



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

February 6, 2012

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 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 None

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

- 2.1 **PLOT PLAN NO. 24962 – WITHDRAWN AT THE REQUEST OF THE APPLICANT – NO DISCUSSION OR ACTION WILL TAKE PLACE ON THIS ITEM** - CEQA Exempt - Applicant: Carl Kepner – Owner: Trulis Family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. Continued from 11/14/11, 12/12/11, & 01/03/12. Project Planner: Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

- 2.2 **PLOT PLAN NO. 24559** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Daniel Wishard – Engineer/Representative: Wishard Architects – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Open Space: Conservation (OS:C) – Location: Northerly of El Sobrante Drive, easterly of La Sierra Avenue, and southerly of Blackburn Road. – 0.71 Gross Acres – Zoning: Specific Plan No. 270, Planning Area No. 4F – **REQUEST:** The plot plan proposes to construct a 2,275 square foot produce market consisting of 1,649 square foot market floor area and 626 square foot trellis entry area with twenty (20) parking spaces. The project also includes an approximately 1,500 square foot season produce outdoor display area. Project Planner: Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 24807** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - Fifth Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) – Location: Northwesterly of Highway 74 and Rosetta Canyon Road – 4.09 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70 foot high pine tree with twelve (12) panel antennas located on three (3) sectors along with one (1) parabolic antenna. The 740 square foot lease area surrounded by a 6 foot high wrought iron fence enclosure will contain six (6) equipment cabinets and two (2) GPS antennas. Three live pine trees with a minimum height of 25 ft and additional landscaping are also proposed to be planted around the project area. The project site currently contains a manufacturing facility and the proposed wireless communication facility will be located on the northeasterly portion of the property adjacent to several live trees ranging in height from 12 ft to 45 ft. Access to the facility will be provided via an existing access road from Highway 74 that also provides access to the manufacturing facility. Project Planner: Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

Staff Report 2.3

- 2.4 **PLOT PLAN NO. 25053** - CEQA Exempt - Applicant: Jim Snellenberg - Owner: Snellenberg Family Investment – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) - Located Northerly of 42nd Street, southerly of 41st Street, easterly of Carter Lane, westerly of Adams Street – 1.85 Acres - Zoning: One Family Dwelling – (R-1-12,000) - **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot RV garage storage building with an attached 540 square foot workshop and a 189 square foot patio on 1.85 Acres, associated with the 5,561 square foot residence (BRS110314 under construction) and 397 square foot guest dwelling with attached 139 square foot patio cover located at 41033 Laguna Seca Court unincorporated Riverside County in Bermuda Dunes. APN: 607-160-024. Project Planner: Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.4

- 2.5 **PLOT PLAN NO. 25061** - CEQA Exempt - Applicant: James Sheridan - Owner: Curtis and Beverly Stone – Third Supervisorial District – Tule Peak Zoning Area – REMAP Area Plan – Rural: Rural Residential (5 Acres Minimum) - Located Northerly of Harma Place, southerly of

Norman Road, easterly of Terwilliger Road – 6.35 Acres - Zoning: Rural Residential – (R-R-5) – (5 Acres Minimum) - REQUEST: The Plot Plan is a proposal to permit an unpermitted 2,400 square detached steel storage building on 6.35 Acres, associated with the 1,536 square foot residence and a 1,226 square foot detached garage located at 59281 Norman Road in the unincorporated Riverside County in Anza. APN: 579-140-012. Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.5

- 2.6 **VARIANCE NO. 1881** - CEQA Exempt - Applicant: John Millett - Owner: Brandee Annis - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of San Diego County, southerly of Los Encinos Drive, easterly of Pala Road, westerly of Pechanga Indian Reservation - 5 Acres - Zoning: Rural Residential (R-R) - REQUEST: Variance No. 1881 is associated with Second Unit Permit No. 1453 and is needed because the construction of the second unit permit cannot comply due to topography, rock out croppings, and soil conditions with Section 18.28.c.(6) of Ordinance No. 348, which requires second units to be located at the rear or in the side portions of the lot and shall not be located in front of the existing dwelling unit. The subject property is 5 acres and will also include a 5,561 square foot residence and a 2 story 2,076 square foot detached garage with 2nd floor 517 square foot guest quarters and a 635 square foot 2nd floor deck located at 47970 Pala Road in the unincorporated Riverside County near Temecula. APN: 918-260-013. Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.6

- 2.7 **PLOT PLAN NO. 25040** - CEQA Exempt - Applicant: Cory and Dayna Collum - Owner: Cory and Dayna Collum – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) - Located Northerly of La Serena Way and easterly of Butterfield State Road – 4.77 Acres - Zoning: Residential Agricultural – (R-A-5) – (5 Acres Minimum) - REQUEST: The Plot Plan is a proposal to construct a 4,000 square detached steel barn on 4.77 Acres, associated with the 3,931 square foot residence located at 32032 La Serena Way in the unincorporated Riverside County in Temecula. APN: 943-040-003. Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.7

3.0 PUBLIC COMMENTS: