



## PLANNING COMMISSION HEARING REPORT OF ACTIONS MARCH 20, 2013

### 1.0 CONSENT CALENDAR

1.1 Staff Recommendation:  
**RECEIVE AND FILE**

Planning Commission Action:  
**BY A VOTE OF 5-0,  
RECEIVED AND FILED**

**RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25012** – Applicant: Metro PCS California, LLC – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Location: Northerly of Highway 111, easterly of Colfax Street, and westerly of Hayes Street, more specifically 93800 Hammond Road – 15.96. **REQUEST:** Receive and file the Notice of Decision by the Planning Director on February 25, 2013 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

1.2 Staff Recommendation:  
**APPROVE FOURTH  
EXTENSION OF TIME**

Planning Commission Action:  
**BY A VOTE OF 5-0,  
APPROVED FOURTH  
EXTENSION OF TIME**

**FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30284** – No New Environmental Documentation is Required - Applicant: Infinity Construction – Third/Third Supervisorial District – Location: Northerly of Pauba Road, southerly of Madera de Playa Drive, easterly of Butterfield Stage Road and westerly of Calle Cabrillo – 19.7 Acres - Schedule C subdivision of 19.7 acres into 7 single-family residences with a minimum lot size of 2.5 gross acres. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30284, extending the expiration date to 8/28/14. Project Planner: Tamara Harrison at (951) 955-9721 or email [tharriso@rctlma.org](mailto:tharriso@rctlma.org). (Quasi-judicial)

1.3 Staff Recommendation:  
**RECEIVE AND FILE**

Planning Commission Action:  
**BY A VOTE OF 5-0,  
RECEIVED AND FILED**

**RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25140** – Applicant: MetroPCS California, LLC – Engineer/Representative: Core Development Services – Third/Third Supervisorial District – Location: Northerly of E. Whittier Ave, southerly of Mayberry Ave, on the easterly side of Columbia St, and westerly of Cornell St, more specifically 26410 Columbia Street – 4.51 Gross Acres. **REQUEST:** Receive and file the Notice of Decision by the Planning Director on March 4, 2013 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communications facility, disguised as a 50 foot high cross tower in a 304 square foot lease area. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### 2.0 POLICY CALENDAR

2.1 Planning Commission Action:

**REPORT FROM AD HOC GPIIP COMMITTEE** – Report

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 20, 2013**

**BY A VOTE OF 5-0,  
APPROVED THE AD HOC  
RECOMMENDATION:  
AUTHORIZED THE CHAIRMAN  
TO FORWARD TO THE BOARD  
OF SUPERVISORS FOR THEIR  
CONSIDERATION**

from GPIP Ad Hoc Committee on the GPIP process and consideration of Planning Commission letter to the Board of Supervisors regarding GPIP alternatives.

**3.0 PUBLIC HEARINGS**

**3.1 Staff Recommendation:  
TENTATIVE APPROVAL**

Staff Recommendation at Hearing:  
**TENTATIVE APPROVAL**

Planning Commission Action:  
**BY A VOTE OF 5-0,  
TENTATIVELY APPROVED**

**CHANGE OF ZONE NO. 7768** – No New Environmental Documentation is Required - Applicant: Stone Star Riverside LLC – Engineer/ Representative: ACS Consulting Inc. – Third/Fifth Supervisorial District – Location: Southerly of McLaughlin Street and westerly of Emperor Road – 132.3 Gross Acres. **REQUEST:** The project proposes to formalize planning area boundaries for Planning Areas 35, 36 and 37 within Specific Plan No. 260 Amendment No. 2 The Menifee North Specific Plan. Principal Planner: David Mares at (951) 955-9076 or email [dmares@rctlma.org](mailto:dmares@rctlma.org). (Legislative)

**3.2 Staff Recommendation:  
CONSIDERATION OF FINDINGS  
THAT NO NEW  
ENVIRONMENTAL  
DOCUMENTATION IS  
REQUIRED; TENTATIVE  
APPROVAL OF CHANGE OF  
ZONE**

Staff Recommendation at Hearing:  
**CONSIDERATION OF FINDINGS  
THAT NO NEW  
ENVIRONMENTAL  
DOCUMENTATION IS  
REQUIRED; TENTATIVE  
APPROVAL OF CHANGE OF  
ZONE**

Planning Commission Action:  
**BY A VOTE OF 5-0,  
CONSIDERATION OF FINDINGS  
THAT NO NEW  
ENVIRONMENTAL  
DOCUMENTATION IS  
REQUIRED; TENTATIVELY  
APPROVED CHANGE OF ZONE**

**CHANGE OF ZONE NO. 7797** – No New Environmental Documentation Required – Applicant: Serafin Aleman – Owner: Adelaida Sanchez and Serafin Aleman – Third/Fifth Supervisorial District – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue – 0.93 Acres. **REQUEST:** Propose change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). Principal Planner: David Mares at (951) 955-9075 or email [dmares@rctlma.org](mailto:dmares@rctlma.org). (Legislative)

**3.3 Staff Recommendation:**

**ORDINANCE NO. 348.4756** – Intent to Adopt a Negative

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 20, 2013**

**RECOMMENDS ADOPTION OF  
NEGATIVE DECLARATION AND  
APPROVAL OF ORDINANCE**

Staff Recommendation at Hearing:  
**RECOMMENDS ADOPTION OF  
NEGATIVE DECLARATION AND  
APPROVAL OF ORDINANCE**

Planning Commission Action:  
**BY A VOTE OF 5-0, WILL  
RECOMMEND ADOPTION OF  
NEGATIVE DECLARATION AND  
APPROVAL OF ORDINANCE TO  
THE BOARD OF SUPERVISORS**

Declaration - The Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone (MOG) is a proposed amendment to the County's zoning ordinance creating an overlay zone limited to the following areas: the lower Coachella Valley, Mecca and Thermal. The overlay zone pertains only to identified properties, with multiple mobilehomes, and the surrounding vicinity that also include multiple owners. It will establish basic requirements and properties contained within the overlay zone will have the ability to apply for permits under their current zone in order to resolve public health, safety and welfare concerns regarding water, waste disposal, electrical, adequate fire access, and adequate legal access. Principal Planner: Adam Rush at (951) 955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org). (Legislative)

**3.4 Staff Recommendation:  
RECOMMENDS ADOPTION OF  
NEGATIVE DECLARATION AND  
APPROVAL OF GENERAL  
PLAN AMENDMENT**

Staff Recommendation at Hearing:  
**RECOMMENDS ADOPTION OF  
NEGATIVE DECLARATION AND  
APPROVAL OF GENERAL  
PLAN AMENDMENT**

Planning Commission Action:  
**BY A VOTE OF 5-0, WILL  
RECOMMEND ADOPTION OF  
NEGATIVE DECLARATION AND  
APPROVAL OF GENERAL  
PLAN AMENDMENT TO THE  
BOARD OF SUPERVISORS**

**GENERAL PLAN AMENDMENT NO. 1097** – Intent to Adopt a Negative Declaration - The Riverside County Housing Element (2006 – 2014). The County of Riverside Housing Element is an integral part of the County's overall General Plan. 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. 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. Principal Planner: Adam Rush at (951) 955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org). (Legislative)

**4.0 WORKSHOP**

4.1 **HIGHWAY 79 POLICY AREA UPDATE: CONTINUED TO APRIL 17, 2013**

4.2 **PLANNING COMMISSION ORIENTATION**

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

**6.0 DIRECTOR'S REPORT**

**7.0 COMMISSIONER'S COMMENTS**