



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 16, 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 • 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 Mary Stark at (951) 955-7436 or E-mail at mcstark@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 **NONE**

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

2.1 **APPEAL OF PLOT PLAN NO. 24775** – Intent to Adopt a Mitigated Negative Declaration – 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. (Quasi-judicial)

2.1 Staff Report

- 2.2 **CHANGE OF ZONE NO. 7625 and TENTATIVE PARCEL MAP NO. 35220** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard Rogers – Engineer/Rep: CJ Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Northerly of Via Vaquero, southerly of Sandia Creek, and westerly of Via Barranca – 23.26 gross acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** The change of zone proposes to change the site's current zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10). Tentative Parcel Map No. 35220 is a Schedule "H" subdivision of 23.26 gross acres into two (2) parcels with a minimum parcel size of 10 gross acres. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

2.2 Staff Report

- 2.3 **CHANGE OF ZONE NO. 7746 and TENTATIVE PARCEL MAP NO. 36331** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard Dana - Engineer/Rep: GW Engineering - Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 Acre Min.) – Location: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way – 10.07 Gross Acres – Agricultural (A-1-10) - **REQUEST:** - The Change of Zone proposes to change the zoning on the site from A-1-10 to A-1-2, and the Tentative Parcel Map is a Schedule "H" subdivision of 10.07 gross acres into three (3) residential lots with a minimum of 3 gross acre per lot. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org. (Quasi-judicial)

2.3 Staff Report

- 2.4 **CHANGE OF ZONE NO. 7761** – Intent to Adopt a Negative Declaration – Applicant: Diana Ryder – Engineer/Representative: Earl Webb - Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Residential (R:RR)(5 Acre Minimum) – Location: Northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74 – 4.81 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

2.4 Staff Report

- 2.5 **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&10/05/11) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

2.5 Staff Report

- 2.6 **ORDINANCE NO. 348.4299** and **CHANGE OF ZONE NO. 07766** – Intent to Adopt a Negative Declaration – Applicant: County of Riverside – Engineer/Rep: County of Riverside– First and Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and Open Space – Recreation (OS: R) (20 acre minimum) – Location: The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project Area A is located in the Murrieta hills bounded by Clinton Keith Road, Grand Avenue, and Tenaja Road. Project Area B is located in the Temecula hills bounded by Pauba Road, Rancho California Road, and De Luz Road. – 3,262 gross acres – Zoning: Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); Light Agriculture - 20 acre minimum (A-1-20), and Rural Residential (RR)– **REQUEST:** The project proposes to create a zoning overlay to provide hillside grading standards and architectural design guidelines for the Santa Rosa Escarpment areas. Project Planner, Adam Rush at 951-955-6646 or e-mail arush@rctlma.org. (Judicial)

2.6 Staff Report

- 3.0 WORKSHOPS: 9:00 a.m. or as soon as possible thereafter:
- 1.1 **NONE**
- 4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 5.0 DIRECTOR'S REPORT
- 6.0 COMMISSIONER'S COMMENTS

