



PLANNING COMMISSION RIVERSIDE REPORT OF ACTIONS NOVEMBER 5, 2012

1.0 CONSENT CALENDAR

1.1 NONE

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

2.1 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
**APPROVED WITH MODIFIED
CONDITIONS**

PLOT PLAN NO. 10130, REVISED PERMIT NO. 3 – Intent to consider an Addendum to a previously adopted Mitigated Negative Declaration – Applicant: Idyllwild Arts Foundation - Engineer: Southland Engineering -Third Supervisorial District - Idyllwild Zoning District – Riverside Extended Mountainous Area Plan – Community Development: Public Facilities (CD:PF) and Community Development: Medium Density Residential (2-5 dwelling units per acre) (CD:MDR) – Located northerly of Tollgate Road, and westerly of SH-243 – 206 Gross Acres – Zoning: Controlled Development Areas (W-2), Watercourse, Watershed & Conservations Areas (W-1), and One-Family Dwellings Mountain Resort- 9,000 Square Foot Minimum (R-1A-9000). **REQUEST:** The Plot Plan proposes revisions to the existing master plan for the Idyllwild Arts foundation campus; modifications include the approval of new buildings, additions to existing buildings, relocation of approved buildings, change of use of existing and previously approved buildings, removal of previously approved buildings, removal of previously approved additions, demolition of existing structures, relocation of Temecula Drive, new gravel/dirt roads, new paved roads, 28 additional parking spaces, and 16 additional accessible parking spaces. Total Development will include 125 buildings and 299 parking spaces. NOTE: The Idyllwild Water District's wastewater treatment facility is located within the boundaries of the project site but is not a part of the project. Continued from July 16, 2012 and August 20, 2012. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

2.2 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
APPROVED

PLOT PLAN NO. 25181 - CEQA Exempt - Applicant: Daryll Lynnes – Eng/Rep: Mark Botich – First/Fifth Supervisorial District – Gavilan Hills Zoning Area – Elsinore Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) - Located Northerly of Spencer Butte Drive, southerly of Big Sky Circle – Zoning: Residential Agricultural (R-A-2 1/2) 2 ½ Acres Minimum – **REQUEST:** The Plot Plan is a proposal to construct a detached garage/workshop/gym with a 2,728 square foot 1st floor and a 457 square foot mezzanine for storage 2nd

floor on 2.6 acres, associated with the 3,295 square foot main residence and a detached 800 square foot pool building located at 24195 Spencer Butte Drive in the unincorporated Riverside County near Perris. APN: 390-320-021. Project Planner: Bahelia Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.3 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
APPROVED

PLOT PLAN NO. 25207 - CEQA Exempt - Applicant: Constance and Richard Newton - Owner: Constance and Richard Newton – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Liberty Avenue, southerly of Temescal Canyon Road, easterly of Grant Street, westerly of Rosita Avenue – Zoning: Residential Agricultural – (R-A-20,000) (20,000 sq. ft. minimum lot size) – **REQUEST:** The Plot Plan is a proposal to construct a 2,400 square foot detached garage on .94 acres, associated with the 1,791 square foot main residence with a detached 484 square foot garage located at 19890 Jolora Avenue in the unincorporated Riverside County near Corona. APN: 277-173-002. Project Planner: Bahelia Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.4 Staff report recommended:
APPROVAL

Staff recommended at hearing:
CONTINUE TO NOVEMBER 26, 2012

Planning Director's Action:
CONTINUED TO NOVEMBER 26, 2012

PLOT PLAN NO. 25086 - CEQA Exempt - Applicant: TC Morris - Owner: Duane Young – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Medium Density Residential (2-5 DU/Acres Minimum) (CD:MDR) and Very Low Density Residential (1 Acre Minimum) (CD:VLDR) – Located Southerly of Blackstone Court, easterly of Yucca Lane, westerly of Brownstone Lane – Zoning: One Family Residential (R-1-12,000) 12,000 square foot minimum lots size and (R-1) 7,200 square foot minimum lot size – **REQUEST:** The Plot Plan is a proposal to construct a 2,160 square foot detached garage on .46 acres, associated with the 1.815 square foot main residence located at 41501 Brownstone Drive in the unincorporated Riverside County near Indio. APN: 607-121-045. Project Planner: Bahelia Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.5 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
APPROVED

PLOT PLAN NO. 25208 - CEQA Exempt - Applicant: Agri-Builders - Owner: George Ziegler – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Very Low Density Residential (1 Acre Minimum) (CD:VLDR) - Located Northerly and westerly of Union Street, easterly of Hannon Road, southerly of Brookside Avenue – Zoning: Residential Agricultural – (R-A-1) (1 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a

3,600 square foot detached metal storage building and permit an existing unpermitted 887 square foot detached garage with a 412 square foot patio on 1.52 acres, associated with the 1,853 square foot main residence with attached 775 square foot garage located at 11161 Union Street in the unincorporated Riverside County near Beaumont. APN: 400-241-010. Project Planner: Bahelia Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.6 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
APPROVED

PLOT PLAN NO. 24969/VARIANCE NO. 1878 - CEQA Exempt - Applicant: Gayle Brewer – Eng/Rep: Dan Wishard – First/First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential - 1 Acre Minimum (RC:VLDR) - Located Northerly of Kramer Way, southerly of Cajalco Road, easterly of Gavilan Road, westerly of Smith Road – Zoning: Residential Agricultural – (R-A-1) 1 Acre Minimum - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 400 square foot detached garage, 556 square foot detached barn with attached shed row of 300 square feet and a 599 square foot guest quarters with a 468 square foot patio and a 498 square foot storage room and Variance No. 1878 to reduce the required 75 feet front yard setback to 31 feet for the guest quarters with storage and the detached barn setback from 75 feet to 10 feet front yard on 1.28 acres, located at 17400 Kramer Way in the unincorporated Riverside county near Perris. APN: 285-170-009. Project Planner: Bahelia Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS: