



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

SEPTEMBER 26, 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. 24759** - CEQA Exempt - Applicant: Shlomi Asiss – Eng.Rep.: Oz Bratene – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Sandia Creek Drive, southerly of Modero Way, easterly of Camino Baja, westerly of Via Vaquero Road - 5.3 Acres - Zoning: Residential Agricultural - 5 Acres minimum (R-A-5) - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 1,764 square foot detached 6 stall barn, associated with the 2,214 square foot main residence and a permitted 1,345 square foot detached garage on 5.3 Acres, located at 45205 Via Vaquero Road in the unincorporated Riverside County near Temecula. APN: 936-140-010. 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. 24906** - CEQA Exempt - Applicant: Rudy Nieto – Owner: Richard Nieto – Third Supervisorial District – Lower Coachella Zoning District – Eastern Coachella Valley Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) – Located Northerly Northerly of Avenue 58th Avenue, southerly of Airport Boulevard, easterly of Monroe Street, westerly of Jackson Street – 4.38 Acres – Zoning: Light Agricultural 20 Acres (A-1-20) – **REQUEST:** The Plot Plan is a proposal to construct a 1,536 square foot detached storage nursery building on 4.38 acres, associated with the 1,920 square foot residence, 1,768 square foot guest quarter and 1,128 square foot guest dwelling located at 82773 Airport Boulevard in Thermal. APN: 764-100-112. 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. 24994** - CEQA Exempt - Applicant: Uata Utupo - Owner: John Harris – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential - 1/2 Acre Minimum (RC:LDR) - Located Northerly Yucca Avenue, easterly of Magnolia Avenue, westerly of Hansen Avenue - 2.44 Acres - Zoning: Residential Agricultural - ½ acre minimum (R-A) - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 1,320 square foot metal storage building and construct a 648 square foot metal horse barn, associated with the 2,414 square foot main residence on 2.44 acres, located at 31210 Yucca Avenue in the unincorporated Riverside County near Nuevo. APN: 426-140-035. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.3 Staff Report (7MB)

- 2.4 **PLOT PLAN NO. 23211** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Regulo Reyes – Engineer/Rep: Amir Fregoso – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: Northerly of 70th Avenue, southerly of Surfside Avenue and westerly of Vander Veer Road – 0.29 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The project proposes to construct a 3,500 square-foot commercial retail center consisting of four (4) commercial retail units. APN: 721-272-031. 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 **TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1** - CEQA Exempt – Applicant: Bearcub Investments, LLC – Engineer/Representative: CG Consulting – First Supervisorial District – Rancho California Zoning Area – Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area – Location: Southwesterly of the terminus of Paseo De Flores and northerly of Teich Lane – 20.22 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) - **REQUEST:** The project proposes to change a condition of approval to the subject parcel map. The current condition (50.Planning.26) requires the ongoing maintenance of avocado groves in perpetuity through CC&R's; the revised condition removes the requirement for CC&R's. – APN: 930-310-003. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

2.5 Staff Report (7MB)2.5 Conditions of Approval2.5 Environmental Assessment

3.0 PUBLIC COMMENTS: