



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 16, 2016**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30752** – Applicant: CA Boulder Springs Holdings, LLC – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Public Facilities (CD:PF) and Rural Community: Low Density Residential (RC:LDR) – Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive – 117 Gross Acres Zoning: Open Area Combining Zone – Residential Development (R-5) and Residential Agriculture – 0.5 Acre Minimum (R-A-0.5) – **APPROVED PROJECT DESCRIPTION:** Schedule B subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5 acre, and nine (9) open space lots – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30752,** extending the expiration date to July 30, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- APPROVED FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30752,** extending the expiration date to July 30, 2017.
- 1.2 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989** – Applicant: Highgrove Property Owners, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Medium Density Residential (MDR) – Location: North of Center Street, east of Mt. Vernon Avenue, west of Carlin Lane, south of Teresa Street t – 10.04 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq. ft., a 19,106 sq. ft. detention basin, and a paseo lot - **REQUEST: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989** extending the expiration date to June 27, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- APPROVED FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989,** extending the expiration date to June 27, 2017.

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- 1.3 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817** – Applicant: Lansing Companies, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) – Location: Northerly of Central Avenue and easterly of Menifee Road – 17.2 Acres – Zoning: Residential Agricultural (R-A) – **APPROVED PROJECT DESCRIPTION:** Schedule ‘B’ tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin – **REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817**, extending the expiration date to August 25, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org. **APPROVED THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817**, extending the expiration date to August 25, 2017.
- 1.4 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33145** – Applicant: Copper Skye, LLC c/o Marc Perlman – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre), Low Density Residential (CD-LDR) (0.5 Acre Minimum) and Open Space: Conservation (OS-C) Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road – 34.16 acres – Zoning: Specific Plan (SP 293, A-43) – **APPROVED PROJECT DESCRIPTION:** Schedule A – to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities – **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33145**, extending the expiration date to July 20, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org. **APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145**, extending the expiration date to July 20, 2017.
- 1.5 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30399** – Applicant: Meridian Land Development – Fourth Supervisorial District – Lower **APPROVED FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30399**, extending the expiration date to April 15, 2017.

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Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very Low Density Residential (CD: VLDR) – Location: Northerly of Airport Blvd., easterly of Monroe St., and Westerly of Arabia St. – 40 acres – Zoning: One-Family Dwelling, Minimum of 30,000 sq. ft. (R-1-30000) – APPROVED PROJECT DESCRIPTION: Schedule ‘A’ subdivision to divide 40 acres into 40 residential lots with separate common retention basin lots, horse/pedestrian trail lots, landscaped entry lot, a well site and private streets located within Assessor’s Parcel Numbers 767-360-001 and 767-360-002. AMENDED BY BOARD CONDITIONS MAP – **REQUEST:** FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30399, extending the expiration date to April 15, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

- 1.6 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427** – Applicant: Wesley Hylan – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac); Medium High Density Residential (CD:MHDR) (5-8 du/ac); Very High Density Residential (CD:VHDR) (14-20 du/ac); Open Space: Conservation (OS: C) (N/A); Recreation (OS:R) (N/A) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Foothill Avenue, and westerly of Reservoir Avenue – 93.66 Acres – Zoning: Specific Plan (SP246A1) – Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of ninety-five (95) 5,000 sq. ft. lots; one-hundred and thirty-one (131) 4,500 sq. ft. lots, sixty-five (65) 4,000 sq. ft. lots, two (2) water quality basins, and twenty-one (21) open space lots – **REQUEST:** SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427, extending the expiration date to October 26, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- APPROVED SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427**, extending the expiration date to October 26, 2017.

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- 1.7 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291 – APPROVED FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291,** extending the expiration date to March 27, 2018.
Applicant: Highgrove Property Owners, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: Northerly of Center Street, easterly of Oriole Avenue, southerly of Main Street – 27.16 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 27.16 acres into 69 single family residential lots with a minimum lot size of 7,200 sq. ft. and three (3) open space lots for an overall density of 2.54 dwelling units per acre. Phase I proposes to subdivide 13.2 acres into 37 single family residential lots with a minimum lot size of 7,200 sq. ft. and two open space lots for a paseo and a detention basin. Phase II proposes to subdivide 13.96 acres into 32 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) open space lot. Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned across this site. **REQUEST:** FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291, extending the expiration date to March 27, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.8 PLOT PLAN NO. 25700 – RECEIVE & FILE – RECEIVED AND FILED**
Applicant: Verizon Wireless –
Engineer/Representative: SAC Wireless –
Owner: Alicia Gonzalez – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – General Plan: Agriculture: Agriculture (AG:AG) (10 acre minimum) – Location: Southerly of 68th Street, westerly of Hayes Street, northerly of Highway 111, and easterly of Colfax Street – 15.96 Gross Acres – Zoning: Heavy Agriculture, 20 acre minimum lot size (A-2-20) – **REQUEST:** Proposed construction of a wireless facility consisting of a 69-foot tower disguised as a palm tree with twelve (12) panel antennas, twelve (12) Radio Repeating Units, two (2) surge protectors and one (1) parabolic antenna within a 900 sq. ft. lease area. Included inside the lease area is

