

**DIRECTOR'S HEARING
REPORT OF ACTIONS
FEBRUARY 28, 2011**

(DRAFTED 2/22/10) Final 2/28/11

1.0 CONSENT CALENDAR

1.1 NONE

2.0 HEARINGS: 1:30 a.m. or as soon as possible thereafter.

- 2.1 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
CONTINUED TO MARCH 14, 2011
- PLOT PLAN NO. 24794** – CEQA Exempt – Applicant: Allen Asada – Owner: Michael Tomas – First Supervisorial District – Woodcrest District – Lake Mathew/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Safe Avenue, westerly of Porter Avenue, northerly of Van Buren Boulevard, easterly of Gardner Avenue – .98 Acre – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to a 3,200 square foot detached garage on .98 acres, associated with the 1,440 square foot residence with attached 598 square foot garage and a 2,400 square foot existing detached garage located at 17399 Sage Avenue in Riverside. APN: 274-060-028. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.2 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- PLOT PLAN NO. 24796** – CEQA Exempt – Applicant: Walter Bieszczad – Owner: Lisa and Walter Bieszczad – First Supervisorial District – Gavilan Hills District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Sandra Lane, southerly of Santa Rosa Mine, easterly of Piedras, westerly of Via Refugio – 10 Acres – Zoning: Residential Agricultural (R-A-2 1/2) (2 1/2 acres minimum) – **REQUEST:** The Plot Plan is permit an unpermitted 1,296 square foot barn on 10 acres, associated with the 3,416 square foot residence and 1,120 square foot detached garage located at 18225 Santa Rosa Mine Road in Perris, CA. APN: 321-180-044). Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.3 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- PLOT PLAN NO. 24812** – CEQA Exempt – Applicant: Scott Teter Construction – Owner: Brenton and Sharon Smith - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Avenida Bonita, southerly of Calle Centro, easterly of Hitt Lane – 20 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 18,300 square foot 17 stall horse barn with two (2) end floor loft/storage areas and a 3,040 square foot detached hay barn on 20 acres, associated with the 8,845 square foot main residence, 2,117 square foot guest dwelling, 4,760 square foot equipment storage barn, 6,590 square foot horse stall barn and 550 square foot electric building located at 38185 Avenida La Cresta in Murrieta. APN: 929-290-002. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

- 2.4 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- PLOT PLAN NO. 24835** – CEQA Exempt – Applicant: Richard McNamara – Owner: Richard McNamara - First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Located Northerly Mockingbird Canyon, southerly of Van Buren, easterly of Canyon View, westerly of Washington Street – Zoning: Light Agricultural (A-1-1) (1 Acre minimum) – REQUEST: The Plot Plan is a proposal to construct a 840 square foot detached garage on 1.47 acre, associated with the 2,162 square foot residence located at 16465 Holcomb Way in Riverside. APN: 273-030-054. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.5 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- PLOT PLAN NO. 24809** – CEQA Exempt – Applicant: Rod Arsalan – Owner: Clyde Pope – Fifth Supervisorial District – Good Hope Area – Mead Valley Area Plan – Rural Community: Medium Density Residential (2-5 DU/AC) (RC:MDR) - Located Northerly of Highway 74, southerly of Ellis Avenue, easterly of Dehavin Court, westerly of McPherson Road – .61 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – REQUEST: The Plot Plan is proposal to construct a 2,000 square foot detached metal storage building on .61 acre, associated with the 1,152 square foot mobile home (under construction) located at 24063 Highway 74 in Perris, CA. APN: 342-071-019. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.6 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2. The Variance is a proposal to allow parcels 1 and 2 reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2. a. Specifically, the 92.93 foot average lot width of parcel 1 reduces the 100 foot minimum average lot width by 7.07 feet and the 76.67 foot average lot width of parcel 2 reduces the 100 foot minimum average lot width by 23.33' feet. – APN(s): 157-092-004 and 157-092-005. Project Planner Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)
- 2.7 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED WITH MODIFICATIONS
- PLOT PLAN NO. 23642/VARIANCE NO. 1875** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of East Benton Road and westerly of De Portola Road,

more specifically 38920 E. Benton Road – 4.57 Gross Acres - Zoning: Residential Agricultural - 5 Acres Minimum (R-A-5) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high palm tree with twelve (12) panel antennas located on three (3) sectors. The 390 square foot lease area surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30' high live palm trees are also proposed to be planted within the project area. The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet and to reduce the setback requirements from 50 feet to 19 feet from the property line due to the topography of the project's location. - APN: 924-110-011. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

- 2.8 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED WITH MODIFICATIONS

PLOT PLAN NO. 24373 – Intent to Adopt a Mitigated Negative Declaration - Applicant: OC Feed - Engineer/Representative: PMC Consulting - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Highway 79 – 6.97 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST:** The Plot Plan proposes to a facility for hay storage and sales. The project includes a 320 square foot sales trailer, a 5,120 square foot uncovered hay storage area to accommodate a maximum of ten (10) bale stacks, a self-contained portable restroom, and six (6) parking spaces. - APN: 917-170-001. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS: