



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 1, 2019**

**1.0 CONSENT CALENDAR**

- 1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR** – Adding May 29, 2019 to be heard in Riverside at 9:00 a.m. **ADOPTED** the Revised 2019 Planning Commission Calendar.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. TR31500** – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD-MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 – Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres – Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – Approved Project Description: Schedule “A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 sq. ft. and 12 open space lots totaling approximately acres 6.74 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@rivco.org](mailto:TEngelki@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022.
- 1.3 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954 – RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road, and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70’ high broadleaf tree. The project will consist of 12 antennas mounted 65’ high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.
- 1.4 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096 – RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75’ high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.
- 1.5 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193 – RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: an unmanned T- **APPROVED** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.



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Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto three (3) sectors and located 47' high above grade level. Additionally the project shall include six (6) equipment cabinets and one (1) GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 TENTATIVE TRACT MAP NO. 33978, REVISION NO. 1 – Intent to Consider Addendum No. 3 to Environmental Impact Report No. 319 – (CEQ190007) – Applicant:** Rockne Construction, Inc. – Engineering/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC) – Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – Open Space – Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Residential (RR) – Located: Northerly of Placentia Avenue, southerly of Walnut Street, easterly of Bradley Road, and westerly of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** A revision to an approved Schedule “A” Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway, and does not propose additional lots or a reduction in open space. Project Planner: Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 3-0

**CONSIDERED** Addendum No. 3 to Environmental Impact Report No. 319 (CEQ190007); and,

**APPROVED** Tentative Tract Map No. 33978, Revision No. 1, subject to the conditions of approval as modified at hearing.

**4.2 CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1 – Intent to Consider Addendum No. 1 to a Mitigated Negative Declaration – (EA41981) – Applicant:** Fayez Sedrak – Engineer/Representative: Creative Design Associates, c/o Caleb Wong – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01), is a request by the applicant, Creative Designs Associates, to modify the perimeter fencing design for the approved 3-story, 52,798 sq. ft., 103 room Fairfield Inn hotel. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@RIVCO.ORG](mailto:TEngelki@RIVCO.ORG).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41981; and,

**APPROVED** Conditional Use Permit No. 3599, Revision No. 1, subject to the conditions of approval.

**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**