



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:30 A.M.

JULY 6, 2011

**PLANNING
COMMISSIONERS
2011**

1st District
John Roth
Chairman

2nd District
John Snell
Vice Chairman

3rd District
John Petty

4th District
Jim Porras

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
Deputy County
Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • CITY OF LA QUINTA •
RIVERSIDE COUNTY PLANNING COMMISSION
CITY OF LA QUINTA COUNCIL CHAMBERS
78-495 CALLE TAMPICO
LA QUINTA, CA 92247

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 **PLOT PLAN NO. 24520** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Barbara Saito - First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southeasterly corner of Grand Ave and Maiden Lane, more specifically 33020 and 33040 Maiden Lane – 2.3 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan is a proposal for T-Mobile to collocate six (6) panel antennas located on three (3) sectors on an existing monopine. The monopine will be extended by 10 feet to reach a total height of 70 feet and the proposed antennas will be located at 66 feet high on the monopine. The project will also include four (4) equipment cabinets and one (1) GPS antenna in a 270 square foot lease area surrounded by an 8 foot high concrete masonry unit retaining wall and wood fence enclosure. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

[1.1 Staff Report \(17MB\)](#)

[1.1 Conditions of Approval](#)

[1.1 Environmental Assessment](#)

- 1.2 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31199** - Applicant: Stephen Marcie - First Supervisorial District – Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan: Low Density Residential (LDR) - Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of Dufferin Avenue – 8.8 Acres - Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 8.8 acres into 15 single-family lots. **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199**, extending the expiration date and to reflect SB1185 and AB333 benefits to January 5, 2012.

1.2 Staff Report (4 MB)

- 1.3 **SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626** - Applicant: Coussoulis Development Co. – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 FAR) - Location: Northerly of Bedford motorway, southerly of Weirick Road and westerly of Knabe Road – 8.7 Acres – Zoning: Industrial Park (IP) – APPROVED PROJECT DESCRIPTION: The land division hereby permitted is to subdivide an 8.7 acre lot into two (2) industrial lots. Parcel 1 will be 3 acres gross in area; Parcel 2 will be 5.1 acres gross in area. - **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626**, extending the expiration date to July 27, 2012. Project Planner, Scott Arnold at 951-955-3585 or e-mail sarnold@rctlma.org.

1.3 Staff Report (5 MB)

1.3 Conditions of Approval

- 1.4 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1** - Applicant: Phillip Rheingans - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Crest Drive, southerly of Thornton Avenue, westerly of Dartmouth Street and easterly of Cornell Street – 6.41 Gross Acres - Zoning: One Family Dwellings, 7,200 square feet (R-1-10000) - Approved Project Description: Schedule A subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes. - **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 1, 2012. Project Planner, Scott Arnold at 951-955-3585 or e-mail sarnold@rctlma.org.

1.4 Staff Report (8 MB)

1.4 Conditions of Approval

- 1.5 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31687** - Applicant: Jeff Troesh – Fifth Supervisorial District – Romoland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Mapes Road, westerly of Palomar Drive and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – APPROVED PROJECT DESCRIPTION: The tentative tract map is a Schedule B subdivision of 40.17 acres into 65 single-family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 acre detention basin. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 25, 2012. Project Planner, Scott Arnold at 951-955-3585 or e-mail sarnold@rctlma.org

1.5 Staff Report (6 MB)

1.5 Conditions of Approval

2.0 WORKSHOPS: 9:30 a.m. or as soon as possible thereafter:

2.1 **ORDINANCE NO. 348 COMPREHENSIVE REVISION WORKSHOP**
Project Planner, Adam Rush at 951-955-6646 or e-mail arush@rctlma.org

2.1 Staff Report (1 MB)

3.0 PUBLIC HEARING: 9:30 a.m. or as soon as possible thereafter:

NONE

4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

5.0 DIRECTOR'S REPORT

6.0 COMMISSIONER'S COMMENTS