



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

May 21, 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 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 4062, REVISED PERMIT NO. 1** - Applicant: Herbert Olofsson – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Northerly of Temescal Canyon Road, easterly of El Cerrito Road, southerly of Minnesota Road and westerly of Arcadia Street – 0.21 Gross Acres – Zoning: General Commercial (C-1/C-P) - APPROVED PROJECT DESCRIPTION: Legalize an existing unauthorized business which includes an automobile and transmission repair facility on 0.46 acres. The revised permit consists of an existing two story caretaker's unit (1,276 square feet), an existing storage building (1,564 square feet), a two story auto shop with two indoor workspace lifts (1,826 square feet) and a garage with an office (1,152 square feet). There is an existing office located at the southwesterly portion of the site which is to remain until the widening of Temescal Canyon Road occurs. The revised permit proposes a total of seven (7) parking spaces. **REQUEST:** FIRST EXTENSION OF TIME for PLOT PLAN NO. 4062, REVISED PERMIT NO. 1, extending the expiration date to April 20, 2012. Project Planner: Adrienne Rossi at (951) 955-6925 or email arossi@rctlma.org. (Quasi-judicial)

Staff Report 1.1

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

- 2.1 **PLOT PLAN NO. 25054** - CEQA Exempt - Applicant: Guy Joseph Romero - Owner: Guy and Hollee Romero – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan –

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Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Calle Juanito, southerly of Avenida Bosque, westerly of Calle Pino – 4.79 Acres - Zoning: Rural Residential – (R-R) – (1/2 Acre Minimum) - REQUEST: The Plot Plan is a proposal to construct a 1,292 square foot detached barn, associated with a 3,964 square foot residence and a 850 square foot guest quarter on 4.79 acres located at 41535 Calle Pino in the unincorporated Riverside County in Murrieta. **Continued from April 9, 2012 and April 23, 2012.** APN: 932-240-045. Project Planner: Bahelila Boothe at (951) 955-8703. (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 25112** - CEQA Exempt - Applicant: Thomas White - Owner: Thomas White – Third Supervisorial District – Rancho California Zoning District – REMAP Area Plan – Rural: Rural Residential 5 Acres Minimum) (R:RR) - Located Northerly of Intrepid Road, southerly of Reseda Springs Road, easterly of Cameron Drive – Zoning: Residential Agricultural (R-A-5) 5 Acres Minimum – REQUEST: The Plot Plan is a proposal to construct a 3,000 square foot detached barn (1,500 square foot enclosed/1,500 square foot open cover) on 4.77 acres, associated with the 2,306 square foot main residence and a 980 square foot guest quarters with attached 1,159 square foot garage located at 25389 Lynch Lane in the unincorporated Riverside County near Hemet. APN: 470-230-025. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rcltma.org. (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 25102** - CEQA Exempt - Applicant: Mauro Galan Sanchez - Owner: Mauro Galan Sanchez – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Commercial Retail (CR) - Located Northerly of Ontario Avenue, southerly of Hillside Street, easterly of Diplomat Avenue, westerly of Envoy Avenue – Zoning: General Commercial (C-1/C-P) and One Family Dwelling (R-1-20,000) – REQUEST: The Plot Plan is a proposal to construct a 1,320 square foot detached garage on .44 acre, associated with the 966 square foot main residence and a 120 square foot detached shed located at 19440 Diplomat Avenue in the unincorporated Riverside County near Corona. APN: 277-082-051. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rcltma.org. (Quasi-judicial)

Staff Report 2.3

- 2.4 **PLOT PLAN NO. 24456** - CEQA Exempt - Applicant: Stu McIntosh - Owner: Brian and Marissa Deegan – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan – Agricultural: Agricultural – 10 Acres Minimum (AG:AG) - Located Southerly of Buck Road, easterly of Dianna Court – Zoning: Citrus Vineyard – 20 Acres Minimum – (C/V-20) – REQUEST: The Plot Plan is a proposal to construct a 5,000 square foot detached RV Garage with a 500 square foot canopy on 20.21 acres, associated with the 6,021 square foot main residence with attached 1,920 square foot garage and a 1,155 square foot guest quarters with attached 1,920 square foot garage located at 34515 Buck Road in the unincorporated Riverside County near Temecula. APN: 942-120-005. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rcltma.org. (Quasi-judicial)

Staff Report 2.4

- 2.5 **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

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residence with attached 520 square foot garage on 1.07 acre, located at 25450 Pierson Road in the unincorporated Riverside County near Homeland. **Continued from May 7, 2012.** APN: 457-250-042. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.5

3.0 **PUBLIC COMMENTS:**