



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 20, 2017**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36161** – Applicant: Morning Star Village c/o James Bach – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northwesterly of Winchester Road, southerly of Flossie Way, and easterly of Pourroy Road – 23.66 Acres – Zoning: General Commercial (C-1)/(C-P) – Approved Project Description: The land division hereby permitted is a Schedule “E” Subdivision of 23.66 acres into six (6) parcels, ranging in size from 0.82 to 7.70 acres, for commercial purposes – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36161, extending the expiration date to August 5, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36161, extending the expiration date to August 5, 2020.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32822** – Applicant: Jeff Chung – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Avenue D, southerly of Markham Street, easterly of Cole Avenue, and westerly of Cable Lane – 103.06 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Subdivide 103.06 gross acres into 82 single family residential lots with a minimum lot size of one (1) acre, one (1) on-site water quality detention basin, two (2) off-site water quality detention basins, and one (1) open space lot (lot 83). This project also includes a 14-foot community trail easement, located northwesterly of Markham Street and along the easterly boundary of Cole Avenue – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32822, extending the expiration date to October 4, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32822, extending the expiration date to October 4, 2020.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34713** – Applicant: Jeff Chung – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Rural Community: Low Density Residential (RC-LDR) (1/2 acre min.) – Location: Southerly of Avenue D, easterly of Cole Avenue, and westerly of Ravenwood Drive – 38.25 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule “B” Subdivision proposed of 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one (1) acre and three (3) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED:** Second Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2020.
- 1.4 PLOT PLAN NO. 25843** – Receive & File – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Owner: Southern California Edison – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Open Space: Mineral (OS-MIN) – Location: Southerly of Temescal Canyon Road, westerly of Campbell Ranch Road, and easterly of Maitri Road, within the unincorporated area of Riverside County – Zoning: Wildrose Specific Plan, Planning Area IV-2 (SP 176, PA IV-2) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree (monopine), consisting of a 70 foot tall tower, 12 panel antennas, 12 remote radio units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) global positioning **RECEIVED AND FILED.**



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satellite antennas enclosed within a 300 sq. ft. lease area. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209 – Intent to Adopt a Mitigated Negative Declaration – EA42924 – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O) – **REQUEST: The **General Plan Amendment** proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule “A” Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site. Continued from November 1, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

CONTINUED to February 7, 2018.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3730 and VARIANCE NO. 1903 – Intent to Adopt a Negative Declaration – EA42836 – Applicant: Cortel & AT&T Mobility c/o Melissa Francisco – Engineer: Breen Engineering c/o Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Easterly of Redlands Boulevard, southerly of San Timoteo Canyon Road, and westerly of Lakeshore Drive – 78.78 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST: The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install 12 eight (8) foot high panel antennas, 24 remote radio units, and four (4) surge suppressors within an unenclosed 432 sq. ft. lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 sq. ft. lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 sq. ft. Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings 1000 ft. If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED a Negative Declaration for Environmental Assessment No. 42836; and

APPROVED Variance No. 1903; and

APPROVED Conditional Use Permit No. 3730, subject to conditions of approval.



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4.2 CONDITIONAL USE PERMIT NO. 3772 – Exempt from the California Environmental Quality Act (CEQA), Section 15301 (Existing Facilities) – Applicant: Rescare Holdings, LLC – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Location: Northerly of El Cerrito Avenue, southeasterly of Ontario Avenue, and westerly of Interstate 15, specifically 7550 Ruddell Road, Corona, California – 0.39 Gross Acres – Zoning: One Family Dwellings – 20,000 sq. ft. minimum (R-1-20,000) – **REQUEST: The project proposes to permit a 15 bed residential care facility for the elderly with a focus on Alzheimer’s care. The previous land use permit for this facility expired November 14, 2011. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

APPROVED Conditional Use Permit No. 3772, subject to conditions.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS