

**DIRECTOR'S HEARING
REPORT OF ACTIONS
OCTOBER 18, 2010**

(DRAFTED 09/28/10) Final 10/18/10

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: **APPROVED**
PLOT PLAN NO. 24592 – CEQA Exempt – The Plot Plan is proposal to construct a 4,500 square foot detached agricultural barn on 21.01 acres, associated with the 9,389 square foot residence located at 39313 Avenida La Cresta in Murrieta, CA. APN: 929-180-00. 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. 24640 – CEQA Exempt – The Plot Plan is proposal to construct a 2,160 square foot 10-stall horse enclosure on 5.24 acres, associated with the 4,234 square foot residence and 709 square foot 2-story guest house located at 20202 Avenida De Arboles in Murrieta, CA. APN: 928-140-032. 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. 24577 – CEQA Exempt – The Plot Plan is proposal to permit an unpermitted 1,519 square foot detached garage on .47 acres, associated with the 1,232 square foot residence located at 5480 Steve Avenue in Riverside, CA. APN: 162-040-012. 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. 24357 – CEQA Exempt – The Plot Plan is a proposal to permit an unpermitted 448 square foot storage room addition with restroom to existing 360 square foot detached garage on .34 acre, associated with the 1,050 square foot residence located at 5516 34th Street in Riverside, CA. APN: 179-150-005. 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. 24628 – CEQA Exempt – The Plot Plan is proposal to construct a 2,769 square foot storage room & garage with a 210 square foot 2nd floor open air view deck on 4.51 acres, associated with the 2,415 square foot residence located at 41455 Circle M Drive in Temecula, CA. APN: 951-070-019. 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:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED WITH MODIFICATIONS
- PLOT PLAN NO. 24047** – Intent to Adopt a Mitigated Negative Declaration – The plot plan proposes a winery in conjunction with a special occasion facility. The project includes an existing 1,878 sq. ft. building to be used as a wine production/warehouse room, the conversion of an existing 1,633 sq. ft. structure into a wine sampling room, deli and gift sales shop, an existing 2,835 sq. ft. caretaker's residence, a proposed 100 sq. ft. restroom and existing 400 sq. ft. storage shed. An existing mobile home located in the southwest portion of the site shall be removed. The project proposes special events (with music by small groups) with up to 76 attendees for each event. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed to take place from 10:00 a.m. to 10:00 p.m. - APN: 943-130-010. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)
- 4.2 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- TENTATIVE PARCEL MAP NO. 35565** – Intent to Adopt a Mitigated Negative Declaration – Schedule H subdivision of 10.65 acres into two rural residential parcels. – APN: 915-210-071. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org. (Quasi-judicial)
- 4.3 Staff report recommended:
DENIAL
Staff recommended at hearing:
DENIAL
Planning Director's Action:
DENIED
- TENTATIVE PARCEL MAP NO. 31653** – CEQA Exempt - : This is a Schedule "H: subdivision of 4.09 acres into four parcels - APN: 321-030-021- Project Planner, Larry Ross at 951-955-3585 or e-mail lross@rctlma.org. (Quasi-judicial)
- 4.4 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square

feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041 – Related Case: PM26365. (Continued from October 4, 2010) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)