

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
FEBRUARY 16, 2011**

(Drafted 2/3/10) Final (2/22/11)

**1.0 CONSENT CALENDAR**

- 1.1 Staff Recommendation: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **APPROVED (VOTE 5-0)**
- FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837** - Applicant: Hall & Foreman - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washinton Street and southerly of Sally Street – 98.13 Acres - Zoning: One-Family Dwellings (R-1) - **APPROVED PROJECT DESCRIPTION:** Schedule A Tentative Tract Map approved to subdivide 98.13 acres into 320 residential lots and a 6.3 acre park. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011. Project Planner, Ray Juarez at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.2 Staff Recommendation: **APPROVAL**  
Staff recommended at hearing: **APPROVAL**  
Planning Commission Action: **APPROVED (VOTE 5-0)**
- PLOT PLAN NO. 24201** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - 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 Cajalco Road, southerly of Avenue E, and westerly of Wood Road, more specifically 18318 Cajalco Road, Perris, CA – 9.73 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two 30' live trees are also proposed to be planted in the project area. - APN: 321-110-014. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 2.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)**
- 2.1 **NONE**
- 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 (VOTE 5-0)**
- GENERAL PLAN AMENDMENT NO. 1096** – Intent to Adopt a Negative Declaration – County Initiated – Countywide, All Area Plans – **PROPOSAL:** This General Plan Amendment proposes a new, optional General Plan Element entitled “Healthy Communities,” that will facilitate positive health related policies and programs for the benefit of the residents of Riverside County. The proposed element incorporates policies that encourage healthy living and provide a land use and planning framework in which positive changes can be made. GPA 1096 will not change land use designations or affect future entitlement obligations for subsequent, individual development

proposals. Project Planner, Kristi Lovelady at 951-955-0782 or e-mail [klovelad@rctlma.org](mailto:klovelad@rctlma.org).

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

**GENERAL PLAN AMENDMENT NO. 1088** – CEQA Exempt - County Initiated- Countywide, All Area Plans- **PROPOSAL:** This General Plan Amendment proposes to amend and update the language found in the Riverside County General Plan Land Use Element concerning areas subject to Indian Jurisdiction in order to: 1) make a distinction between the various types of properties subject to Indian jurisdiction, 2) provide further clarification of planning assumptions for lands owned by non-tribal members (Fee Lands), and 3) provide policy level guidance for land use designations on Fee Lands. The proposal clarifies the County’s intent with respect to land use consistency for areas surrounding County and tribal jurisdiction. GPA 1088 will not change land use designations or affect future entitlement obligations for subsequent, individual development proposals. Project Planner, Kristi Lovelady at 951-955-0782 or e-mail [klovelad@rctlma.org](mailto:klovelad@rctlma.org).

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

**CONDITIONAL USE PERMIT NO. 3662** – Intent to Adopt a Negative Declaration – Applicant: Zeny Ward – Engineer/Representative: Carlos Ortuno – Third Supervisorial District – Winchester Zoning District – Harvest Valley / Winchester Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: Commercial Tourist (CD: CT) (0.20 - 0.35 Floor Area Ratio) – Location: northerly of East Newport Road and easterly of Winchester Road (Highway 79) – 6.16 Net Acres – Zoning: General Commercial (C-1/C-P) and Rural Residential (R-R) – **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing 6.16 net acre swap meet approved under Conditional Use Permit No. 3421 for fifteen (15) years to February 16, 2026 and relocate previously approved, but never constructed 768 square foot snack bar on a 34.64 gross acre site. All other improvements are existing onsite. – APN: 465-190-030. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Quasi-judicial)

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

**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. (Continued from January 5,

2011) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Legislative)

3.5 Staff Recommendation:  
**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Commission Action:

**CONTINUED TO MARCH 23, 2011  
(VOTE 5-0)**

**APPEAL OF ADOPTION OF DIRECTOR'S HEARING RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – Intent to Certify and Environmental Impact Report – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The appellant requests an appeal of the Planning Director's decision of approval issued on October 18, 2010. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-

028, 156-360-031, 156-360-032 and 156-360-041. (Continued from December 1, 2010) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Legislative)

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

**PLOT PLAN NO. 24279 / CHANGE OF ZONE NO. 7720** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Steve Q. Chapin – Engineer/Representative: Pacific Coast Land Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Summitville Street and easterly of Warren Road – 10.19 Gross Acres - Zoning: Residential Agriculture – 2- ½ Acre Minimum (R-A-2- ½ ) - **REQUEST:** The change of zone proposes to change the site’s zoning classification from Residential Agriculture – 2-1/2 Acre Minimum (R-A-2-1/2) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes a winery consisting of 2,278 square feet of existing building area to be used for a tasting room, storage and production room, and 2,874 square feet of existing building area to be used as a caretaker’s residence. The project will utilize 3 existing buildings on-site. The project proposes 13 parking spaces. - APNs: 915-690-001 and 915-690-002. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)
- 3.7 Staff Recommendation:  
**APPROVAL**  
 Staff recommended at hearing:  
**APPROVAL**  
 Planning Commission Action:  
**CONTINUED TO JUNE 22, 2011 (VOTE 5-0)**

**PLOT PLAN NO. 22271/CHANGE OF ZONE NO. 7444** – CEQA Exempt – Applicant: Kenneth and Christina Falik – Engineer/Representative: Hall & Foreman Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential – Location: Easterly of De Portola Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive. – 20 Gross Acres - Zoning: Residential Agriculture - 10 Acre Minimum (R-A-10) - **REQUEST:** To change the site’s zoning classification from Residential Agriculture 10 Acre Minimum (R-A-10) to Light Agriculture 5 Acre Minimum (A-1-5) – APN: 927-280-036. (Continued from 12-1-10, 9-15-10, 7-14-10, 5-5-10, & 4-7-10) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)
- 3.8 Staff Recommendation:  
**APPROVAL**  
 Staff recommended at hearing:  
**APPROVAL**  
 Planning Commission Action:  
**APPROVED (VOTE 5-0)**

**CONDITIONAL USE PERMIT NO. 3643** – No Further Environmental Documentation Required – Applicant: Dereck Henderson – Representative: Dereck Henderson - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) – Location: Northerly of Ramon Road, westerly of Taylors Road, easterly of San Miguelito Drive at 31913 Taylors Road, Thousand Palms, CA. – 2.6 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The project proposes to renew the entitlement of an existing 74 space RV storage facility with managers office/on-site operators residence previously approved under CUP 3257 but expired on 7/1/09. No new construction is proposed. – APN: 650-290-020. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@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