



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MAY 24, 2021**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**3.1 PLOT PLAN NO. 190034 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – CEQ190161 – Applicant: Dr. Rowena Gbenoba – Architect: Saunders & Wiant Architects, Inc./Niall Saunders AIA – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (CD-BP) – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Winchester Road, and westerly of Penfield Lane – 0.95 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The proposed project is for the construction of two (2) buildings to be developed in two (2) phases. Phase 1 would be for the construction of a dental office comprised of 3,540 sq. ft. Phase 2 would be for the construction of a medical building and comprised of 3,225 sq. ft. A total of 35 parking spaces are proposed. Each stucco building will be constructed at a height of 20 feet and will be enhanced with stacked ledgerstone veneer cladding along the base and painted metal shade canopies above doors and windows. APN: 963-070-015. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Staff Report Recommendation:

**FIND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVE** Plot Plan No. 190034, subject to the conditions of approval.

Staff's Recommendation:

**FIND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVE** Plot Plan No. 190034, subject to the conditions of approval.

Planning Director's Actions:

**FOUND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVED** Plot Plan No. 190034, subject to the conditions of approval.

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

**NONE**

**5.0 PUBLIC COMMENTS:**