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an approximate 195 sq. ft. equipment shelter with two Global Positioning Satellites attached and a 132 gallon diesel standby generator within the same lease area – APN: 729-070-016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

1.9 PLOT PLAN NO. 25796 – RECEIVE AND RECEIVED AND FILED

FILE – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Garner Valley Property Owners Association – Third Supervisorial District – Garner Valley Zoning District – REMAP Area Plan – Land Use Designation: Open Space: Conservation (OS:C) – Location: Southerly of Pathfinder Road, northerly of San Vito Circle, and easterly of Devil’s Ladder Road – Zoning: Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** Permit the construction of a wireless facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) GPS antennas within an enclosed 675 square foot lease area. – APN 577-020-015. Project Planner: Tim Wheeler at 951-955-6060 or at twheeler@rctlma.org.

1.10 PLOT PLAN NO. 25779 – RECEIVE & FILE – RECEIVED AND FILED

Applicant/Engineer Representative: SAC Wireless – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR), and Open Space: Mineral Resources (OS-MIN) – Location: Southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-4 (SP 176 PA III-4) – **REQUEST:** Propose to permit a wireless facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, twelve (12) Radio Repeating Units, two (2)

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equipment cabinets, one (1) Direct current generator, and two (2) Global Positioning Satellite antennas within an enclosed 576 sq. ft. lease area. – APN: 283-100-056. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, and west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR) on three parcels, totaling 630 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Comments:

The Planning Commission Recommends to the Board of Supervisors:

INITIATION OF THE GENERAL PLAN AMENDMENT

2.2 GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION: North of Ramona Expressway, south of Gilman Springs Road and East of Bridge Street – PROJECT SIZE: 202 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG) on two parcels, totaling 202 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Comments:

The Planning Commission Recommends to the Board of Supervisors:

INITIATION OF THE GENERAL PLAN AMENDMENT

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- 2.3 GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy)** – **APPLICANT:** Kim Myung – **ENGINEER/REPRESENTATIVE:** Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of 70th Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69th St. – **PROJECT SIZE:** 40 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR) on one parcel, totaling 40 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org
- Planning Commission Comments:**
The Planning Commission Recommends to the Board of Supervisors:
- INITIATION OF THE GENERAL PLAN AMENDMENT**
- 2.4 GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy)** – **APPLICANT:** Hillcrest Homes – **ENGINEER/REPRESENTATIVE:** Trip Hord Associates – Fifth Supervisorial District – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – **ZONE:** Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – **LOCATION:** North of Ramona Expressway and south of Bernasconi – **PROJECT SIZE:** 83.74 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C) on three parcels, totaling 83.74 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org
- Planning Commission Comments:**
The Planning Commission Recommends to the Board of Supervisors:
- INITIATION OF THE GENERAL PLAN AMENDMENT**
- 2.5 GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy)** – **APPLICANT:** Marcus Richard – **ENGINEER/REPRESENTATIVE:** United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo
- Planning Commission Comments:**
The Planning Commission Recommends to the Board of Supervisors:
- INITIATION OF THE GENERAL PLAN AMENDMENT**

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Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Meniffee Road – PROJECT SIZE: 18.39 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on two parcels, totaling 18.39 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.6 GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy)** – APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Comments:

The Planning Commission Recommends to the Board of Supervisors:

NOT TO INITIATE THE GENERAL PLAN AMENDMENT

- 2.7 GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy)** – APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County of Riverside boundary – PROJECT SIZE: 94.14 gross

Planning Commission Comments:

The Planning Commission Recommends to the Board of Supervisors:

INITIATION OF THE GENERAL PLAN AMENDMENT WITH CAUTION

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acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR) on four parcels, totaling 94.14 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

2.8 GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) – APPLICANT: Philip Bettencourt – **ENGINEER/REPRESENTATIVE:** Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – **PROJECT SIZE:** 29.51 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, totaling 29.51 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Comments:

The Planning Commission Recommends to the Board of Supervisors:

INITIATION OF THE GENERAL PLAN AMENDMENT

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

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