



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

OCTOBER 31, 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 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 22940** – Applicant: Rite Time Pharmaceuticals – Third Supervisorial District – Anza Zoning Area - Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) (.20-.35 Floor Area Ratio) – Location: Southerly of State Highway 371, easterly of Bahrman Road and westerly of Maze Stone Road – 3.08 Gross Acres – Zoning: Scenic Highway Commercial - (C-P-S) – **APPROVED PROJECT DESCRIPTION:** Develop a commercial center consisting of a 26,601 square foot building with nine units on three parcels totaling 3.08 gross acres. Intended uses consist of a 6,217 square foot pharmacy with a drive-thru, a 6,031 square foot medical clinic, a 1,696 square foot restaurant, 11,366 square feet of general retail, a 2,682 square foot enclosure to conceal a water storage tank, and 159 parking spaces, ten of which a dedicated for persons with disabilities. – **REQUEST: FIRST EXTENSION OF TIME for PLOT PLAN NO. 22940**, extending the expiration date to August 24, 2012. Project Planner, David Mares at 951-955-9076 or e-mail dmares@rctlma.org. (Quasi-judicial)

[1.1 Staff Report](#) (4MB)

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

- 2.1 **PLOT PLAN NO. 24984** - CEQA Exempt - Applicant: Dina Rincon – Eng-Rep: Jonas Baros - Fifth Supervisorial District – University Zoning Area – Highgrove Area Plan – Community Development: Low Density Residential (1/2 Acre Minimum) (CD:LDR) - Located Northerly of Chicka Dee Circle, southerly of Radford Circle, easterly of Mandarin Way, westerly of Browning Street - .46 Acre - Zoning: One Family Dwelling Residential - 9,500 square foot minimum lot size (R-1-9,500) - **REQUEST:** The Plot Plan is a proposal to permit a unpermitted 875 square foot detached garage associated with the 1,623 square foot residence on .46 acre, located at 1503 Heather Lane in the unincorporated Riverside

County Area of Riverside. APN: 255-261-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.1 Staff Report (2 MB)

- 2.2 **PLOT PLAN NO. 24934** - CEQA Exempt - Applicant: Maelyn and Clifford Pine – Owner: Maelyn and Clifford Pine - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential – 1/2 Acre Minimum (RC:LDR) - Located Northerly of Ellis Avenue, Southerly San Jacinto, easterly of Pico, westerly of Meniffee - .96 Acre - Zoning: Residential Agricultural - ½ Acre Minimum (R-A) - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 2,070 square foot detached metal garage on .96 acres, associated with the 1,323 square foot residence located at 28791 Santa Rosa Road in the unincorporated Riverside County near Nuevo. APN: 309-210-049. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

2.2 Staff Report (3 MB)

3.0 PUBLIC COMMENTS: