

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
APRIL 6, 2011**

(Drafted 4/6/10) Final (4/06/11)

**1.0 CONSENT CALENDAR**

- 1.1 Staff Recommendation:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**SET FOR HEARING TO A DATE  
CERTAIN VOTED (5-0)**
- PLOT PLAN NO. 23642/VARIANCE NO. 1875** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of East Benton Road and westerly of De Portola Road, more specifically 38920 E. Benton Road – 4.57 Gross Acres - Zoning: Residential Agricultural - 5 Acres Minimum (R-A-5) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high palm tree with twelve (12) panel antennas located on three (3) sectors. The 390 square foot lease area surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30' high live palm trees are also proposed to be planted within 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 thereby raises the maximum height allowed by 5 feet and to reduce the setback requirements from 50 feet to 19 feet from the property line due to the topography of the project's location. - APN: 924-110-011. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 1.2 Staff Recommendation:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Commission Action:  
**A. by a vote of 4-1 Comm. Porras  
Nay: ADOPTED RESOLUTION NO.  
2011-004 CERTIFYING  
ENVIRONMENTAL IMPACT  
REPORT NO. 450**, which has been completed in compliance with CEQA Guidelines; and:
- DENIED the APPEAL in part and APPROVED PLOT PLAN NOS. 16979, 18875, 18876, 18877 and 18879**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and:
- B. by a vote of 3-2 Comm. Petty & Zuppardo Nay: UPHELD the APPEAL in part and DENIED PLOT PLAN NO. 17788**, based upon the findings incorporated in the staff report.
- APPEAL OF ADOPTION OF PLANNING DIRECTOR'S HEARING RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – 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)

**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. 1106** – (Entitlement/Policy Amendment) – Applicant: UHC 550 Oasis LP– Engineer/Representative: Rick Engineering – Fourth Supervisorial District – Eastern Coachella Valley Area Plan - Community Development: Commercial Retail (CD:CM) and Community Development: Medium High Density Residential (CD:MHDR) – Location: Northerly of Middleton Street, southerly of Harrison Street and westerly of Tyler Street.– 9.43 Gross Acres – Zoning: Controlled Development Areas (W-2) and General Commercial (C-1/C-P) – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development :Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio)Land Used Designation to Community Development : Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units per Acre). – APN: 751-130-019 and 751-130-020. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@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**
- CHANGE OF ZONE NO. 7542 AND TENTATIVE PARCEL MAP NO. 34218** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Conrad Castro – Engineer/Representative: Megaland Engineers – First Supervisorial District – Rancho California Zoning District –

Planning Commission Action:  
**APPROVED VOTED (5-0)**

Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco – 20.06 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone is proposing to change the zoning classification of the subject site from Rural Residential (R-R) to Residential Agriculture -5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule “H” subdivision of 20.06 acres into three residential parcels ranging in size from 5.05 to 8.6 acres. Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).  
 (Quasi-judicial)

3.2 Staff Recommendation:  
**APPROVAL**  
 Staff recommended at hearing:  
**APPROVAL**  
 Planning Commission Action:  
**CONTINUED OFF CALENDAR VOTED (5-0)**

**CHANGE OF ZONE NO. 7598 and TENTATIVE PARCEL MAP NO. 34340** – Intent to Adopt an Mitigated Negative Declaration - Applicant: Peter and Lucy Bongiovanni - Engineer/ Representative: Megaland Engineers - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Santa Rosa/De Luz Policy Area (5 Acre Minimum) - Location: Southerly of Avenida Del Oro, westerly of Sandia Creek Drive - 20.31 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone is proposing to change the zoning classification from Rural Residential (R-R) to Residential Agriculture -5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule H subdivision of 20.31 acres into four (4) residential parcels with a minimum lot size 5 acres. Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org)  
 (Quasi-judicial)

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

**CONDITIONAL USE PERMIT NO. 3178, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robertson’s Ready Mix – Engineer/Representative: Christine Goeyvaerts – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: southerly of 20th Street and westerly of Van Dell Road – 3.68 Gross Acres – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** The Revised Conditional Use Permit proposes to permit a 3,800 square foot concrete batch plant with a maximum height of 75 feet previously approved with 1,048 square feet with a maximum height of 50 feet, a 205 square foot batch office, a 1,350 square foot coach and driver room previously approved with 624 square feet, seven (7) aggregate storage bins with 35 feet high concrete walls, two (2) overhead conveyors, a drive-over grizzly aggregate off loader, four (4) concrete washout pits and an industrial wastewater area for an existing concrete batch plant approved under Conditional Use Permit No. 3178 on 2.05 gross acres. The Revised Conditional Use Permit also proposes to construct 22 truck parking spaces and 18 standard spaces, upgrade drive aisle surfaces to cement concrete paving, an area for finished recycled material with a maximum height of 25 feet, an area for unprocessed recycled concrete with a maximum height of 25 feet, a concrete detention basin, a trash enclosure, a truck rumble-grate, with a site expansion of 1.63 gross acres on a total 3.68 gross acre site. The Revised Conditional Use Permit additionally requests to have a life of 20 additional years from the original expiration date (September 29, 2023) and will expire on September 29, 2043. 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 VOTED (5-0)**

**CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Angelo Migliaccio – Engineer/Representative: D.M. “Max” Buchanan – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – **REQUEST:** The Change of Zone proposes to amend the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule ‘H’ subdivision of 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Quasi-judicial)

**4.0 WORKSHOPS:**

4.1

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS