

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 15, 2012**

1.0 CONSENT CALENDAR

1.1	<p>Staff Recommendation: Receive and File</p> <p>Staff Recommendation at Hearing: Receive and File</p> <p>Planning Commission Action: Received and Filed</p>	<p>PLOT PLAN NO. 24618 – 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)</p>
1.2	<p>Staff Recommendation: Adopt the Cancelation of the February 29, 2012 meeting and moving the May 23, 2012 meeting to the City of Perris</p> <p>Staff Recommendation at Hearing: Adopt the Cancelation of the February 29, 2012 meeting and moving the May 23, 2012 meeting to the City of Perris</p> <p>Planning Commission Action: Adopted the Cancelation of the February 29, 2012 meeting and moving the May 23, 2012 meeting to the City of Perris</p>	<p>ADOPTION OF REVISED 2012 PLANNING COMMISSION CALENDAR</p>

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1		NONE
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3.0 PUBLIC HEARINGS

<p>3.1</p>	<p>Staff Recommendation: Adopt a Mitigated Negative Declaration, Tentative Approval of Change of Zone, and Approval of the Parcel Map</p> <p>Staff Recommendation at Hearing: Adopt a Mitigated Negative Declaration, Tentative Approval of Change of Zone, and Approval of the Parcel Map</p> <p>Planning Commission Action: Adopted a Mitigated Negative Declaration, Tentatively Approved the Change of Zone, and Approved of the Parcel Map</p>	<p>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 – Riverside Extended Mountain 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 site's zoning classification from Light Agriculture - 10 Acre Minimum (A-1-10) to Residential Agricultural 5 Acre Minimum (R-A-5). The Parcel Map is a Schedule "H" subdivision of 12.21 gross acres into two (2) residential parcels with a minimum parcel size of six (6) gross acres. Project Planner: Adrienne Rossi at (951) 955-6925 or email arossi@rctlma.org. (Legislative)</p>
<p>3.2</p>	<p>Staff Recommendation: Adopt Findings and Approval of the Conditional Use Permit</p> <p>Staff Recommendation at Hearing: Adopt Findings and Approval of the Conditional Use Permit</p> <p>Planning Commission Action: Adopted Staff Findings and Approved the Conditional Use Permit with Modifications of Four Conditions: 10.PLANNING.09, 10.PLANNING.37, 20.BS PLNCK.01 and 90.PLANNING.15 and Additional Two Conditions Added: 10.PLANNING.39 and 10.PLANNING.40.</p>	<p>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)</p>
<p>3.3</p>	<p>Staff Recommendation: Tentative Approval</p>	<p>CHANGE OF ZONE NO: 07317– Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District –</p>

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<p>Staff Recommendation at Hearing: Tentative Approval</p> <p>Planning Commission Action: Tentatively Approved</p>	<p>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: 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. – APN’s: see Planning Dept for list– Concurrent Cases: SP00256A2. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)</p>
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4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS