

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 3, 2010**

(Drafted 10/19/10) Final (11/04/10)

1.0 CONSENT CALENDAR

- 1.1 Staff Recommendation: **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31633. EXTENSION OF TIME TO MARCH 29, 2009 - FIRST EXTENSION.** (Continued from October 6, 2010). Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
APPROVAL
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED (VOTE 5-0)**
- 1.2 Staff report recommended: **FIRST EXTENSION OF TIME for PLOT PLAN NO. 20699 - FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699, extending the expiration date to June 25, 2011.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
APPROVAL
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED (VOTE 5-0)**
- 1.3 Staff report recommended: **PLOT PLAN NO. 24594 – Intent to Adopt a Negative Declaration –** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
APPROVAL
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **CONTINUED TO DECEMBER 1, 2010 (VOTE 5-0)**

2.0 PRESENTED FOR BLOCK HEARING AND APPROVAL, UNLESS COMMISSIONER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 9:00 a.m. or as soon as possible thereafter.

- 2.1 Staff report recommended: **PLOT PLAN NO. 24327 – Intent to Adopt a Mitigated Negative Declaration –** The plot plan is a proposal for AT&T Mobility to remove and replace the existing 55' high monopalm (built by Sprint/Nextel) with a new wireless telecommunications facility disguised as a 65' high pine tree. The project also includes for AT&T Mobility to install nine (9) panel antennas located on three (3) sectors at 59' high. Sprint/Nextel antennas will remain at the original height of 50 feet. The 240 square foot lease area surrounded by 6' high wrought iron fence enclosure will contain four (4) equipment cabinets and two (2) GPS antennas. In addition, two (2) live trees will also be planted in the project area. - APN: 321-310-015. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
APPROVAL
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED (VOTE 5-0)**

3.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 3.1 Staff report recommended: **GENERAL PLAN AMENDMENT NO. 1091 – Entitlement/Policy (Circulation Element) – Applicant: Building Management Services – Engineer/Representative: Samuel Alhadeff - Third and Fifth Supervisorial Districts – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Mixed Use Planning Area (MUPA); Rural: Rural Mountainous (RUR:RM) (10 Acre Minimum Lot Size); Open Space: Conservation (OS:C) and Open Space: Water (OS:W) – Location: Northerly of the City of San Jacinto, southerly of the City of Beaumont and easterly of Highway 79 – 28.09 Gross Acres - Zoning:**
TO INITIATE THE GENERAL PLAN AMENDMENT AS MODIFIED BY STAFF
Planning Commission: **NO DECISION WAS MADE BY THE PLANNING COMMISSION**

Mobile Home Subdivisions and Mobile Home Parks (R-T); Heavy Agriculture, 10-Acre Minimum Lot Size (A-2-10); Open Area Combining Zone Residential Developments (R-5) and One-Family Dwellings (R-1) – Secondary Road (100’ Right of Way) **REQUEST:** This General Plan Amendment proposes to amend the Circulation Element of the Riverside County General Plan by removing approximately 2.32 miles of Gilman Springs Road between State Route 79 and Soboba Road from the circulation element and to evaluate alternatives to re-align the subject portion of Gilman Springs Road. - APNS: 430-040-021, 430-040-023, 430-040-024, 430-070-012, 430-070-013, 430-070-019, 430-070-020, 430-140-010, 430-140-011, 430-140-005, 430-150-001, 430-150-014, 430-150-013, 430-150-015, 430-150-016, 430-160-002, 430-160-006, 430-160-007, 430-160-008, 430-160-005, 430-160-009, 430-160-010, 430-160-011 and 430-160-012. Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

4.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:

4.1 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
CONTINUED TO DECEMBER 1, 2010 (VOTE 5-0)

CONDITIONAL USE PERMIT NO. 3617 / VARIANCE NO. 1871 – Intent to Adopt a Negative Declaration - The Conditional Use Permit proposes to permit an existing used automobile sales operation, "Auto Americana," and retail development with 4,820 square feet (10%) of landscaping area, thirty-one (31) parking spaces, twenty-six (26) of which are used for the storage of used cars being sold, and a sign program which includes two (2) 6 foot high tenant monument signs and affixed signage on all subject buildings pursuant to the attached Sign Program on a 1.06 gross (1.01 net) acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site currently consists of an existing 2,500 square foot office building (Building A) and a 3,300 square foot retail building (Building B) that will be permitted and redeveloped. The existing auto repair shop, carport and mobile office are proposed for demolition. The Variance is a proposal to allow the sign program to exceed the number of free-standing signs per site identified in Ordinance 348, Section 19.8. Specifically, the two (2) 6 foot high tenant monument signs exceed the limit of one (1) free-standing sign per street frontage. – APN(s): 181-120-003 and 181-120-004. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-Judicial)

4.2 Staff report recommended:
APPROVAL
 Staff recommended at hearing:
APPROVAL
 Planning Commission Action:
CONTINUED OFF CALENDAR (VOTE 5-0)

CONDITIONAL USE PERMIT NO. 3625 – CEQA Exempt - The Conditional Use Permit proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces. – APN: 179-160-003. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org.

4.3 Staff report recommended:
APPROVAL

PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4 – Intent to Adopt a Mitigated Negative Declaration – The public use permit

Staff recommended at hearing:
APPROVAL
Planning Commission Action:
APPROVED (VOTE 5-0)

proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property. - APN: 517-340-006 & 517-340-008. Project Planner, Jay Olivas at 951-955-1195 or e-mail jolivas@rctlma.org. (Quasi-Judicial)

4.4 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Commission Action:
APPROVED (VOTE 5-0)

CONDITIONAL USE PERMIT NO. 3627 – Intent to Adopt a Mitigated Negative Declaration – The Conditional Use Permit proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. - APN: 425-080-052, -057, -060. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

4.5 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Commission Action:
CONTINUED OFF CALENDAR (VOTE 5-0)

ORDINANCE NO. 348.4702 – Intent to Adopt a Mitigated Negative Declaration - **REQUEST:** Proposes to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.

This proposed amendment applies to all the unincorporated areas of the County of Riverside. (Continued from June 2nd, July 14, 2010 & August 18, 2010). Project Planner, Larry Ross at 951-955-3585 or email lross@rctlma.org.

5.0 WORKSHOP:

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS