



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

JUNE 6, 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 **NONE**

### 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. (Continued from May 9, 2011) Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

[2.1 Staff Report](#) (15 MB)

[2.1 Conditions of Approval](#)

[2.1 Environmental Assessment](#)

- 2.2 **PLOT PLAN NO. 24521** - CEQA Exempt - Applicant: Craig and Janet Cooper - Owner: Craig and Janet Cooper - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest

Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northerly Sagewood Court, southerly of Van Buren, easterly of Stoneridge Drive, westerly of Orangecrest Court - 1.27 Acres - Zoning: Light Agricultural (R-A-1) (1 Acre Minimum) - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 252 square foot patio cover, 432 square foot patio cover and a 2,388 square foot RV storage/ garage with ½ bath and concrete mop sink (no shower) associated with the 2,480 square foot residence on 1.27 acres located at 15960 Sagewood Court in the unincorporated Riverside County near the City of Riverside. APN: 273-500-012. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

#### 2.2 Staff Report (3 MB)

- 2.3 **PLOT PLAN NO. 24870/VARIANCE NO. 1877** - CEQA Exempt - Applicant: Thomas Newsome - Owner: Thomas Newson - First Supervisorial District - Rancho California Zoning District - Southwest Area Plan - Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southerly of Avenida De Arboles, easterly of Avenida Bonita, northerly of Avenida Rosella - 6.2 Acres - Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) - **REQUEST:** Plot Plan to construct a 2,700 square foot RV garage with attached 720 square foot carport and Variance to reduce front yard setback from 75 feet to 50 feet due to lot topography constraints on 6.22 acres, associated with the 5,798 square foot residence located at 19775 Avenida De Arboles in the unincorporated Riverside County Area of Murrieta. APN: 929-260-024 – Related Case: PP24870. (Continued from April 25, 2011) 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)

- 2.4 **PLOT PLAN NO. 24836** - CEQA Exempt - Applicant: Raymond Kay - Owner: Raymond Kay - Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Area Plan - Rural: Rural Desert (10 acres minimum) (R:RD) - Located Northerly Southerly of 20<sup>th</sup> Street, easterly of Long Canyon Road - 5 acres - Zoning: Controlled Development Areas (W-2) (20,000 sq. ft. minimum lot size) - **REQUEST:** The Plot Plan is a proposal to construct a 2,000 square foot detached garage/workshop with attached 800 square foot patio cover on 5 acres, associated with the 2,455 square foot residence and a 1,100 square foot detached garage located at 20460 Artesia Road in the unincorporated area of Riverside County near Desert Hot Springs. APN: 660-140-013. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

#### 2.4 Staff Report (2 MB)

- 2.5 **PLOT PLAN NO. 24596** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Westates Holdings, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio), Business Park Policy Area – Location: northerly of Cantu-Galleano Ranch Road, easterly of Interstate 15 and westerly of Wineville Road – 9.64 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The Plot Plan proposes a 122,585 square foot manufacturing building for Dell Corning Corporation, an automotive interior protective products manufacturer and extrusion/converter of oriented shrink film and specialty products firm with 108,085 square feet of manufacturing and storage space, 14,500 square feet of office space, 112 parking spaces and 20 loading docks. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Quasi-judicial)

#### 2.5 Staff Report (16 MB)

#### 2.5 Conditions of Approval

#### 2.5 Environmental Assessment

- 2.6 **TENTATIVE PARCEL MAP NO. 35988** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Juan & Griselda Caldera – Engineer/ Representative: Richman Engineering Consultants – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Tentative Parcel Map is a Schedule “H” subdivision of 4.94 acres into four (4) residential parcels ranging in size from 1.0 to 1.3 acres. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)

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

[2.6 Conditions of Approval](#)

[2.6 Environmental Assessment](#)

3.0 PUBLIC COMMENTS: