



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

AUGUST 22, 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 **PLOT PLAN NO. 24967** - CEQA Exempt - Applicant: George Phillips - Owner: George Phillips – Second Supervisorial District – Norco Zoning District – Temescal Canyon Area Plan – Community Development: Low Density Residential (1/2 Acre Minimum) (CD:LDR) - Located Northerly of Corydon, westerly of River Road - 1.74 Acres - Zoning: Heavy Agricultural - ½ acre minimum (A-2) - **REQUEST:** The Plot Plan is a proposal to construct a 1,556 square foot detached garage/barn, associated with the 3,990 square foot residence and a 720 square foot workshop on 1.74 acres located at 5010 Bluff Street in the unincorporated area of Riverside County near Norco. APN: 121-320-007. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.1 Staff Report (3MB)

- 2.2 **PLOT PLAN NO. 24963** - CEQA Exempt - Applicant: Pedro Rodriguez - Owner: Pedro Rodriguez – Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Rural: Rural Residential - 5 Acres Minimum (R:RR) - Located Northerly of Scheesley Street, southerly of San Jacinto Avenue, east westerly of Post Road - 5.59 Acres - Zoning: Residential Agricultural - 2 ½ acres minimum (R-A-2 1/2) - **REQUEST:** The Plot Plan is a proposal to construct a 2,494 square foot horse stable with 2,431 square foot overhang (total 4,925 square foot), associated with the 1,672 square foot main residence on 5.59 acres, located at 20920 Scheesley Street in the unincorporated Riverside County near Perris. APN: 323-270-015. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.2 Staff Report (3MB)

- 2.3 **PLOT PLAN NO. 24856** – CEQA Exempt – Applicant: Deanna Garrett – Owner: Deanna Garrett – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Medium Density Residential (5-8 Dwelling Units per Acre) (CD:MDR) - Located Northerly of Hillcrest Drive, southerly of Dutton Street, easterly of Noble Street, westerly of Jonathan Avenue – .83 Acre – Zoning: One Family Dwelling Residential (R-1) (7,200 square foot minimum lot size) – **REQUEST:** This Plot Plan is a proposal to permit and unpermitted 390 square foot workshop, an unpermitted existing 480 square foot detached patio and an unpermitted existing 720 square foot detached garage on .83 acre, associated with the 1,038 square foot residence, a 525 square foot residence and a 640 square foot detached garage (1920's construction) a 48 square foot metal storage shed and 72 square foot trellis patio located at 10212 Cherry Avenue in Beaumont. APN: 402-030-024. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.3 Staff Report (3MB)

- 2.4 **TENTATIVE PARCEL MAP NO. 35164** - Intent to Adopt a Mitigated Negative Declaration – Applicant: Jeffrey and Brenda Kennison – Engineer/Representative: RJ Consultant and Development Services - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road – 6.23 Gross Acres - Zoning: Residential Agricultural 2½ Acre Minimum (R-A-2½) - **REQUEST:** Schedule H subdivision of 6.23 gross acres into two residential lots with a minimum lot size of 3.11 acres – APN(s): 915-700-007 & 915-700-008. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org. (Quasi-judicial)

2.4 Staff Report (8MB)2.4 Conditions of Approval2.4 Environmental Assessment

- 2.5 **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. (Continued from July 25, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.5 Staff Report (3MB)

- 2.6 **PLOT PLAN NO. 24935** - CEQA Exempt - Applicant: James and Heidi Proulx – Owner: James and Heidi Proulx – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) – Located Northerly of Los Robles Road, southerly of Via Baya – 16.22 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to permit a unpermitted 240 square foot guest quarters and a 1,462 square foot detached garage/workshop on 16.22 acres, associated with the 3,438 square foot residence located at 21700 Los Robles Road in unincorporated Riverside County near Murrieta. APN: 928-190-042 (Continued from July 11, 2011 & August 8, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

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

3.0 PUBLIC COMMENTS: