

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

519B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 23, 2007

SUBJECT: APPEAL BY THE APPLICANT OF THE BOARD OF SUPERVISORS RECEIVE AND FILE ACTION OF THE PLANNING COMMISSION DECISION TO DENY CONDITIONAL USE PERMIT NO. 3516 – CEQA EXEMPT – Applicant: Pastor Paul Johnson – Engineer / Representative: Christopher Baiz & Associates - Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum), Rural Mountainous (R-RM) (10 Acre Minimum), and Agriculture: Agriculture (A-AG) (10 Acre Minimum) – Location: Northerly of San Ignacio Road, easterly of East Benton Road, and westerly of Sage Road – 63.99 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Conditional Use Permit is a request to allow the operation of an existing rehabilitation center / Half-way House that includes 24 RVs, 14 mobile homes ranging in size from 240 square feet to 1,300 square feet, a 3,800 square foot storage/woodshop, a 2,346 square foot auto shop, a 1,500 square foot chapel, a 4,400 square foot animal barn, a 900 square foot technology room, a 1,000 square foot school building, a 1,824 square foot kitchen, and a large playground area. The application is proposing the use of 12 of the 14 mobile homes and 1 storage building. All structures are one story.

RECOMMENDED MOTION:

CONSIDERATION of the referenced appeal of the Planning Commission decision received on April 17th, 2007.

THE PLANNING COMMISSION took the following actions on March 21st, 2007.

DENIED CONDITIONAL USE PERMIT NO. 3516, based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/23/07 BY [Signature]

Dep't Recomm.: Consent
Per Exec. Ofc.: Consent
 Policy
 Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

TYLER & ASSOCIATES

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May 9, 2007

Sent Via Facsimile & First Class Mail

Clerk of the Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
Facsimile: (951) 955-1071
Alt. Facsimile: (951) 955-2194

RE: Crossroads New Life Ministries
Conditional Use Permit #03516
37595 Sage Road
Hemet, CA 92544
District #3
May 15, 2007, Planning Commission Hearing

Dear Clerk:

Presently on calendar for May 15, 2007, is a hearing regarding the above-referenced property. In order for my clients to be prepared for said hearing, however, we first need to meet with Planning Director, Ron Goldman, and County Counsel, Lisa Traczyk. Although we have made every effort for an early meeting date with them (having made arrangements well before the May 15th hearing date), the *very* first date that their schedules have allowed for them to confer with our clients is Thursday, May 24, 2007. This is, unfortunately, more than a week after our scheduled hearing.

I respectfully request, therefore, to continue this hearing before the Board of Supervisors in order to provide my clients sufficient time to confer with Mr. Goldman and Ms. Traczyk, to gather necessary documents, and to prepare for their hearing with the Planning Commission. Thank you for your consideration in this matter.

Very truly yours,



Robert H. Tyler, Esq.

RHT:lkj

2007-05-059462

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR APPEAL

DATE SUBMITTED: 3/26/07 4-17-07

Appeal of application case No(s): CUP No., 03516 APN 915-140-067

Name of Advisory Agency: Planning Director List all concurrent applications

Date of the decision or action: 3/21/07

Appellant's Name: Paul Johnson E-Mail: pastorpauljohnson@hotmail.com

Mailing Address: 37595 Sage Road

Hemet City CA State 92544 ZIP

Daytime Phone No: (951) 767-1932 Fax No: (951) 767-2743

ADVISORY AGENCY 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, Substantial Conformance Determination for WECS, and Fast Track Plot Plans. 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 denied 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 	<p>Within 10 days after the date of decision appears on the Board of Supervisors Agenda</p> <p style="text-align: center;">RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS</p> <p style="text-align: center;">PAID</p> <p>DATE: <u>4/17/07</u></p> <p>AMOUNT: <u>\$ 470.00</u></p> <p>REC'D BY: <u>[Signature]</u></p>

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 (12/22/06)

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) 600-6145

APPLICATION FOR APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>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.</p>

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.

APPLICATION FOR APPEAL

We are requesting an appeal based on four reasons:

1. The denial decision made by the committee was based on untruthful information submitted by the code department regarding safety & health issues, mainly that there were child abusers living at our residence, and that we had not made the corrections requested, which we have proof that we did. Also the pictures they displayed were of only one mobile home on the property.
2. We were advised by the planning department that we should apply for a CUP for a Mobile Home / RV Park, which we did because they told us to and we did everything that they requested, and will continue to do so.
3. The Head Commissioner stated that we could get a refund and want to request that.
4. Due to the amount of people (180) we want an adequate time frame in order to safely transfer them to other locations and not just dump them on the streets of Murrieta, Temecula, Hemet, or Riverside, without being in violation.

ALSO, CHANGE PERMIT FROM CUP TO PUP-HALF WAY HOUSE PER RECOMMENDATION of Committee.

Use additional sheets if necessary.

PAUL A.E. JOHNSON
PRINTED NAME OF APPELLANT

[Signature]
SIGNATURE OF APPELLANT

4-17-07 3/26/07
DATE

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.