



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:00 A.M.

OCTOBER 5, 2011

**PLANNING  
COMMISSIONERS  
2011**

**1<sup>st</sup> District**  
John Roth  
Chairman

**2<sup>nd</sup> District**  
John Snell  
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**3<sup>rd</sup> District**  
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**4<sup>th</sup> District**  
Jim Porras

**5<sup>th</sup> 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 • RIVERSIDE COUNTY •  
RIVERSIDE COUNTY PLANNING COMMISSION  
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS  
RIVERSIDE, CALIFORNIA 92501

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](mailto: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. 24775** – CEQA Exempt – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northwesterly corner of Blackburn Road and McAllister Street, more specifically 17475 McAllister Street – 1.76 Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - **REQUEST:** The plot plan proposes a wireless communications facility, for Metro PCS, disguised as a 50 foot high flagpole with six (6) panel antennas mounted inside the flagpole. The 400 square foot lease area surrounded by an 8 foot high wood fence equipment enclosure with trellis cover will contain four (4) equipment cabinets and one (1) GPS antenna. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

[1.1 Staff Report](#) (9MB)

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 2.1 **GENERAL PLAN AMENDMENT NO. 1109** – Entitlement/Policy – Applicant: Craig Realty Group – Engineer/Representative: Todd Schmieder – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: North of Mojave Drive, south of Taos Road, west of Apache Trail in Cabazon – 3.43 Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to initiate a general plan amendment from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation on six (6) parcels to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) Land Use Designation as part of a potential expansion of the Cabazon Outlet stores. – APN’s: 519-142-012; 519-151-002; 519-151-003; 519-151-011; 519-151-012; 519-151-013. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org). (Legislative)

[2.1 Staff Report](#) (5MB)

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

- 3.1 **CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anza / Butterfield Road 34, LLC – Engineer/Representative: CSL Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.9 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) **Request:** The change of zone proposes to change the site’s zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 12.9 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments. (Continued from 9/6/2011, 2/7/2007 & 1/10/2007) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

[3.1 Staff Report](#) (78 KB)

**4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**5.0 DIRECTOR'S REPORT**

**6.0 COMMISSIONER'S COMMENTS**

