



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 A.M.

SEPTEMBER 19, 2012

PLANNING COMMISSIONERS 2012

1st District
John Roth

2nd District
John Snell
Chairman

3rd District
John Petty
Vice Chairman

4th District

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

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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 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 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24992** –Applicant: AT&T Mobility – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.25 - 0.60 Floor Area Ratio) – Location: Southerly side of Florida Avenue (Highway 74) and westerly of 7th Street, more specifically 43763 Florida Avenue – 0.72 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on August 20, 2012 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high palm tree with twelve (12) panel antennas located on three (3) sectors, twelve (12) TMA diplexers and twelve (12) remote radio units located behind the panel antennas, and one (1) microwave antenna. The project includes a 160 square foot equipment shelter and two (2) GPS antennas in a 620 square foot lease area. The project site currently contains an appliance repair and sales business and the proposed wireless communication facility will be located towards the rear (southerly portion) of the property. There is an existing 75 ft high monopalm 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 7th Street and the alley located at the rear of the of the property. Project Planner: Damaris Abraham at (951) 955-5718 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.1

- 1.2 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24978**
–Applicant: AT&T Mobility – Engineer/Representative: Derra Design, Inc. – Second/Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) – Location: Northwesterly corner of Estelle Street and McKinley Street, more specifically 3940 McKinley Street – 3.17 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on August 20, 2012 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high pine tree with twelve (12) panel antennas located on three (3) sectors, twelve (12) TMA diplexers and twelve (12) remote radio units located behind the panel antennas, and one (1) microwave antenna. The 817 square foot lease area surrounded by a 6 foot high decorative split-face block wall enclosure will contain a 228 square foot equipment shelter and two (2) GPS antennas. Two live pine trees ranging in height from 40 ft. to 60 ft. and additional landscaping are also proposed to be planted around the project area. The project site currently contains an irrigation material supply business and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property. Access to the facility will be provided via a 12 ft. wide access easement from Estelle Street. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 1.2

- 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 **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. Continued from May 23, 2012. Project Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org. (Legislative)

Staff Report 3.1

- 3.2 **CONDITIONAL USE PERMIT NO. 3651** — Intent to Adopt Negative Declaration – Applicant: Dau Nguyen Long – Engineer/Representative: Trans American Engineering – Fifth/First Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) – Location: Westerly of Highway 74, southerly of El Toro Cutoff Road and northerly of Ardenwood Way – 4.24 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Conditional Use Permit proposes metal collection recycling and processing facility with a 504-square foot mobile trailer. Continued from July 18, 2012. Project Planner: Paul Rull at (951) 955-8631 or email

prull@rctlma.org. (Quasi-judicial)

Staff Report 3.2

Conditions of Approval 3.2

Environmental Assessment 3.2

- 3.3 **CHANGE OF ZONE NO. 7307** – No New Environmental Documents Required – Applicant: JBL Investments Inc – Engineer/Representative: RBF Consulting – Third/Third Supervisorial District – Hemet/San Jacinto Zoning District – Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre): Highway 79 Policy Area – Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres - Zoning: Residential Agriculture (R-A), Residential Agriculture – 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

Staff Report 3.3

4.0 WORKSHOPS:

4.1 **NONE**

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS