



PLANNING COMMISSION HEARING REPORT OF ACTIONS JANUARY 4, 2017

1.0 CONSENT CALENDAR

1.1 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32764** –

Applicant: Rick Hoffman – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Northerly of 10th Street, easterly of Interstate 215 and Reservoir Avenue – 6.74 Acres – Zoning: Residential Agricultural (R-A) – Approved Project: Schedule B Subdivision of 6.74 acres into six single family residential one acre lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32764 extending the expiration date to February 22, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org

Planning Commission Action:

APPROVED Second Extension of Time Request for Tentative Tract Map No. 32764 extending the expiration date to February 22, 2017.

1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693** –

Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley – Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Acre) – Location: West of Van Buren St., south of Avenue 62, east of Calhoun St. and north of Avenue 63 – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 162 acres into 228 single family residential lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org

Planning Commission Action:

APPROVED First Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017.

1.3 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32694** –

Applicant: Munger Farms – Fourth Supervisorial District – Lower Coachella Valley

Planning Commission Action:

APPROVED First Extension of Time Request for Tentative Tract Map No. 32694, extending

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Zoning District –Eastern Coachella Valley – Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 Acres), Community Development: Public Facilities (CD:PF) (\leq 0.06 Far) – Location: Westerly of Interstate 86, easterly of Van Buren St., southerly of Avenue 62, and northerly of Avenue 64 – 396.2 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R-1-5), Planned Residential (R-4), Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 396 acres into 547 residential lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017.

1.4 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 34466 –

Applicant: Darren Chin – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan Rural: Rural Residential (R:RR) (5-Acre Minimum), Open Space: Conservation Habitat (OS:CH) – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 1,099.3 acres – Zoning: Residential Agricultural (R-A), Open Area Combining Zone – Residential Developments (R-5), and Citrus/Vineyard (C/V) – Approved Project Description: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a one (1) acre minimum lot size in the C/V zone), Eight (8) winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5 acre lot for a future fire station – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2018. Project Planner: Tim Wheeler at 951-

Planning Commission Action:

APPROVED First Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2018.

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955-6060 or email at twheeler@rctlma.org.

- 1.5 PLOT PLAN NO. 25878 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Verizon Wireless proposes a disguised wireless communication facility comprised of the following: 60 foot high monopole disguised as a palm tree, 12 panel antennas, 12 Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, one (1) parabolic antenna. Included within the 418 sq. ft. lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by a six foot high decorative block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- Planning Commission Action:**
RECEIVED AND FILED
- 1.6 PLOT PLAN NO. 25767 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately 12 panel antennas, (2) power/fiber demarcation boxes, 12 Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a six foot
- Planning Commission Action:**
RECEIVED AND FILED

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high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

- 1.7 PLOT PLAN NO. 25847 – RECEIVE and FILE** – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include 12 panel antennas, twelve Remote Radio Units, and two parabolic antenna dishes mounted to a 50 foot tall monopine, as well as, two equipment cabinets, and one DC generator within an enclosed 324 sq. ft. lease area by a masonry block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Planning Commission Action:

RECEIVED AND FILED

- 1.8 FORTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199** – Applicant: Stephen Macie – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 Acre Minimum)– Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Parkway – 8.8 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots – **REQUEST:** Forth Extension of Time for Tentative Tract Map No. 31199, extending the expiration date to January 5, 2018. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Planning Commission Action:

MOVED TO JANUARY 18, 2017 DUE TO THE LACK OF QUORUM.

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2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 REMOVED FROM AGENDA

4.2 GENERAL PLAN AMENDMENT NO. 803, CHANGE OF ZONE NO. 7321, and TENTATIVE TRACT MAP NO. 33410 – Intent to Adopt a Negative Declaration – Applicant/Owner: MRF-Groves Development – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Edgemont – Sunnymead Zoning District – Highgrove and Reche Canyon/Badlands Area Plans: Community Development: Public Facilities (CD:PF) (≤0.60 FAR) – Location: Southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Gross Acres – Zoning: Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The General Plan Amendment proposes to amend the current land use designation from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre). The Change of Zone proposes to alter the zoning classification from Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 45.57 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft.; 12 open space lots for a 4.11 acre detention basin, 2.12 acre park area, and 5.19 acres dedicated to trails, flood control, fire access roads, a water quality basin, and drainage collection. Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctlma.org.

Planning Commission Action:
Public Comments: OPEN

CONTINUED to January 18, 2017

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4.3 REMOVED FROM AGENDA

4.4 PARCEL MAP 37082, PLOT PLAN NO. 25998 and VARIANCE NO. 1900 – Intent to Adopt a Negative Declaration – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (0.25 – 0.60 FAR) – Location: East side of Briggs Road and 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – **REQUEST:** To establish a self-storage facility on 8.09 gross acres consisting of 156,451 sq. ft. of storage buildings, a 2,050 sq. ft. office, 61 open recreational vehicle parking spaces, and 17 parking spaces. The parcel map is a Schedule E subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development. Variance No. 1900 is a request for a Zero (0) setback along the east property line adjacent to the 46.5 ft. gas easement. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

Planning Commission Action:
Public Comments: CLOSED

A vote of 3-0 (Chairman Hake Absent)

ADOPTED the NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42889; and,

APPROVED VARIANCE NO. 1900; and,

APPROVED PLOT PLAN NO. 25998; and,

APPROVED PARCEL MAP NO. 37082.

4.5 CONDITIONAL USE PERMIT NO. 3751 – CEQA Exempt (Section 15301) – Applicant: Mohammad Harb – First Supervisorial District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris, and south of San Jacinto Avenue – Project Size: 0.33 acres – **REQUEST:** A Conditional Use Permit to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine), within an existing building on one parcel, totaling 0.33 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: CLOSED

A vote of 3-0 (Chairman Hake Absent)

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 3751.

5.0 WORKSHOP

5.1 NONE

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- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 7.0 DIRECTOR'S REPORT**
- 8.0 COMMISSIONER'S COMMENTS**