



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 A.M.

February 15, 2012

**PLANNING
COMMISSIONERS
2011**

1st District
John Roth

2nd District
John Snell
Chairman

3rd District
John Petty
Vice Chairman

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 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 **PLOT PLAN NO. 24618 – RECEIVE AND FILE** - Applicant: Vista Towers, LLC – Engineer/Representative: PlanCom, Inc. - First Supervisorial District – Cleveland Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Highway 74 – 107.06 Acres - Zoning: Rural Residential (R-R) - **REQUEST: RECEIVE AND FILE** the Notice of Decision acted on by the Planning Director on January 23, 2012 for the plot plan that proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 4,435 square foot lease area surrounded by 6 foot high chain link fence enclosure. The project includes twelve (12) panel antennas located on three (3) sectors at 47 foot high on the monopine, two (2) microwave dishes, two (2) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. The project also includes three 184 sq ft each outdoor equipment area for future carriers. The facility is proposed to be located on the southerly portion of a large, vacant property and access to the facility will be provided via a 12 ft wide access easement running from Highway 74 and Rocky Road. Five (5) live pine trees are also proposed to be planted around the project area. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.1

- 1.2 **ADOPTION OF REVISED 2012 PLANNING COMMISSION CALENDAR**

PLANNING COMMISSION

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

2.1 None

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

3.1 **CHANGE OF ZONE NO. 7518, TENTATIVE PARCEL MAP NO. 35399** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Michael Burton – Engineer/Representative: Jim Geyer - Third Supervisorial District – Rancho California Zoning Area – Remap Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Calle Vecina, easterly of Cross Over Road, and westerly of Wayman Way. – 12.21 Gross Acres - Zoning: Light Agriculture 10 Acre Minimum (A-1-10) - **REQUEST:** The change of zone proposes to change the zoning classification from Light Agriculture - 10 Acre Minimum (A-1-10) to Residential Agricultural 5 Acre Minimum (R-A-5). The parcel map proposes a Schedule H subdivision of 12.21 gross acres into two residential parcels with a minimum parcel size of six gross acres. Project Planner: Adrienne Rossi at (951) 955-6925 or email arossi@rctlma.org. (Quasi-judicial)

Staff Report 3.1

3.2 **CONDITIONAL USE PERMIT NO. 3676** – CEQA Exempt – Applicant: Shane Stewart – Engineer/Representative: Idyllwild Land Surveying – Third Supervisorial District – Pine Cove Zoning District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Village Tourist Policy Area – Location: Northerly of Pine Cove Road and easterly of Highway 243 – 0.40 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained. Project Planner: Christian Hinojosa at (951) 955-0972 or email chinojos@rctlma.org. (Quasi-judicial)

Staff Report 3.2

3.3 **CHANGE OF ZONE NO: 7317**– CEQA Exempt - Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR), Public Facilities (PF), Medium Density Residential (MDR) (2-5 DU/AC), Medium High Density Residential (MHDR) (5-8 DU/AC), and Very Low Density Residential (VLDR) (1 AC Min.), Open Space:

PLANNING COMMISSION

Conservation (OS:C), Open Space: Recreation (OS:R), and Open Space: Conservation Habitat (OS:CH) as reflected on the Specific Plan Land Use Plan – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – **REQUEST:** The Project proposes to formalize the Planning Area Boundaries for Planning Area’s 1, 2, 10, 12, 13, 14, 15b, 20b, 21, 22, 25, and 28. – Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

[Staff Report 3.3](#)

4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS

