

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

1.0 CONSENT CALENDAR

1.1 None

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

- 2.1 Staff Recommendation: **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)
- DENIAL**
Staff recommended at hearing: **DENIAL**
Planning Commission Action: **CONTINUED TO DECEMBER 7, 2011**
- 2.2 Staff Recommendation: **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)
- APPROVAL**
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED**
- 2.3 Staff Recommendation: **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)
- APPROVAL**
Staff recommended at hearing: **APPROVAL**
Planning Commission Action: **APPROVED**
- 2.4 Staff Recommendation: **CHANGE OF ZONE NO. 7761** – Intent to Adopt a Negative

DENIAL OF APPLICANT'S PROPOSAL; APPROVAL OF STAFF'S PROPOSAL

Staff recommended at hearing:

DENIAL OF APPLICANT'S PROPOSAL; APPROVAL OF STAFF'S PROPOSAL

Planning Commission Action:

APPROVED VOTED

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)

2.5 Staff Recommendation:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

CONTINUED TO DECEMBER 7, 2011

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)

2.6 Staff Recommendation:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Commission Action:

DENIED, RECOMMENDATION TO BOARD OF SUPERVISORS

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)

3.0 WORKSHOPS: 9:00 a.m. or as soon as possible thereafter:

3.1 **None**

4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

5.0 DIRECTOR'S REPORT

6.0 COMMISSIONER'S COMMENTS