



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

December 12, 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 Mary Stark at (951) 955-7436 or E-mail at mcstark@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. 22255** – Applicant: Kneb Properties, Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units per Acre) - Location: Northerly of Claystone Avenue, easterly of Knabe Road and westerly of Interstate 15 – 1.94 Acres – Zoning: Specific Plan (SP 176A4 Planning Area No. I-9) – **APPROVED PROJECT DESCRIPTION:** Construction of a child care facility and medical and professional office building consisting of 20,710 square feet with a Floor Area Ratio (FAR) of 0.24 on 1.93 gross acres. The child care building is 7,850 square feet and the two-story medical and professional office building is 12,860 square feet (1st floor is 6,685 square feet and the 2nd floor is 6,175 square feet). The project includes 28,778 square feet of landscaping and 74 parking stalls with six accessible parking stalls for persons with disabilities. - **REQUEST: FIRST EXTENSION OF TIME for PLOT PLAN NO. 22255**, extending the expiration date to March 24, 2011. Project Planner David Mares at 951-955-9076 or e-mail [dmare@rctlma.org](mailto:dmares@rctlma.org). (Quasi-judicial)

Staff Report 1.1

- 1.2 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 23885** - Applicant: Calvary Chapel of Blythe - Fourth Supervisorial District – Blythe Zoning District - Palo Verde Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Westerly of Ehlers Boulevard and northerly of Riverside Avenue – 34.13 Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **APPROVED PROJECT DESCRIPTION:** Develop a 8,890 square foot church with accessory outdoor amphitheatre/recreational area and ancillary parking and a detached 205 square foot restroom building.- **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23885**, extending the expiration date to September 24, 2011. Project Planner, David Mares at 951-955-9076 or e-mail [dmare@rctlma.org](mailto:dmares@rctlma.org). (Quasi-judicial)

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

- 2.1 PLOT PLAN NO. 23786** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Madera De Playa Drive, southerly of Rancho California Road, and westerly of Calle Contento, more specifically 33515 Rancho California Road – 40.57 Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high pine tree with twelve (12) panel antennas located on three (3) sectors along with one (1) parabolic antenna. The 570 square foot lease area, surrounded by a 6 foot high wrought iron fence enclosure with a decorative wire mesh, will contain four (4) equipment cabinets with a shade cover, a permanent backup emergency generator, and four (4) GPS antennas. The project site currently contains a winery and the proposed wireless communication facility will be located on the westerly portion of the property. There is an existing 55 ft high monopine located adjacent to the proposed wireless communication facility and several live trees are also located around the project area. Access to the facility will be provided via a 12 ft wide access easement from Rancho California Road. Project Planner, Damaris Abraham at 951-955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.1

- 2.2 TENTATIVE PARCEL MAP NO. 35934** – EA42003 – Applicant: Eduardo Gonzalez - Engineer/Rep: Lamda Engineering & Development - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: easterly of Corbett Lane, southerly of Blanik Avenue, northerly of Nuevo Valley Drive – 5.00 acres gross – Zoning: Residential Agricultural one-acre minimum (R-A-1) - **REQUEST:** The tentative parcel map proposes a schedule H subdivision of 5.00 gross acres into two parcels with a minimum lot size of 2.50 gross acres – Related Cases: N/A - APN: 309-170-069. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org. (Quasi-judicial)

Staff Report 2.2**2.3 REMOVED FROM AGENDA**

- 2.4 PLOT PLAN NO. 24998** - CEQA Exempt - Applicant: Zone Hobson - Owner: Zone Hobson – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential - 5 Acres Minimum (R:RR) - Located Northerly of Winter Lane, southerly of Van Buren Boulevard, easterly of Canyon Ridge, westerly of Washington Street – 5 Acres - Zoning: Residential Agricultural – 5 Acres Minimum (R-A-5) - **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached metal storage building, associated with the 1008 square foot main residence (1933 construction), a 1,080 square foot second dwelling (1940's construction) an several detached sheds under 100 square feet, one shipping container and a 2,175 square foot pipe coral with attached 340 square foot hay cover on 5 Acres, located at 17561 Mockingbird Canyon Drive in Riverside. APN: 273-260-014. Project Planner, Bahelila Booth at 951-955-8703 or e-mail bbooth@rctlma.org. (Quasi-judicial)

Staff Report 2.4**2.4 Corrected 2.4 Conditions of Approval**

- 2.5 PLOT PLAN NO. 24879** - CEQA Exempt - Applicant: David Jones - Owner: David Jones – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural

Mountainous - 10 Acres Minimum (R:RM) - Located Northerly of Via Servilla, southerly of Avenida La Cresta – Zoning: Residential Agricultural – 5 Acres Minimum (R-A) - REQUEST: The Plot Plan is a proposal to construct a 1,673 square foot detached barn, associated with the 3,888 square foot main residence and an approximately 1,235 square foot detached guest dwelling over existing garage on 5 acres, located at 39650 Paseo De Flores in the unincorporated Riverside County near Murrieta. APN: 930-200-019. Project Planner, Bahelila Booth at 951-955-8703 or e-mail bbooth@rctlma.org. (Quasi-judicial)

Staff Report 2.5

2.6 **PLOT PLAN NO. 24962 - PLOT PLAN NO. 24962 – RECOMMEND CONTINUANCE WITHOUT DISCUSSION**

CEQA Exempt - Applicant: Carl Kepner – Owner: Trulis Family Partnership - First Supervisorial District – Cleveland Zoning Area – Elsinore Area Plan – Rural: Rural Mountainous – 10 Acres Minimum (R:RM) - Located Northerly of Indian Truck Trail, Easterly of Highway 74, southerly of Lake Elsinore - 17.91 Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R) - REQUEST: The Plot Plan is a proposal to Construct three (3) green houses (1,200 sq. ft. each) with electric, ten 80 square foot holding pens for chickens & livestock (lambs and goats) and relocate three (3) greenhouses (1,200 sq. ft. each) with electric for Aquaculture Farm on 17.53 acres, associated with the 1,440 square foot residence located at 34680 Ortega Highway in the unincorporated Riverside County near Lake Elsinore. APN: 385-230-011 and 385-240-006. Project Planner, Bahelila Booth at 951-955-8703 or email bbooth@rctlma.org. (Quasi-judicial)

Staff Report 2.6

2.7 **PLOT PLAN NO. 25015 - CEQA Exempt - Applicant: Ralph Wright - Owner: Christine Farwell – Fifth Supervisorial District – Canyon Lake Zoning District – Elsinore Area Plan – Community Development: Very Low Density Residential - 14-20 Dwelling Units per Acre (CD:VLDR) - Located Northerly side of Tyson Road, easterly of Greenwald Avenue, southerly of Mauricio Street, westerly of Penny Street – 3.9 Acres - Zoning: Rural Residential – 1/2 Acre Minimum (R-R) - REQUEST: The Plot Plan is a proposal to construct a 1,040 square foot detached garage and a 1,200 square foot detached barn, associated with the 2,085 square foot main residence on 3.9 Acres, located at 28060 Greenwald Avenue in the unincorporated Riverside County near Perris. APN: 349-300-020. Project Planner, Bahelila Booth at 951-955-8703 or e-mail bbooth@rctlma.org. (Quasi-Judicial)**

Staff Report 2.7

3.0 PUBLIC COMMENTS: