



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

JULY 25, 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 **VARIANCE NO. 1876** - CEQA Exempt - Applicant: Alan Safe - Owner: Miles & Suzette Willetts - First Supervisorial District - Rancho California Zoning District - Southwest Area Plan - Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southerly of Avenida Escala, westerly of Angels Peak Court, easterly of Lorraine Circle, northerly of Tenaja Road - 4.28 Acres - Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) - **REQUEST:** The Variance is a proposal to reduce the front yard setback for the detached accessory building, as set forth in Section 18.18b.(4) from 75' to 25' due to the topography of the property for proposed second unit (two unit 576 square foot each detached second unit connected with a bridge and garages below) on 4.28 acres, associated with the proposed 4,200 square foot residence located at 42125 Angels Peak Court in Murrieta - APN: 932-280-034. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.1 Staff Report (3 MB)

- 2.2 **PLOT PLAN NO. 24588** - CEQA Exempt - Applicant: Anthony Von Ranzow - Owner: Anthony Von Ranzow - Fifth Supervisorial District - Meadowbrook Area - Elsinore Area Plan - Rural Community: Very Low Density Residential (1 acre minimum) (RC:VLDR) - Located Northerly of Lari Mark Street, southerly of Suzan Street, easterly of Highway 74, westerly of Irma Street - 2.5 acre - Zoning: Residential Agricultural (R-A-2) (2 Acres minimum) - **REQUEST:** The Plot Plan is a proposal to permit several unpermitted detached accessory structures (Bldg. D -1,620 square foot workshop, Bldg. C - 720 square foot workshop, Bldg. B - 480 square foot hobby shop, Bldg. A - 300 square foot storage shed, four (4) 96 square foot sheds and a 100 square foot shed) on 2.5 acres, associated with the

4,192 square foot residence located at 27715 Greenwald Avenue in the unincorporated Riverside County near Perris. APN: 349-100-017. 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. 24869** - CEQA Exempt - Applicant: Fidel Ortega - Owner: Fidel Ortega - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan – Community Development: Medium Density Residential (2-5 Dwelling Units Per Acre) (CD:MDR) - Located Southerly of Byron Street, northerly of Ellis Street, westerly of Magnolia Avenue - 0.22 Acre - Zoning: One Family Dwelling – (R-1) - **REQUEST:** The Plot Plan is a proposal permit an unpermitted 900 square foot detached storage building, associated with the 891 square foot residence on 0.22 acre, located at 3912 Byron Street in the unincorporated Riverside County near Corona. APN: 115-261-026 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. 24964** - CEQA Exempt - Applicant: Jim Marsh - Owner: Frank and Mary Zintzun - Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Whittier Avenue, southerly of Mayberry Avenue, easterly of Lake Street, westerly of Pleasant Avenue - 0.51 Acre - Zoning: One Family Dwellings – 18,000 sq. ft. minimum lot size - (R-1-18000) - **REQUEST:** The Plot Plan is a proposal to construct a 832 square foot detached open cabana with BBQ, sink and restroom, associated with the 2,988 square foot residence on .51 acre, located at 26400 Wisdom Drive in the unincorporated Riverside County near Hemet. APN: 552-411-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.4 Staff Report (3 MB)

- 2.5 **PLOT PLAN NO. 24777** - CEQA Exempt - Applicant: Gary Lee – Owner: Gary Lee – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Very Low Density Residential (1 Acre Minimum) (CD:VLDR) – Located Northerly of 42nd Street, easterly of Washington Street – 3.49 Acres – Zoning: One Family Dwelling (R-1) – **REQUEST:** The Plot Plan is a proposal to construct a 19,800 square foot detached shade cover over horse arena with stucco finish an attached 2,700 square foot storage area on 3.49 acres, associated with the 6,218 square foot residence, 1,190 square foot guest quarter, 3,200 square foot detached barn and 200 square foot shed located at 41615 Yucca Lane in Indio. APN: 607-110-013 Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.5 Staff Report (3 MB)

3.0 PUBLIC COMMENTS: