

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

242B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 28, 2005

SUBJECT: APPEAL of the DENIAL for PLOT PLAN NO. 18785 / PUBLIC HEARING for GENERAL PLAN AMENDMENT NO. 695 – EA39154 – Applicant: Timothy Williams – Engineer / Representative: Lisa Merritt - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue and easterly of Gamble Avenue – 1.57 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - **REQUEST:** The General Plan Amendment proposes to change the existing general plan designation of the project site from Rural Community-Very Low Density Residential (RC-VLDR) to Community Development-Light Industrial (CD-LI). The Plot Plan is an application to legalize an existing repossession business in the Woodcrest District. The 1.57 acre property contains storage areas for repossessed vehicles, trucks, boats and trailers. Four structures currently exist on the property: an 896 sq. ft. storage warehouse, a carport, a 224 sq. ft. modular used as an employee break room and a 504 square foot office building.

RECOMMENDED MOTION:

The Planning Department recommended Denial; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:

DENIAL of the APPEAL FOR PLOT PLAN NO. 18785; and,

DENIAL of GENERAL PLAN AMENDMENT NO. 695, to amend the existing land use designation of Rural Community-Very Low Density Residential (RC-VLDR) to Community Development-Light Industrial (CD-LI); and,

Robert C. Johnson
Planning Director

RCJ:sn

(Continued on Next Page)

REVIEWED BY EXECUTIVE OFFICE

Shirley Wright
DATE 1/4/05

Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dept's Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref. | District: First | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

16.2

The Honorable Board of Supervisors

RE: APPEAL of the DENIAL for PLOT PLAN NO. 18785 / PUBLIC HEARING for GENERAL PLAN AMENDMENT NO. 695
APPEAL of the DENIAL for PLOT PLAN NO. 18785 / PUBLIC HEARING for GENERAL PLAN AMENDMENT NO. 695

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DENIAL of PLOT PLAN NO. 18785, based upon the findings and conclusions incorporated in the staff report.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
 Robert C. Johnson Planning Director

GW

1.31.06
 1:30 p.m.

APPLICATION FOR APPEAL

DATE SUBMITTED: October 31, 2005

Appeal of application case No(s): PLOT PLAN 18785

List any concurrent application case numbers: _____

Applicant's Name: TIM WILLIAMS E-Mail: _____

Mailing Address: 19510 VAN BUREN BOULEVARD
RIVERSIDE CALIFORNIA 92508
City State ZIP

Daytime Phone No: (951) 830-8314 Fax No: (951) 789-6380

HEARING BODY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events and Substantial Conformance Determination for WECS. • Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors
TYPE OF CASES BEING APPEALED		FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone Denial by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit 		Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.
<ul style="list-style-type: none"> • Land Division (Tract Map or Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 		Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"> • Extension of Time Vesting for Tentative Map 		Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 		Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> • Environmental Impact Report 		Within 10 days of receipt of project sponsor or Planning

Riverside Office · 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-3157
 Form 295-1013 (03/09/05)

Indio Office · 82-675 Hwy 111, 2nd Floor
 Room 209, Indio, California 92201
 (760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road.
 Murrieta, California 92563
 Fax (951) 955-3157

PLANS AVAILABLE FOR APPLICATION PURPOSES ONLY

Appeal received

NOV 03 2005
 RIVERSIDE COUNTY
 PLANNING DEPARTMENT
 BY: Becky Brawington

2005-11-047998

APPLICATION FOR APPEAL

	Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> Plot Plan Second Unit Permit Temporary Use Permits Accessory WECS 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> Revised Permit 	Same appeal deadline as for original permit.
<ul style="list-style-type: none"> Certificate of Compliance Tree Removal Permit 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> Revocation of Variances and Permits 	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

FILING APPEAL OF THE PLANNING COMMISSION'S OCTOBER 26, 2005 DECISION

TO DENY PLOT PLAN 18785. PLOT PLAN 18785 AND GENERAL PLAN AMENDMENT 695 ARE CONSISTENT WITH THE LAND USES IN THE SURROUNDING AREA.

ADDITIONALLY, THE PLANNING COMMISSION FAILED TO TIMELY SCHEDULE THE APPEAL FOR THE DENIAL OF PLOT PLAN 18785 ORIGINALLY FILED ON FEBRUARY 17, 2004.

Use additional sheets if necessary.

TIM WILLIAMS

PRINTED NAME OF APPELLANT

NOVEMBER 1, 2005

DATE

Tim Williams
SIGNATURE OF APPELLANT

APPLICATION FOR APPEAL

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.