



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

MAY 23, 2011

## AGENDA

### RIVERSIDE COUNTY PLANNING DEPARTMENT

#### 4080 LEMON STREET

#### 1<sup>st</sup> 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](mailto: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. 23851** - Applicant: David Williamson - Second Supervisorial District – Prado-Mira Loma Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) - Location: Northerly of Range View Road, southerly of Niagara Drive, easterly of Ocala Drive, and westerly of Crown Drive – 0.46 Gross Acres - Zoning: Residential Agricultural (R-A) - **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is to construct a 760 square foot detached two-car garage on 0.46 acres associated with the 1,396 square foot residence located at 11656 Niagara Drive in Mira Loma. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23851**, extending the expiration date to December 15, 2011. Project Planner, Larry Ross at 951-955-3585 or e-mail [lross@rctlma.org](mailto:lross@rctlma.org).

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

- 1.2 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 22414** - Applicant: SDG Investments, LLC – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio)- Location: Easterly of Interstate 15 and westerly of Temescal Canyon Road – 3.05 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **APPROVED PROJECT DESCRIPTION:** The use is hereby permitted is for the construction of (1) 26,436 square feet industrial building and one (1) 3,600 square feet drive-thru restaurant on 3.05 gross acres for a total of 30,036 square feet. The Industrial building is two (2) stories and includes 7,147 square feet of office space, 7,000 square feet of kitchen area, and 12,289 square feet of warehouse space. The project includes 107 parking spaces. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22414**, extending the expiration date to **December 15, 2011**. Project Planner, Larry Ross at 951-955-3585 or e-mail [lross@rctlma.org](mailto:lross@rctlma.org).

[1.2 Staff Report](#) (4 MB)

1.2 Conditions of Approval

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

- 2.1 **PLOT PLAN NO. 22947** – Intent to Adopt a Mitigated Negative Declaration - Applicant: James A. Smith – Engineer/Representative: Kevin Richer – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of 28th Street, easterly of Avalon Street, and westerly of Rubidoux Boulevard – 0.86 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The plot proposes to construct a 7,500 sq. ft. Manufacturing and Warehouse building consisting of 1,250 square feet of office space and 6,250 square feet of manufacturing and warehouse space. The proposal includes 11 parking spaces. Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

2.1 Staff Report (7 MB)

2.1 Conditions of Approval

2.1 Environmental Assessment

- 2.2 **PLOT PLAN NO. 10872, REVISED PERMIT NO. 1** – CEQA Exempt – Applicant: Jon A. Vasquez – Engineer/Representative: Jon A. Vasquez – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Mission Boulevard and westerly of Pacific Avenue – 0.33 Acres - Zoning: General Commercial (C-1/C-P) – **REQUEST:** This, the first Revised Permit to the approved Plot Plan, proposes to permit a convenience store (Tony K Market), and add 1,160 square feet of building area and 14 parking spaces to the existing 1,130 square foot building for a total building area of 2,290 square feet. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Quasi-judicial)

2.2 Staff Report (7MB)

2.2 Conditions of Approval

- 2.3 **PLOT PLAN NO. 24884** - CEQA Exempt - Applicant: David Henneman – Owner: David Henneman – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) – Located Northerly of Pauba, southerly of Rancho California Road, easterly of Butterfield Stage – 4.67 Acre – Zoning: Residential Agricultural (R-A) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,764 square foot detached barn with breezeway on 4.67 acres, associated with the 2,238 square foot residence, two (100 square foot) chicken coops, and pipe corrals located at 33360 Pauba Road in unincorporated Riverside County near Temecula. APN: 951-050-017. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

2.3 Staff Report (3 MB)

2.3 Conditions of Approval

3.0 PUBLIC COMMENTS: