



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

MAY 9, 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 **FIRST EXTENSION OF TIME** for **PLOT PLAN NO. 11258, REVISED PERMIT NO.1** - Applicant: Donald Simmons - Second Supervisorial District – Jurupa Zoning District - Glen Avon Area Plan: Community Development – Business Park (CD: BP) (0.25 Floor Area Ratio) - Location: Northerly of Jurupa Road, southerly of Galena Street, easterly of Felspar Street and westerly of Pedley Road – 1.77 Gross Acres - Zoning: Manufacturing – Service Commercial (M:SC) - APPROVED PROJECT DESCRIPTION: Proposal is to remove the existing building and parking lot to be replaced with two new buildings (12,050 square feet), consisting of 11 units and 28 parking spaces. Proposed Building A (8,021 square feet) consist of 7 units and proposed Building B (4,029 square feet) consists of 4 units. - **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 11258, REVISED PERMIT NO. 1**, extending the expiration date to September 6, 2011. Project Planner, Larry Ross at 951-955-3585 or e-mail lross@rctlma.org.

[1.1 Staff Report](#) (7 MB)

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

- 2.1 **PLOT PLAN NO. 24520** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Barbara Saito - First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southeasterly corner of Grand Ave and Maiden Lane, more specifically 33020 and 33040 Maiden Lane – 2.3 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan is a proposal for T-Mobile to collocate six (6) panel antennas located on three (3) sectors on an existing monopine. The monopine will be extended by 10 feet to reach a total height of 70 feet and the proposed antennas will be located at 66 feet high on the monopine. The

project will also include four (4) equipment cabinets and one (1) GPS antenna in a 270 square foot lease area surrounded by an 8 foot high concrete masonry unit retaining wall and wood fence enclosure. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

2.1 Staff Report (8 MB)

2.1 Conditions of Approval

2.1 Environmental Assessment

- 2.2 **PLOT PLAN NO. 24765** - CEQA Exempt - Applicant: Konrad Rieger - Owner: Charlene and Michael O'Dell - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Rural: Rural Mountainous (10 acres minimum) (R:RM) - Located Northerly of Rancho California Road, westerly of Calle Capistrano - 5 Acres - Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) - REQUEST: The Plot Plan is a proposal to permit an unpermitted 990 square foot detached garage on 5 Acres, associated with the 9,291 square foot residence (CWP additions BAR100277) located at 42925 Calle Montecillo Road in Temecula. APN: 935-260-027. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.2 Staff Report (3 MB)

- 2.3 **PLOT PLAN NO. 24897** - CEQA Exempt - Applicant: Steven Murray - Owner: Gloria Carmona - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan – Rural Community: Low Density Residential (1/2 acre minimum) (RC:LDR) - Located Northerly of Sedona Street, southerly of Jurupa Road, easterly of Soto Avenue, westerly of Golden West Avenue - 1.12 acre - Zoning: One Family Dwelling (R-1) (7,200 sq. ft. minimum lot size) and Light Agricultural (A-1) (1/2 acre minimum) - REQUEST: The Plot Plan is to permit an unpermitted 2,950 square foot detached horse barn and 1,167 square foot chicken coop on 1.12 acre, associated with the 3,190 square foot residence and 984 square foot detached garage located at 4531 Fairbanks Avenue in Riverside. APN: 183-140-014 Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.3 Staff Report (3 MB)

- 2.4 **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 (Continued from April 11, 2011). Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

(No Staff Report provided)

- 2.5 **PLOT PLAN NO. 24700** – CEQA Exempt – Applicant: Joseph James – Owner: Jimmy and Heather Sloan – Fifth Supervisorial District – Good Hope Zoning Area – Mead Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northerly of Fisher Street, southerly of Deprad Street, easterly of Cox Street, westerly of Perris City Limits – 4.05 Acres – Zoning: Rural Residential (R-R) (1/2 acre minimum) – REQUEST: The Plot Plan is proposal to construct a 5,000 square foot steel storage building and permit an unpermitted 1, 800 square foot

detached garage on 4.05 acres, associated with the 1,650 square foot residence located at 23110 Fisher Street in Perris. APN: 326-260-024. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

[2.5 Staff Report](#) (3 MB)

- 2.6 **PLOT PLAN NO. 23580** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kaur Singh – Engineer/Representative: FDC & Associates – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio), Mission Boulevard Policy Area – Location: Northerly of San Sevaine Way and westerly of Mission Boulevard – 1.22 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Plot Plan proposes to construct a single commercial building containing an 1,832 square foot Wienerschnitzel Restaurant with a drive-through and 856 square feet of undesignated retail space with a total of 21 parking spaces. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)

[2.6 Staff Report](#) (17 MB)

[2.6 Conditions of Approval](#)

[2.6 Environmental Assessment](#)

- 2.7 **PLOT PLAN NO. 24217** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Shook Building Systems, Inc. – Engineer/Representative: Crane Architectural Group – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio), Mira Loma Warehouse/Distribution Center Policy Area – Location: northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, easterly of the Day Creek Channel and westerly of Parkhurst Street – 3.66 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a parking lot for 37 truck and trailer parking spaces and 44 automobile parking spaces on a 3.66 gross acre site for the existing 7,855 square foot office and warehouse building located to the south of the project site to facilitate existing needs approved under Plot Plan No. 21014. A portion (290'-11") of the existing 8 foot high concrete tilt-up perimeter south wall is to be removed to provide vehicular circulation to the existing facility. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)

[2.7 Staff Report](#) (11 MB)

[2.7 Conditions of Approval](#)

[2.7 Environmental Assessment](#)

- 2.8 **PLOT PLAN NO. 24774** – CEQA Exempt – Applicant: Kathy Lindsey – Owner: Mel and Joan Lindsey - Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Rural: Low Density Residential (RC:LDR) (10 acre minimum) - Located Northerly Camino Road, southerly of Mesa, easterly of Grande Road Street, westerly of via Lobato – Zoning: Rural Agriculture (R-A-5) (10 Acre minimum) – **REQUEST:** The Plot Plan is a proposal permit a class I dog kennel (5-10) dogs. - Lot size – 5.74 acre, located at 37880 Mesa Road, Temecula CA 92592. APN: 924-070-014. Project Planner, Kamryn Sanchez at 951-955-0221 or e-mail ksanchez@rctlma.org. (Quasi-judicial)

[2.8 Staff Report](#) (2 MB)

[2.8 Conditions of Approval](#)

- 2.9 **PLOT PLAN NO. 23285, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration

– Applicant: Marcelo Doffo – Engineer/Representative: Marcelo Doffo - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Easterly of Warren Road, southerly of Summitville Street, and northerly of East Benton Road – 15.91 Gross Acres - Zoning: Light Agriculture -10 Acre Minimum (A-1-10) - **REQUEST:** The existing use consists of a converted 968 square foot garage with a 550 square foot outdoor crush pad into a winery and tasting room, together with a 14 space parking lot. The hours of operation were limited to 10:00 a.m. to 5:00 p.m., Friday through Sunday and some holidays (except New Years Day, Thanksgiving Day, and Christmas Day) by appointment only. No special events were permitted. The revised permit proposes that limo parking occur by appointment only, but the hours of operation be expanded to 10 a.m. to 5 p.m. daily. Also, the revised permit proposes to pave the existing parking lot; however there will be no expansion to the parking lot. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

[2.9 Staff Report](#) (6 MB)

[2.9 Conditions of Approval](#)

[2.9 Environmental Assessment](#)

- 2.10 **PLOT PLAN NO. 16932, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ecology Auto Parts – Engineer/Representative: Raab Engineering – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of Cajalco Road, southeasterly of Cajalco Expressway, and southwesterly of Harvill Road – 4.31 acres – Zoning: Manufacturing – Service Commercial (M-SC), Industrial Park (I-P) – **REQUEST:** The Plot Plan Revision proposes to change the previously approved use of the site from commercial metal fabrication to an existing recycling, related truck storage, and limited vehicle/recycling bin repair. Recycling collection will occur in designated outdoor collection bins. Vehicle and bin repair would occur in an existing 12,000 square foot structure. Truck storage would occur in the 44 designated truck parking spaces. (Continued from April 25, 2011) Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

[2.10 Staff Report](#) (3 MB)

[2.10 Conditions of Approval](#)

[2.10 Environmental Assessment](#)

3.0 PUBLIC COMMENTS: