



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 18, 2016**

**1.0 CONSENT CALENDAR**

- 1.1 PLOT PLAN NO. 25594 – RECEIVE AND FILE** - Applicant: Verizon Wireless – Engineer/Representative: Margee Hoeger – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesternly corner of 10th Ave and North Broadway – 3.5 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. Project Planner: John Hildebrand at (951) 955-1888 or email [jhilder@rctlma.org](mailto:jhilder@rctlma.org).
- Planning Commission Action:**  
A vote of 5-0,  
**RECEIVED AND FILED**
- 1.2 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32818** - Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac., Community Development: Medium High Density Residential (CD: MHDR)(5-8 D.U./Ac.) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. – 24.84 Acres - Zoning: Specific Plan (SP 293) - Approved Project Description: Schedule A subdivision of 24.84 acres into 252 condominium units within 84 individual buildings - **REQUEST: EXTENSION OF TIME TO MARCH 1, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- Planning Commission Action:**  
A Vote of 5-0,  
**APPROVED FIRST EXTENSION OF TIME.**
- 1.3 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33743** - Applicant: The Woods (Riverside) Venture,
- Planning Commission Action:**  
A Vote of 5-0,

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LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) - Location: Northerly of Domenigoni Parkway easterly of Leon Rd., and southerly of Olive Ave. – 5.61 Acres - Zoning: Specific Plan 293 (Winchester Hills) - Approved Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area. - **REQUEST: EXTENSION OF TIME TO FEBRUARY 4, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

**APPROVED FIRST EXTENSION OF TIME.**

- 1.4 THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30592** - Applicant: CADO Perris, LLC - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) - Location: North of Walnut St., southerly of Rider St., and westerly of Patterson Ave. – 32.5 Acres - Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 32.5 acres into 131 Single Family Residential lots and one detention basin. - **REQUEST: EXTENSION OF TIME TO February 25, 2017 - THIRD EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

**Planning Commission Action:**

A Vote of 5-0,

**APPROVED THIRD EXTENSION OF TIME.**

- 1.5 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32816** - Applicant: The Woods(Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR)(8-14 D.U./Ac.): Community Development: Medium High Density Residential (CD:MHDR) (5-8 D.U./Ac.) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. – 13.34 Acres - Zoning: General Residential (R-3) - Approved Project Description: Schedule A subdivision of 13.34 acres into 84 multi-family residential lots - **REQUEST: EXTENSION OF TIME TO APRIL 11, 2017 – FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or

**Planning Commission Action:**

A Vote of 5-0,

**APPROVED FIRST EXTENSION OF TIME.**

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email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

- 1.6 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32817** - Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Commercial Retail (CD:CR), Open Space: Recreational (OS:R) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. – 35.74 Acres - Zoning: Specific Plan (SP 293) - Approved Project Description: Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area - **REQUEST: EXTENSION OF TIME TO FEBRUARY 8, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

**Planning Commission Action:**

A Vote of 5-0,

**APPROVED FIRST EXTENSION OF TIME.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

- 3.1 ORDINANCE NO. 348.4835** – CEQA Exempt – is a Countywide amendment to Riverside County Ordinance No. 348, modifying Article XIXe of Ordinance No. 348 to clarify where sober living homes, residential care and residential health facilities may operate in the County of Riverside and the type of use permit, if any, is required for such uses consistent with State law. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. Continued from April 20, 2016. Project Planner: Larry Ross at 951-955-9294 or e-mail [lross@rctlma.org](mailto:lross@rctlma.org)

**Planning Commission Action:**

Public Comments: Closed

By a vote of: 5-0

**The Planning Commissions recommends to the Board of Supervisors to take the following actions:**

**FIND** that Ordinance No. 348.4835 is exempt from CEQA; and,

**ADOPT** Ordinance No. 348.4835 as modified at hearing.

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**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 NONE

**5.0 WORKSHOP**

5.1 NONE

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

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**