



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

SEPTEMBER 24, 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 Secretary. 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. 25146** - CEQA Exempt - Applicant: Dale Sessions - Owner: Michael and Vicki Mascaro - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Agricultural: Agricultural (10 Acres Minimum) - Located North Calle Anita, southerly of Glen Oaks, westerly of Bella Vista Road - 12.45 Acres - Zoning: Light Agricultural (A-1-10) 10 Acres Minimum - **REQUEST:** The Plot Plan is a proposal to construct a 5,570 square foot detached accessory building with an attached 210 square foot patio cover. The detached accessory building consist of 4,188 square feet of garage/workshop, a 386 square feet of guest quarters, a 488 square foot 2<sup>nd</sup> floor loft/storage, and a 488 square foot wine cellar on 12.45 acres, associated with the 5,678 square foot main residence with attached 3,459 square foot RV garage under construction (BRS120207) located at 39825 Bella Vista Road in the unincorporated Riverside County near Temecula. APN: 941-200-014. 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. 25137** - CEQA Exempt - Applicant: Steven Willey - Eng./Rep: Steven Willey - Third/Third Supervisorial District - Rancho California Zoning Area Plan - Southwest

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Area Plan – Rural Community: Estate Density Residential – 2 Acres Minimum (RC:EDR) - Located Northerly of Jericho Road, southerly of Pauba Road, easterly of Calle Contento, southerly of Anza Road - Zoning: Rural Residential Agricultural – (R-R) – 2.25 Acres - REQUEST: The Plot Plan is a proposal to construct a 2,000 square foot detached storage building on 2.25 acres, associated with the 1,944, square foot main residence with a detached 625 square foot garage located at 34450 Kampen Street in the unincorporated Riverside County near Temecula. APN: 951-150-015. 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. 25135** - CEQA Exempt - Applicant: Vineer Bhansali - Owner: Vineer Bhansali – First Supervisorial District – Cleveland Zoning Area – Elsinore Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northwesterly of Verdugo Road, easterly of Highway 74 – .82 Acre - Zoning: Light Agricultural (A-1-2 1/2) 2 1/2 Acres Minimum - **REQUEST:** The Plot Plan is a proposal to construct a 543 square foot detached garage on 2.93 acres, associated with the 2,370 square foot main residence with attached 675 square foot garage and a detached 2,016 square foot barn located at 38347 Carrillo Road in the unincorporated Riverside County near Murrieta. APN: 901-050-005. 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. 25125 CEQA Exempt** – Applicant: Joseph Pitruzzello – Engineer/Representative: Keller Consulting, Inc. – Fifth/Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.25 to 0.35 Floor Area Ratio) – Location: Northerly of West Center Street, southerly of Kluk Lane, easterly of Stephens Avenue and westerly of West La Cadena Drive – 1.28 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** To permit an existing 11,158 square foot restaurant with 86 parking spaces and a 3,837 square foot canopy. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Quasi-judicial)

### Staff Report 2.4

- 2.5 **PLOT PLAN NO. 25087** - CEQA Exempt - Applicant: Larry May – Owner: Larry May – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Northerly of Grand Avenue, southerly of Cherry Valley Boulevard, easterly of Winesap Avenue - Zoning: Residential Agricultural – 1 Acre Minimum – (R-A-1) - **REQUEST:** The Plot Plan is a proposal to construct a 1,800 square foot detached metal workshop on .9 acres, associated with the 786 square foot main residence located at 10563 Bellflower Avenue in the unincorporated Riverside County near Beaumont. APN: 402-180-010. . 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, August 20, 2012, and September 10, 2012. Project Planner: H.P. Kang at (951) 955-1888 or email [hp kang@rctlma.org](mailto:hp kang@rctlma.org). (Quasi-judicial)

[Staff Report 2.6](#)

[Conditions of Approval 2.6](#)

[Environmental Assessment 2.6](#)

- 2.7 **PLOT PLAN NO. 25176** - CEQA Exempt - Applicant: Julie and Brian Nading – Owner: Julie and Brian Nading – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Westerly of Canyon View, southerly of Van Buren Boulevard - Zoning: Light Agricultural – 1 Acre Minimum – (A-1-1) - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 473 square foot detached garage with a 473 square foot 2<sup>nd</sup> floor guest quarters and 64 square foot balcony on .9 acres, associated with the 1,760 square foot main residence with attached 748 square foot garage and a 119 square foot shed located at 15723 Golden Spur Court in the unincorporated Riverside County near Riverside. APN: 273-430-029. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

[Staff Report 2.7](#)

**3.0** PUBLIC COMMENTS: