

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 5, 2011**

(Drafted 12/29/10) Final (1/06/11)

1.0 CONSENT CALENDAR

- 1.1 Planning Commission Action: **RE-ELECTION OF PLANNING COMMISSION VICE CHAIRMAN
NO ACTION TAKEN. COMMISSIONERS FOR 2011
SNELL REMAINS VICE CHAIR FOR
2011 BASED ON VOTE TAKE ON
10/27/10.**
- 1.2 Staff Recommendation: **PLOT PLAN NO. 24216** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: Steve Bulkley - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA – 5 Gross Acres - Zoning: Residential Agricultural - 2 Acres Minimum (R-A-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter, and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area. - APN: 273-280-010. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
- Staff recommended at hearing: **APPROVAL**
- Planning Commission Action: **APPROVED (5-0 VOTE)**
- 1.3 Staff Recommendation: **PLOT PLAN NO. 24431/VARIANCE NO. 1874** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
- Staff recommended at hearing: **APPROVAL**
- Planning Commission Action: **CONTINUED TO JANUARY 26, 2011**
- 1.4 Staff Recommendation: **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32485** - Applicant: Vista Hills 14, LLC - Third Supervisorial District – Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia
- Staff recommended at hearing: **APPROVAL**
- Planning Commission Action:

APPROVED (5-0 VOTE)

Avenue and east of Soboba Street – 4.76 Acres - Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage. - **REQUEST: EXTENSION OF TIME TO MARCH 30, 2010 - FIRST EXTENSION.** Project Planner, Ray Juarez 951-955-9541 or e-mail rjuarez@rctlma.org.

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

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130 - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - **REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.** Project Planner, Ray Juarez 951-955-9541 or e-mail rjuarez@rctlma.org.

- 1.6 Staff Recommendation:
APPROVAL
Staff recommended at hearing:
REMOVAL FROM CALENDAR
Planning Commission Action:
**REMOVED FROM THE CALENDAR
(NO DECISION WAS MADE BY THE
PLANNING COMMISSION)**

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 22575 - Applicant: Jim Quirk - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: EXTENSION OF TIME TO June 10, 2011 - FIRST EXTENSION.** Project Planner, Ray Juarez 951-955-9541 or e-mail rjuarez@rctlma.org.

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

- 2.1 Staff report recommended:
**TO INITIATE THE GENERAL PLAN
AMENDMENT AS MODIFIED BY
STAFF**
Planning Commission:
**NO DECISION WAS MADE BY THE
PLANNING COMMISSION**

GENERAL PLAN AMENDMENT NO. 1103 – Entitlement/Policy – Applicant: Peter Buffa – Engineer/Representative: Nasser Moghadam - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of Miles Avenue, westerly of Clinton Street at 81-485 Miles Avenue and 45089 Clinton Street – .50 acres – Zoning: Scenic Highway Commercial (C-P-S) & One Family Dwellings (R-1) – **REQUEST:** The project proposes to initiate a general plan amendment for the subject properties from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) as part of an expansion to an existing convenience store site with fuel sales including food mart addition, car wash and expanded parking area. – APN(s): 608-163-007 and 608-163-012. Project Planner, Jay Olivas at (951) 955-1195 or e-mail jolivas@rctlma.org.

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

- 3.1 Staff Recommendation: **APPROVAL**
 Staff recommended at hearing: **APPROVAL**
 Planning Commission Action: **APPROVED (5-0 VOTE)**
- CONDITIONAL USE PERMIT NO. 3658** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Varner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road – 9.90 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** The Conditional Use Permit proposes to add the sale of beer and wine (type 20) for off-site consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 748-390-024. Project Planner Jay Olivas, at 951-955-1195 or e-mail jolivas@rctlma.org. (Quasi-judicial)
- 3.2 Staff Recommendation: **APPROVAL**
 Staff recommended at hearing: **APPROVAL**
 Planning Commission Action: **ADOPTION OF MND; APPROVAL OF PLOT PLAN NO. 23896; APPEAL GRANTED IN-PART TO FLOOD CONDITIONS; DENIAL IN-PART RELATING TO APPELLANT’S REQUEST OF ACCESS BE TAKEN OFF CUSHMAN CR.; APPROVED (5-0 VOTE)**
- APPEAL OF PLOT PLAN NO. 23896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northwesterly of De Portola Road and easterly of Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** An appeal of the Planning Director’s decision on August 2, 2010 was filed for Plot Plan No. 23896. The appeal is based on concerns with flood drainage calculations and project access. The project proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, and proposes 72 parking spaces. The address is 39788 Camino Arroyo Seco, Temecula, CA 92592. – APN: 941-100-002. (Continued from 12/1/10, 8/09/10, 8/02/10 & 7/26/10) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)
- 3.3 Staff Recommendation: **APPROVAL**
 Staff recommended at hearing: **APPROVAL**
 Planning Commission Action: **APPROVED (5-0 VOTE)**
- CHANGE OF ZONE NO. 7421 and TENTATIVE PARCEL MAP NO. 33831** – Intent to Adopt a Mitigated Negative Declaration – Applicant: David and Yolanda Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** CHANGE OF ZONE NO. 7421 proposes to change the site’s zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2). TENTATIVE PARCEL MAP NO. 33831 is a Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026. Project Planner, Wendell Bugtai, at 951-955-2419 or email wbugtai@rctlma.org. (Quasi-judicial)
- 3.4 Staff Recommendation:
- SURFACE MINING PERMIT NO. 200 REVISED PERMIT NO. 1** –

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

APPROVED (5-0 VOTE)

Intent to Adopt a Mitigated Negative Declaration –Applicant: Coachella Valley Aggregates – Engineer/Representative: Lilburn Corporation - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MR) and Rural (OS-RUR) (20 Acre Minimum) – Location: Easterly of Dillon Road and northerly of 42nd Avenue / Fargo Canyon Road – 60 Gross Acres - Zoning: Watercourse, Watershed and Conservation Areas (W-1) - **REQUEST:** This revision proposes three amendments. (1) combine RCL00155 and SMP200 into one surface mining plan and reclamation plan under SMP00200R1; (2) add a 25-year operational extension to September 24, 2036 as the existing SMP200 expires on September 24, 2011; and (3) to revise the site plan to include graded slopes in Phase 3 on the east side of the northern 20 acres per normal protocol of the Riverside County Flood Control District (RCFCD). On site concrete recycling, previously permitted by SMP00200, will remain for the proposed life of the project. – APN(s): 601-180-016, 601-210-005. Project Planner, David Jones, at 951-955-6863 or email djones@rctlma.org (Quasi-judicial)

3.5 Staff Recommendation:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

CONTINUED TO FEBRUARY 16, 2011 (5-0 VOTE)

ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-007 / CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 505 / TENTATIVE PARCEL MAP NO. 36192 – Intent to Certify an Environmental Impact Report – Applicant: WCP Deanza, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and westerly of Clay Street – 68.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Environmental Impact Report analyzes the potential environmental impacts of Tentative Parcel Map No. 36192. The Tentative Parcel Map is a Schedule E subdivision of 68.05 gross (67.36 net) acres into twenty (20) industrial parcels and four (4) lettered lots for ingress/egress, open space and detention basin purposes. The proposed subdivision also includes architectural design guidelines and a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum. – APN(s): 163-400-001 and 163-400-002. Project Planner Christian Hinojosa, at 951-955-0972 or e-mail chinojos@rctlma.org, (Legislative)

3.6 Staff Recommendation:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

APPROVED (3-2 VOTE)

GENERAL PLAN AMENDMENT NO. 1075 – CEQA Exempt – Applicant: County of Riverside – Engineer/Representative: County of Riverside – All Supervisorial Districts – All Area Plans – Location: Countywide – Request: General Amendment No. 1075 proposes the changes to the Administration Element set forth in Exhibit A, the changes to the Land Use Element set forth in Exhibit B, the addition of a Land Use Element policy set forth in Exhibit C and the deletion of section VIII of Appendix B set forth in Exhibit D, which is duplicative of the Administration Element – APN's: Countywide. Given the extent of changes to the General Plan text, all Exhibits as described above are available on the County Planning Department's website (www.rctlma.org/planning). Project Planner Adam Rush, at 951-955-6646 or e-mail arush@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

4.1 **NONE**

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS