



## PLANNING COMMISSION HEARING REPORT OF ACTIONS MAY 23, 2012

### 1.0 CONSENT CALENDAR

#### 1.1 Staff Recommendation: **RECEIVE AND FILE**

Planning Commission Action:  
**RECEIVED AND FILED  
APPROVED: VOTE 3-0  
(COMMISSIONERS PORRAS &  
ZUPPARDO ABSENT)**

**RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24561** – Applicant: T-Mobile West Corporation – Engineer/Representative: SureSite Consulting, LLC - First Supervisorial District – South Elsinore Zoning District – Elsinore Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Northeasterly of Grand Avenue and southeasterly of Skylark Street, more specifically 19740 Grand Avenue - 15.86 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on April 23, 2012 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for T-Mobile, disguised as a 50 foot high palm tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The project includes six (6) equipment cabinets and one (1) GPS antenna surrounded by a six (6) foot high split face decorative block wall enclosure. The project site currently contains a church and the proposed wireless communication facility is proposed to be located towards the rear parking lot of the property. The equipment enclosure will be located approximately 83 ft to the southwest of the proposed monopalm and will be surrounded by additional landscaping for added screening. The overall lease area for the project will be 770 sq ft. The project also proposes the planting of two 30 ft high live palm trees within the adjacent parking lot landscape planters. Access to the facility will be provided via a 12 ft wide access easement from Grand Avenue. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

#### 1.2 Staff Recommendation: **RECEIVE AND FILE**

Planning Commission Action:  
**RECEIVED AND FILED  
APPROVED: VOTE 3-0  
(COMMISSIONERS PORRAS &  
ZUPPARDO ABSENT)**

**RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24886** – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN) – Location: Southwesterly corner of Glen Ivy Road and Temescal Canyon Road, more specifically 24650 Glen Ivy Road – 35.63 Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A) – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on April 23, 2012 to adopt a mitigated

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negative declaration and approve the plot plan that proposes a wireless communication facility, for T-Mobile, disguised as a 65 foot high pine tree with nine (9) panel antennas located on three (3) sectors along with one (1) microwave dish. The 560 square foot lease area surrounded by a 6 foot high wrought iron fence enclosure will contain six (6) equipment cabinets and one (1) GPS antenna. The project site is currently being utilized as surface mining facility and the proposed wireless communication facility is proposed to be located on the northerly portion of the property adjacent to several live trees ranging in height from 27 ft to 87 ft. Access to the facility will be provided via a 12 ft wide access easement running from Glen Ivy Road that also provides access to the water tank located to the west of the project site. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

**1.3 Staff Recommendation:  
RECEIVE AND FILE**

Planning Commission Action:  
**ASSUMED JURISDICTION AND  
SET FOR PUBLIC HEARING ON  
JUNE 6, 2012  
VOTE 4-0 (COMMISSIONER  
PORRAS ABSENT)**

**RECEIVE AND FILE THE PLANNING DIRECTOR'S  
DECISION TO APPROVE PLOT PLAN NO. 24606 –**  
Applicant: T-Mobile West Corporation –  
Engineer/Representative: SureSite Consulting, LLC - Third  
Supervisory District – Ramona Zoning District – San  
Jacinto Area Plan: Community Development: Medium  
Density Residential (CD:MDR) (2 – 5 Dwelling Units per  
Acre) – Location: Northerly of Thornton Avenue, southerly  
of Stetson Avenue, on the easterly side of Girard Street  
and westerly of Yale Street, more specifically 27100 Girard  
Street – 9.34 Gross Acres - Zoning: Heavy Agriculture – 1  
Acre Minimum (A-2-1) - **REQUEST:** Receive and file the  
Notice of Decision by the Planning Director on April 23,  
2012 to adopt a mitigated negative declaration and  
approve the plot plan that proposes a wireless  
communication facility, for T-Mobile, disguised as a 60 foot  
high palm tree with twelve (12) panel antennas located on  
three (3) sectors along with one (1) microwave antenna.  
The project includes six (6) equipment cabinets and one  
(1) GPS antenna surrounded by a six (6) foot high  
concrete masonry wall enclosure designed to match  
existing walls in the area in a 527 square foot lease area.  
Two live palm trees (25 ft and 35 ft high) and additional  
landscaping are also proposed to be planted around the  
project area. The project site currently contains a church  
and the proposed wireless communication facility will be  
located on the southerly portion of the property adjacent to  
an existing trash enclosure. Access to the facility will be  
provided via a 12 ft wide access road from Girard Street.  
Project Planner: Damaris Abraham at (951) 955-5719 or  
email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

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**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

2.1 None

**3.0 PUBLIC HEARINGS**

3.1 Staff Recommendation:  
**APPROVAL**

Staff Recommendation at Hearing:  
**CONTINUE TO JULY 18, 2012**

Planning Commission Action:  
**CONTINUED TO JULY 18, 2012  
VOTE 4-0 (COMMISSIONER  
PORRAS ABSENT)**

**GENERAL PLAN AMENDMENT NO. 1097** – Intent to Adopt Negative Declaration – Applicant: County of Riverside –Representative: County of Riverside. - All Supervisorial Districts – All zoning districts and areas –All Area Plans and Land Use Foundations– Location: Countywide –**REQUEST:** The County of Riverside Housing Element is an integral part of the County’s overall General Plan. This element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. Riverside County’s housing needs have been identified by the Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG) in conjunction with the State of California for the planning period of January 2006 - July 2014. The Housing Element establishes goals, policies and programs intended to address the County’s housing needs as identified by RHNA and guides the County in dealing with those needs through the 8 ½ year planning period. The Housing Element is mandated by the State of California Office of Planning and Research as one of the seven required elements of a General Plan. Project Planner: Adam Rush at (951) 955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org). (Legislative)

3.2 Staff Recommendation:  
**APPROVAL**

Staff Recommendation at Hearing:  
**CONTINUED TO JUNE 6, 2012**

Planning Commission Action:  
**CONTINUED TO JUNE 6, 2012  
VOTE 4-0 (COMMISSIONER  
PORRAS ABSENT)**

**ORDINANCE NO. 348.4744** – Intent to Adopt a Negative Declaration – Applicant: County of Riverside – Representative: County of Riverside. - All Supervisorial Districts – All zoning districts and areas –All Area Plans and Land Use Foundations– Location: Countywide – **REQUEST:** The County of Riverside proposes an amendment to County Ordinance No. 348 regarding parolee-probationer homes. Under the proposed amendment, a “parolee-probationer home” is “any residential building, or portion thereof, owned or operated by any person which houses two (2) or more parolee-probationers, unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given or paid by the parolee-probationers, or given or paid by any person on behalf of the parolee-probationers, excluding any state-licensed residential care facility serving six (6) or fewer persons.” The proposed amendment would authorize parolee-probationer homes

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as a use in the following zones subject to a conditional use permit: Multiple Family Dwellings (R-2), General Residential (R-3), Planned Residential (R-4), General Commercial (C-1/C-P), Scenic Commercial Highway (C-P-S), Industrial Park (I-P), and Manufacturing-Service Commercial (M-SC). The proposed ordinance amendment would set forth regulations, development standards and restrictions on parolee-probationer homes within the County of Riverside. Further, the amendment will amend and replace language within Sections 18.29 and 21.1 of Ordinance No. 348. Project Planner: Adam Rush at (951) 955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org). (Legislative)

**3.3 Staff Recommendation:  
ADOPTION OF A MITIGATED  
NEGATIVE DECLARATION AND  
APPROVAL OF TRACT MAP**

Staff Recommendation at Hearing:  
**ADOPTION OF A MITIGATED  
NEGATIVE DECLARATION AND  
APPROVAL OF TENTATIVE  
TRACT MAP SUBJECT TO TWO  
ADDITIONAL CONDITIONS OF  
APPROVAL: 50 PLANNING 31  
AND 80 PLANNING 18**

Planning Commission Action:  
**ADOPTED A MITIGATED  
NEGATIVE DECLARATION AND  
APPROVED TENTATIVE TRACT  
MAP SUBJECT TO TWO  
ADDITIONAL CONDITIONS OF  
APPROVAL: 50 PLANNING 31  
AND 80 PLANNING 18  
VOTE 4-0 (COMMISSIONER  
PORRAS ABSENT)**

**TENTATIVE TRACT MAP NO. 30238** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Partnership – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Avenue, southerly of Ponderosa Lane, and easterly of Suttles Drive – 34.74 Gross Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) – **REQUEST: Tentative Tract Map No. 30238** is a Schedule “B” subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross. Continued from April 18, 2012. Project Planner: Wendell Bugtai at (951) 955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)

**4.0 WORKSHOP**

**4.1 NONE**

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

**6.0 DIRECTOR’S REPORT**

**7.0 COMMISSIONER’S COMMENTS**