



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2011

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Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
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9:00 A.M.

JANUARY 18, 2012

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 C. 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 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 30790** – Applicant: Ciara Layne – Third Supervisorial District – Rancho California Zoning Area –Southwest Area Plan: Community Development: Commercial Retail (CD-CR), Light Industrial (CD-LI) and Open Space: Conservation (OS-C) – Location: Northerly of Auld Road and easterly of Leon Road – 20.05 Acres - Zoning: Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC) and Open Area Combining Zone - Residential Developments (R-5) – APPROVED PROJECT DESCRIPTION: Schedule E subdivision of 20.05 acres into 14 commercial lots, 5 manufacturing lots, 1 open space lot and 2 detention basin lots. – **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30790 and to reflect benefits of SB1185, AB333 and AB208 to JULY 13, 2014. Project Planner: David Mares at 951-955-9076 or e-mail dmares@rctlma.org. (Quasi-judicial)

1.1 Staff Report

- 1.2 **PLOT PLAN NO. 23786 – RECEIVE AND FILE** - Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Madera De Playa Drive, southerly of Rancho California Road, and westerly of Calle Contenido, more specifically 33515

Rancho California Road – 40.57 Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST: RECEIVE AND FILE** the Notice of Decision acted on by the Planning Director on December 12, 2011 for the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high pine tree with twelve (12) panel antennas located on three (3) sectors along with one (1) parabolic antenna. The 570 square foot lease area, surrounded by a 6 foot high wrought iron fence enclosure with a decorative wire mesh, will contain four (4) equipment cabinets with a shade cover, a permanent backup emergency generator, and four (4) GPS antennas. The project site currently contains a winery and the proposed wireless communication facility will be located on the westerly portion of the property. There is an existing 55 ft high monopine located adjacent to the proposed wireless communication facility and several live trees are also located around the project area. Access to the facility will be provided via a 12 ft wide access easement from Rancho California Road. (Quasi-judicial)

1.2 Staff Report

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. 1110** - Applicant: Rancon Crossroads LLC – Engineer/Representative: AA Webb Associates – Third Supervisorial District - Winchester Zoning Area – Harvest Valley/ Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan of SP288– Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road – 237 Gross Acres - Zoning: Specific Plan (SP288) - **REQUEST:** The **General Plan Amendment** proposes to revise the boundary of Specific Plan No. 288 “Winchester Crossroads” by adding 15.08 gross acre parcel to the Specific Plan. Project Planner: Matt Strait at (951) 955-8631 or e-mail mstrait@rctima.org. (Legislative)

2.1 Staff Report

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

- 3.1 **CONDITIONAL USE PERMIT NO. 3620** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Fayez Sedrak – Engineer/Representative: Niall Saunders, AIA – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street – 1.41 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise

consumption. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)

3.1 Staff Report

3.1 Environmental Assessment

3.1 Conditions of Approval

- 3.2 **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 & 11/16/11, 12/07/11). Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

3.2 Staff Report

3.2 Environmental Assessment

3.2 Conditions of Approval

4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS

