cajalco Road, northerly of Rider Road, and westerly of Starglow Drive – 56.5 Acres – Zoning: SP Zone (H.B. Ranches #229) – Approved Project Description: Schedule “B” tract map subdivision of 56.5 gross acres into 78 residential lots (with a minimum lot size of 20,000 sq. ft. net) and two (2) natural open space lots within Planning Area 9 for conservation. The proposal will include a trail system for equestrian, bike and pedestrian uses as part of a network of trails proposed for this map – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.4 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31608** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of Cajalco Road, westerly of Wood Drive, and easterly of Dreamglo Lane – 44.8 Acres – Zoning: SP Zone (H.B. Ranches #229) – Approved Project Description: Schedule “B” subdivision of 44.8 acres into 68 residential lots (with a minimum lot size of 20,000 sq. ft.) and one (1) natural open space lot within Planning Area 9 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31609** – Applicant: Lansing Companies – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of Rider Road, westerly of Starglow Drive, and easterly of Wood Road – 47.3 Acres – Zoning: SP Zone (H.B. Ranches #229) – Approved Project Description: Schedule “B” subdivision of 47.3 gross acres into 72 residential lots (with a minimum lot size of 20,000 sq. ft. net), and one (1) open space lot – **REQUEST:** Second Extension of

- Time Request for Tentative Tract Map No. 31609, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31610** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Rider Road, southerly of Cajalco Road, easterly of Starglow Drive, and westerly of Barton Street – 70.1 Acres – Zoning: SP Zone (H.B. Ranches #229) – Approved Project Description: Schedule “A” subdivision of 70.1 acres into 165 residential lots (with a minimum lot size of 12,000 sq. ft. net) and three (3) natural open space lots within Planning Area 9 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31611** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Open Space: Conservation (OS-C) – Location: Southerly of Cajalco Road and westerly of Barton Street – 98 Acres – Zoning: Sp Zone (H.B. Ranches #229) – Approved Project Description: Schedule “A” subdivision of 98 acres into 186 residential lots (with a minimum lot size of 12,000 sq. ft. net) and seven (7) natural open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.8 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31612** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Open Space: Conservation (OS-C) – Recreation (OS-R) – Location: Southerly of Cajalco Road and westerly of Barton Street – 36.7 Acres – Zoning: SP Zone (H.B. Ranches #229) – Approved Project Description: Schedule “A” subdivision of 36.7 acres into 64 residential lots, with a minimum lot size of 12,000 sq. ft. net), a 9.7 acre park site, and two (2) natural open space lots within Planning areas 8, 9, and 12 of Specific Plan No. 229 Amendment 1 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. as possible thereafter.  
(Presentation available upon Commissioners’ request.)  
**NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:  
**GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209 – Intent to Adopt a Mitigated Negative Declaration** – EA42924 – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O) – **REQUEST:** The **General Plan Amendment** proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule “A” Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site. Continued from November 1, 2017 and December 20, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

## Regular Meeting

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- 4.0** PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:
- 4.1** **CHANGE OF ZONE NO. 7833, TENTATIVE TRACT MAP NO. 36504 – Intent to Adopt a Mitigated Negative Declaration** – EA42549 – Applicant: Stone Star Riverside, LLC – Engineer: W.J. McKeever, Inc. – Representative: Trip Hord – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Highway 79 Policy Area – Location: Easterly of Winchester Road/SR-79 and northerly of Stowe Road – Zoning: Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 20-acre minimum (R-A-20), and Rural Residential (R-R) – **REQUEST:** The **CHANGE OF ZONE** proposes to change the zoning of the 162.05 acre subdivision area from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 20-acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4). The **TENTATIVE TRACT MAP** proposes a Schedule “A” Subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consists of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- 5.0** WORKSHOPS:  
**NONE**
- 6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0** DIRECTOR’S REPORT
- 8.0** COMMISSIONERS’ COMMENTS