

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 7, 2011**

1.0 CONSENT CALENDAR

1.1 Staff Recommendation:
Adoption of Project Denial Findings

Staff Recommendation at Hearing:
Adoption of Project Denial Findings

Planning Commission Action:
Adoption of Project Denial after changes

SURFACE MINING PERMIT NO. 213 (Liberty Quarry), CHANGE OF ZONE NO. 7508 and NOISE ORDINANCE EXCEPTION NO. 2 – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) – 414 Gross Acres - Zoning: Rural Residential (R-R) (Public Hearing Closed for All Purposes)

- A. Adoption of Project denial findings.
- B. Approve and Authorize the Chairman to sign Planning Commission letter to the Board of Supervisors.

Project Contact, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org.
(Public Hearing Closed for All Purposes)

1.2 Staff Recommendation:
Receive and File

Staff Recommendation at Hearing:
Receive and File

Planning Commission Action:
Received and Filed

PLOT PLAN NO. 24773 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: KDC Architects Engineers, P.C. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space: Conservation (OS:C) – Location: Northerly of Murrieta Hot Springs Rd and southerly of Bow Bridge Dr – 3.21 Acres - Zoning: Specific Plan (SP No. 213 - Planning Area 26) - **REQUEST:** Receive and File the Notice of Decision acted on by the Planning Director on November 14, 2011 for the plot plan that proposes a wireless communication facility, for T-Mobile, disguised as a 45 foot high palm tree with nine (9) panel antennas located on three (3) sectors along with one (1) microwave antenna. The project includes four (4) equipment cabinets and one (1) GPS antenna surrounded by a 6 foot high concrete masonry wall enclosure designed to match existing walls in the area in a 465 square foot lease area. Three live palm trees (20 ft., 25 ft., and 30 ft. high) and additional landscaping are also proposed to be planted around the project area. The subject property currently contains an EMWD regional water tank (approx. 50 ft. in diameter and 36 ft. high) with a 12 ft. wide access road leading from Murrieta Hot Springs Road up to the tank location. Project Planner, Damaris Abraham at 951-955-4719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 7, 2011**

- 1.3 Staff Recommendation: **Receive and File**
- Staff Recommendation at Hearing: **Receive and File**
- Planning Commission Action: **Received and Filed**
- PLOT PLAN NO. 24227** – Intent to adopt a Mitigated Negative Declaration – Applicant: Royal Street Communications California, LLC – Engineer/Representative: Sequoia Deployment Services, Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road and on the easterly side of Knabe Road – 4.09 Acres - Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) - **REQUEST:** Receive and File the Notice of Decision acted on by the Planning Director on November 14, 2011 for the plot plan that proposes a wireless communication facility, for Royal Street Communications, disguised as a 50 foot high pine tree with six (6) panel antennas located on three (3) sectors along with one (1) microwave antenna. The project includes four (4) equipment cabinets and one (1) GPS antenna mounted on a raised concrete pad surrounded by a six (6) foot high wrought iron fence enclosure and landscaping in a 325 square foot lease area. The facility is proposed to be located on the northerly portion of the property adjacent to several live trees ranging in height from 30 ft to 45 ft and access to the facility will be provided via a 12 ft wide access easement running from Knabe Road that also provides access to the water tanks located on the adjacent property to the north of the project site. Approved at the November 14, 2011 Director's Hearing. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
- 1.4 Recommendation: **Commissioner Petty nominated Commissioner Snell for the 2012 Chair**
- Commissioner Petty was nominated for the 2012 Vice Chair**
- Planning Commission Action: **Both nominations received a 5-0 vote**
- ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR 2012**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 7, 2011**

2.1 None

3.0 PUBLIC HEARINGS

**3.1 Staff Recommendation:
Adoption of Plot Plan 24226 and
Approval of General Plan
Amendment No. 1065**

Staff Recommendation at Hearing:
**Adoption of Plot Plan 24226 and
Approval of General Plan
Amendment No. 1065**

Planning Commission Action:
**Adopted Plot Plan 24226 and
Approved General Plan
Amendment No. 1065**

GENERAL PLAN AMENDMENT NO. 1065, PLOT PLAN NO. 24226 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Real Estate Investment & Development Company – Engineer/Representative: Grant Destache – First Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MR) – Location: Northerly of Dawson Canyon Road and Easterly of Temescal Canyon Road – 15.25 acres – Zoning: Manufacturing – Medium (M-M) – **REQUEST:** The General Plan Amendment proposes to change the site’s General Plan Land Use Designation from Open Space: Mineral Resources (OS: MIN) to Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio). The Plot Plan proposes the construction of four (4) traditional metal buildings on a 15.25 gross acre parcel for office and manufacturing uses with building sizes ranging from 15,750 to 45,600 square feet to be constructed in five (5) phases. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org. (Legislative)

**3.2 Staff Recommendation:
Tentative Approval of Change of
Zone 7762 and Approval of
Tentative Tract Map No. 36327**

Staff Recommendation at Hearing:
**Tentative Approval of Change of
Zone 7762 and Approval of
Tentative Tract Map No. 36327**

Planning Commission Action:
Approved with Modifications

CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Tricia Napolitano – Engineer/Representative: Alex Alatorre – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) and Open Space: Rural (OS:R) (20 Acre Minimum) – Location: Northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Pollwog Road – 265.2 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** The change of zone proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-6), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5). The tentative tract map is a Schedule “C” subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 7, 2011**

acres, and one (1) approximately 140 gross acre common lot for open space with an overall density of 0.173 dwelling per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org. (Legislative)

- 3.3 Staff Recommendation:
Consideration of two design options: Option 1) A Flag Pole, or Option 2) a Palm Tree

Staff Recommendation at Hearing:
Consideration of two design options: Option 1) A Flag Pole, or Option 2) a Palm Tree

Planning Commission Action:
**Upheld the Appeal of Plot Plan No. 24775
Approved Plot Plan No. 24775 with Option 2 (a Palm Tree)**

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. (Continued from 11/16/11). Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

- 3.4 Staff Recommendation:
Tentative Approval of Change of Zone No. 7050 and Approval of Tentative Tract Map No. 32988

Staff Recommendation at Hearing:
Tentative Approval of Change of Zone No. 7050 and Approval of Tentative Tract Map No. 32988

Planning Commission Action:
Continued till January 18, 2012

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

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 7, 2011**

9/6/2011, 2/7/2007, 1/10/2007, 10/05/11 & 11/16/11).
Project Planner, Kinika Hesterly at 951-955-1888 or e-
mail khesterl@rctlma.org. (Quasi-judicial)

4.0 **WORKSHOP**

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

6.0 **DIRECTOR'S REPORT**

7.0 **COMMISSIONER'S COMMENTS**