



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

SEPTEMBER 10, 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 **SECOND 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: SECOND EXTENSION OF TIME for PLOT PLAN NO. 4062, REVISED PERMIT NO. 1**, extending the expiration date to April 20, 2013. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@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. 25045** – CEQA Exempt – Applicant: Elizabeth H. Mendoza de McRae – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: On the southerly side of Via Barranca and westerly of Via Lago, more specifically 15525 Via Barranca – 4.34 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** The plot plan proposes to permit an existing unpermitted kennel as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence’s garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building’s westerly side. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 25157** - CEQA Exempt - Applicant: Meg and Barry Roa – Eng./Rep: Pillette Construction – First Supervisorial District – Rancho California Zoning Area Plan – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southerly of Avenida Castilla, easterly of Calle Pimienta, - Zoning: Residential Agricultural – 5 Acres Minimum – (R-A-5 ) – 5.08 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 1,793 square foot detached barn on 5.08 acres, associated with the 5,278 square foot main residence located at 20677 Avenida Castilla in the unincorporated Riverside County near Murrieta. APN: 930-260-019. 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. 25159** - CEQA Exempt - Applicant: James McIntosh – Owner: Marie and Gerhard Befeld – Fourth Supervisorial District – Cathedral City-Palm Desert District – Western Coachella Valley Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northerly of Chuckawalla Way, southerly of Quail Trail, easterly of Painted Canyon Road, westerly of Paisano Road - Zoning: One Family Dwelling – 5 Acres Minimum – (R-1-5) – 5 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached garage on 5 acres, associated with the 870 square foot main residence located at 48230 Painted Canyon Road in the unincorporated Riverside County near Palm Desert. APN: 628-360-007. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

Staff Report 2.3

- 2.4 **PLOT PLAN NO. 25154** - CEQA Exempt - Applicant: Eric Leon Openshaw – Eng./Rep: Kyle Openshaw – Third Supervisorial District – Rancho California Zoning Area Plan – Southwest Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Chapparel Drive, southerly of Benton, easterly of Deportola, westerly of Calle Greve - Zoning: Residential Agricultural – 2 ½ Acres Minimum – (R-A-1/2) – 3.78 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 1,680 square foot detached garage with an 420 square foot loft area 2<sup>nd</sup> floor 3.78 acres, associated with the 2,678 square foot main residence with attached 1,120 square foot garage located at 40690 Los Ranchos Circle in the unincorporated Riverside County near Temecula. APN: 941-020-016. Continued from August 20, 2012.

Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

#### Staff Report 2.4

- 2.5 **PLOT PLAN NO. 25124/VARIANCE NO. 1884** - CEQA Exempt - Applicant: David Peterson – Eng/Rep: David Cox – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Laurel Drive, southerly of Van Buren Boulevard, easterly of Canyon Ridge Drive, westerly Mauldin Lane – Zoning: Residential Agricultural – (R-A) - **REQUEST:** The Plot Plan is a proposal to construct a detached 890 square foot workshop and the variance proposes to reduce the front yard setback from 75 feet to 30 feet due to the topographic constraints on the property site, associated with 1,120 square foot residence with attached 440 square foot garage located at 14404 Oakley Drive in the unincorporated Riverside County near the City of Riverside. APN: 271-061-035. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

#### Staff Report 2.5

- 2.6 **PLOT PLAN NO. 23385** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Destiny Vineyards LLC, Inc – Engineer/Representative: Ken Carrell – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum), Citrus Vineyard Policy Area – Location: Southerly of Rancho California Road and Westerly of Anza Road – 11.01 Gross Acres – Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10). **REQUEST:** The plot plan proposes a 42,929 square foot winery facility consisting of a wine sampling room, production room, restaurant, gift shop and administrative offices. A 1,600 square foot temporary tasting room and 331 square foot gazebo are proposed along with 68 parking spaces. Up to 250 special occasions per year with up to 205 people per occasion will be allowed. Wine-sampling room hours of operation are proposed as 10:00 a.m. to 6:00 p.m. daily. Continued from August 8, 2012 and August 20, 2012. Project Planner: Kinika Hesterly at (951) 955-1888 or email [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

#### Staff Report 2.6

- 3.0 PUBLIC COMMENTS: