



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

MAY 7, 2012

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> 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](mailto: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. 25092** - CEQA Exempt - Applicant: Bruce Mangold - Owner: Paul and Chun Chen – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Very Low Density Residential – 1 Acre Minimum (CD:VLDR) - Located Easterly of Warm Springs Drive and northerly of Trilogy Parkway – Zoning: Specific Plan – (SP) - REQUEST: The Plot Plan is a proposal to construct a detached 855 square foot private garage associated with a 3,523 square foot residence on 1.38 acres, located at 24120 Warm Springs Drive in the unincorporated Riverside County near Corona. APN: 290-190-075. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

#### Staff Report 2.1

2.2 **PLOT PLAN NO. 25016** - CEQA Exempt - Applicant: Mario Peres - Owner: Mario Peres – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) - 10 Acres Minimum - Located Northerly of Rio Linda Road, westerly of Vista Del Mar, easterly of Tortuga Road - 10.9 Acres - Zoning: Rural Residential (R-R) - REQUEST: The Plot Plan is a proposal to permit an unpermitted 553 square foot

detached garage with attached 119 square foot patio cover, associated with a 2,547 square foot main residence, 796 square foot mobilehome guest quarters and 3,143 square foot detached barn on 10.9 acres, located at 44453 Vista Del Mar in the unincorporated Riverside County near Temecula. APN: 933-130-043. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

### Staff Report 2.2

- 2.3 **PLOT PLAN NO. 25088** - CEQA Exempt - Applicant: Charles Markel - Owner: Charles Markel – Third/Fifth Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan – Community Development: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Northerly of Watson Road, southerly of Alicante Drive, easterly of Charina Lane, westerly of Jamawag Drive – Zoning: Rural Residential – (R-R) - REQUEST: The Plot Plan is a proposal to construct a 1,200 square foot detached metal garage associated with the 2,050 square foot main residence with attached 520 square foot garage on 1.07 acre, located at 25450 Pierson Road in the unincorporated Riverside County near Homeland. APN: 457-250-042. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

### Staff Report 2.3

- 3.0 PUBLIC COMMENTS: