



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

APRIL 11, 2011

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1st FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 24858** – CEQA Exempt – Applicant: Kevin Powell – Owner: Kevin and Evalyn Powell – Second Supervisorial District – Glen Avon Zoning Area – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly Stone Mist Circle, southerly of Jurupa Road, easterly of Meadow land Drive, westerly of Tyrolite Street – .48 Acre – Zoning: Light Agricultural (A-1) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to construct a 1,092 square foot detached garage on .48 acre, associated with the 2,420 square foot residence located at 8182 Laurel Park Circle in Riverside. APN: 166-060-024. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

Click on the link below for this agenda item number:

[2.1 Staff Report](#) 2 MB

- 2.2 **PLOT PLAN NO. 24721** – CEQA Exempt – Applicant: Tommy Williams – Owner: A A & Associates - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Rural Community: Low Density Residential (RC:LDR) (1/2 acre minimum) - Located Northerly of 34th, southerly of Valley Way, easterly of Armstrong Road, westerly of 36th Street – Zoning: Light Agricultural (A-1) (1/2 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to permit several unpermitted (576 sq. ft. carport, 795 sq. ft. carport, 545 sq. ft. carport, 248 s. ft. carport, 230 sq. ft. carport, 1,062 sq. ft. steel storage building, 533 sq. ft. steel patio, 710 sq. ft. storage building associated with the 1,254 square foot mobilehome residence located at 6834 34th Street in Riverside. APN: 174-320-009, 174-320-008, 174-

320-030. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

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- 2.3 **PLOT PLAN NO. 23166** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Juan Jose Cardenas – Engineer/Representative: Javier Mendez – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Mission Boulevard and easterly of Felspar Street – 0.61 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The plot plan proposes to permit an existing unpermitted tire sales and service use, demolish the existing structures and construct a new building. The proposal consists of a 4,000 sq. ft. building that includes 1,796 sq. ft. of showroom area, 2,250 sq. ft. of service area, two concealed shipping containers for tire storage and 32 parking spaces. – APN: 169-110-049 – Related Case: CV07-6886. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org (Quasi-judicial)

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[2.3 Staff Report](#) 8 MB

- 2.4 **PLOT PLAN NO. 24694** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Madera De Playa Road, southerly of Rancho California Road, easterly of Callie Contento, and westerly of Anza Road, more specifically 39456 Rancho California Road – 21.61 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) - **REQUEST:** This plot plan is a proposal by Verizon Wireless to construct a wireless telecommunication facility concealed as a 50 foot high faux water tower. The project includes the installation of eighteen (18) panel antennas located at 46' high centerline inside the water tower, two (2) GPS antennas, a 184 square foot equipment shelter within a 1,600 square foot lease area surrounded by a 6' high split-face block wall and landscaping. - APN: 951-140-041. (Continued from March 28, 2011) Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-Judicial)

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[2.4 Staff Report](#) 9 MB

- 2.5 **PLOT PLAN NO. 17269, REVISED PERMIT NO. 2** – No New Environmental Documents Required – Applicant: James Carter – Engineer/Representative: Hunsaker & Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area - Location: Southerly of Rancho California Road and easterly of Anza Road – 63.25 Gross Acres - Zoning: Citrus Vineyard (C-V) - **REQUEST:** Plot Plan No. 17269, Revised Permit No. 2 proposes to remove the central air conditioning requirements for the hotel previously approved on the Plot Plan allow individual Package Terminal Air Conditioning (PTAC) units for each hotel room within the 3-story 50-unit hotel, which is part of the 39 acre Temecula Springs Resort. (Continued from March 28, 2011) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

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- 2.6 **TENTATIVE PARCEL MAP NO. 30298** – Intent to Adopt a Negative Declaration – Applicant: Randy and Cindy Horton –Engineer/Representative: Southland Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Southerly of Glen Oaks Road, westerly of Calle Bellagio, and easterly of Corte Venture – 12.19 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with a minimum parcel size of two (2) acres. – APN: 941-080-027. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

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3.0 PUBLIC COMMENTS: