

**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 26, 2010**

(DRAFTED 07/13/10) Final 8/02/10

1.0 CONSENT CALENDAR

1.1 NONE

2.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 1:30 p.m. or as soon as possible thereafter. (Presentation available upon Director's request)

2.1 NONE

3.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS THE PLANNING DIRECTOR OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 1:30 p.m. or as soon as possible thereafter.

3.1 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

CONTINUED TO AUGUST 2, 2010

PLOT PLAN NO. 24278 – Intent to Adopt a Mitigated Negative Declaration – The Plot Plan proposes to permit construction of a 4,000 square foot metal storage building associated with the 3,472 square foot residence located at 16375 Fox Glen Road in Riverside, CA. APN: 285-280-015. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

3.2 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED

PLOT PLAN NO. 23944, VARIANCE NO. 1868 – CEQA Exempt – The Plot Plan proposes to permit an unpermitted 5,000 square foot detached barn on 2.8 acres associated with a 1,851 square foot residence and variance to reduce front yard setback to 45 feet located at 21500 Ridgedale Drive in Perris, CA. APN: 286-220-020 (Continued from 4/19/10 & 6/21/10). Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

3.3 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED

PLOT PLAN NO. 24546 – CEQA Exempt – The Plot Plan proposes to construct an 3,200 square feet detached storage building on 5.93 acres, associated with a 2,104 square feet residence located at 40583 Quiet Hills Drive in Hemet, CA. APN: 454-190-016. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

3.4 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED

PLOT PLAN NO. 24527 – CEQA Exempt – The Plot Plan proposes to permit an unpermitted 1,140 square foot detached garage/storage building on .52 acre, associated with a 1,646 square foot residence located at 230 Mandarin Way in Riverside, CA. APN: 255-343-021. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

3.5 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED

PLOT PLAN NO. 23921 – CEQA Exempt – The Plot Plan is to construct a 718 square foot detached garage and a 1,200 square foot detached metal building associated with a 4,595 square foot residence located at 45721 Mount Edna Road in Banning, CA. APN: 544-220-013. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

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

4.1 Staff report recommended:

PLOT PLAN NO. 23924 – Intent to Adopt a Mitigated Negative

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

CONTINUED TO AUGUST 2, 2010

Declaration - The Plot Plan proposes to permit an existing tire and wheel, sales and repair shop with caretaker quarters, outdoor seating area and 8 parking spaces on 0.30 acres. – APN: 371-142-001 – Related Cases: CV0801691. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

4.2 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

CONTINUED TO AUGUST 2, 2010

PLOT PLAN NO. 23896 – Intent to Adopt a Mitigated Negative Declaration – The plot plan proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop, and proposes 72 parking spaces. This proposal also includes 50 special events per year with 144 guests. – APN: 941-100-002. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

4.3 Staff report recommended:

ADOPTION of RESOLUTION NO. 2010-03, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 517, and APPROVAL of PLOT PLAN NOs. 23318, 23319, 23320.

Staff recommended at hearing:

ADOPTION of RESOLUTION NO. 2010-03, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 517, and APPROVAL of PLOT PLAN NOs. 23318, 23319, 23320.

Planning Director's Action:

CONTINUED TO AUGUST 2, 2010

ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-03, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 517, PLOT PLAN NO. 23318, PLOT PLAN NO. 23319, PLOT PLAN NO. 23320 – **Environmental Impact Report No. 517** analyzes the potential environmental impacts of Plot Plan No. 23318, Plot Plan No. 23319, and Plot Plan No. 23320. **Plot Plan No. 23318** proposes to construct a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a warming kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) rooms on 20.04 gross acres. The project proposes 146 parking spaces. **Plot Plan No. 23319** proposes a two-story 33,349 square foot winery and bed and breakfast with a basement and 151 parking spaces on 10 acres. The first story consists of a lobby for the bed and breakfast, a restaurant, a tasting room, a fermentation room, a barrel storage room, a retail area, and an automobile collection display area. The second story consists of administrative offices and 10 rooms for the bed and breakfast. The basement consists of a wine library and cigar lockers. **Plot Plan No. 23320** proposes a 24,518 square foot winery consisting of administrative offices, a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, a bed and breakfast with 10 rooms and 140 parking spaces on 10 acres. APNs: 943-260-025, 943-260-030, 943-260-031 and 943-260-032. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-Judicial)

5.0 PUBLIC COMMENTS: