



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

JUNE 20, 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 **SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22718** - Applicant: Grady Liu - Second Supervisorial District – Prado-Mira Loma Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) - Location: Northerly of Inland Avenue, southerly of Philadelphia Avenue, and westerly of Progress Circle. – 0.87 Acres - Zoning: Manufacturing-Medium (M-M) – **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for the construction of two (2) 9,709 sq. ft. concrete tilt-up structures for manufacturing and warehouse use. Buildings 'A' and 'B' propose 1,000 sq. ft. of Manufacturing Area, 6,735 sq. ft. of Storage, 987 sq. ft. of Office Space, and a 987 sq. ft. mezzanine designated for storage. The proposed project consist of 19,418 sq. ft. of total building area, 4,730 sq. ft. of landscaping, and 30 parking spaces including two (2) accessible parking spaces for persons with disabilities. - **REQUEST: SECOND EXTENSION OF TIME for PLOT PLAN NO. 22718**, extending the expiration date to March 10, 2012. Project Planner, Larry Ross at 951-955-1852 or e-mail lross@rctlma.org. (Quasi-judicial)

1.1 Staff Report (4 MB)

1.1 Conditions of Approval

- 1.2 **THIRD EXTENSION OF TIME for PLOT PLAN NO. 20457** – Applicant: Tierra West Commercial – Third Supervisorial District – Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway – 5.9 Gross Acres – Zoning: General Residential (R-3) – **APPROVED PROJECT DESCRIPTION:** Proposal to construct 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building, one (1) tot lot, and 193 parking spaces. – **REQUEST: THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20457**, extending the expiration date to June 4, 2012. Project Planner, Larry Ross at 951-955-1852 or e-mail lross@rctlma.org. (Quasi-judicial)

[1.2 Staff Report \(5 MB\)](#)

[1.2 Conditions of Approval](#)

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

- 2.1 **PLOT PLAN NO. 24919** – CEQA Exempt – Applicant: Tuff Shed – Owner: Marshall Zimmer - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Valley Area Plan – .48 Acre - Rural Community: Low Density Residential (RC:LDR) (1/2 acre minimum) - Located Northerly of Del Sur Drive, southerly of Niagara Drive, easterly of Escale Drive, westerly of Aurora Avenue – Zoning: Residential Agricultural (R-1) (1/2 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 720 square foot detached garage on .48 acre, associated with the 3,141 square foot residence and 247 square foot shed (BAS080244) located at 11581 Range View Road in unincorporated Riverside County near Mira Loma, CA. APN: 168-187-002. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

[2.1 Staff Report \(3 MB\)](#)

[2.1 Conditions of Approval](#)

- 2.2 **PLOT PLAN NO. 24915** – CEQA Exempt – Applicant: Evanko's Painting & Remodel – Owner: Richard Fromme - Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Area Plan – 1.67 Acres - Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Located Northerly of Mesa Trail, southerly Quail Trail, easterly of Verbena Road, westerly of Coyote Road – Zoning: One Family Dwelling Residential (R-1-5) (5 Acres minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 860 square foot detached garage on 1.67 acres, associated with the 1,104 square foot residence and 214 square foot guest quarters (1940 construction) located at 71325 Mesa Trail in unincorporated Riverside County area near Palm Desert, CA. APN: 628-340-027. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

[2.2 Staff Report \(3 MB\)](#)

[2.2 Conditions of Approval](#)

- 2.3 **PLOT PLAN NO. 24861** - CEQA Exempt - Applicant: Louis Ewing - Owner: Louis Ewing - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan - Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly Ramon Road, southerly of Thousand Palm Road, easterly of Amite Lane, westerly of Chimayo Road – 1.04 Acres - Zoning: Controlled Development Areas (W-2) (20,000 square foot minimum lot size) - **REQUEST:** Plot Plan to construct a 1,675 square foot detached garage and a 2,520 square foot detached garage on 1.04 acres, associated with the 1,043 square foot residence located at 31900 Amite Road in the unincorporated Riverside County Area of Thousand Palms. APN: 651-072-084. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

[2.3 Staff Report \(3 MB\)](#)

[2.3 Conditions of Approval](#)

- 2.4 **PLOT PLAN NO. 24678** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Alexander Lew - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20

– 0.35 Floor Area Ratio) – Location: Northerly of 58th Street, southerly of Mechanics Way, easterly of Etiwanda Avenue, and westerly of Ridgeview Avenue, more specifically 5666 Etiwanda Avenue – 1.26 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 60 foot high palm tree with nine (9) panel antennas located on three (3) sectors along with one (1) microwave antenna. The 578 square foot lease area surrounded by a decorative block wall enclosure and landscaping will contain six (6) equipment cabinets, one (1) omni whip antenna, and one (1) GPS antenna. Two live palm trees are also proposed to be planted within the project area. Project Planner Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-Judicial)

[2.4 Staff Report \(9 MB\)](#)

[2.4 Conditions of Approval](#)

[2.4 Environmental Assessment](#)

3.0 PUBLIC COMMENTS: