

**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
APRIL 25, 2011**

(DRAFTED 4/28/10) Final 4/28/11

**1.0 CONSENT CALENDAR**

**1.1 Staff report recommended:**

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**APPROVED**

**SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 21140 -**

Applicant: Chris Livoni - Second Supervisorial District – Pedley Zoning District - Jurupa Area Plan: Community Development: Heavy Industrial (CD: HI) (0.15-0.50 Floor Area Ratio) and Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) - Location: Northerly and westerly of Clay Street, southerly of the Union Pacific Railroad, and easterly of Van Buren Boulevard – 4.73 Acres - Zoning: Manufacturing - Heavy (M-H) – Approved Project Description: Approval of a 99,939 square foot mini self storage facility on a 4.73 gross acre site with a floor area ratio of 0.48 (Heavy Industrial requires a 0.15-0.50 Floor Area Ratio and Business Park requires a 0.25-0.60 Floor Area Ratio). The self storage facility consists of the following: a 2,123 square foot office with a caretakers unit; nine (9) buildings - building A with 12,347 square feet, building B with 10,480 square feet, building C with 11,700 square feet, building D with 6,500 square feet, building E with 13,110 square feet, building F with 8,370 square feet, building G with 11,025 square feet, building H with 14,849 square feet and building I with 8,679 square feet; 7 standard parking spaces; 1 ADA parking space; 23,893 square feet (12%) of landscaping; and 83,062 square feet (40%) of paved area. The project site is partially within the Business Park Policy Area. - **REQUEST: SECOND EXTENSION OF TIME for PLOT PLAN NO. 21140**, extending the expiration date to January 28, 2012. Project Planner, Larry Ross at 951-955-3585 or e-mail [lross@rctlma.org](mailto:lross@rctlma.org).

**1.2 Staff report recommended:**

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**APPROVED**

**FIRST EXTENSION OF TIME for PLOT PLAN NO. 20375 -**

Applicant: Farmer Boys Food, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)- Location: Easterly of Highway 79, southerly of Benton Road, and westerly of Temeku Street – 1.07 Gross Acres - Zoning: : Scenic Highway Commercial (C-P-S) - **APPROVED PROJECT DESCRIPTION:** Construction of a 3,200 square foot restaurant with a drive-through, with 11,710 square feet of landscaping and 37 parking spaces - **REQUEST: FIRST EXTENSION OF TIME for PLOT PLAN NO. 20375**, extending the expiration date to January 12, 2012. Project Planner, Larry Ross at 951-955-3585 or e-mail [lross@rctlma.org](mailto:lross@rctlma.org).

**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 MAY 9, 2011**

**PLOT PLAN NO. 16932, REVISED PERMIT NO. 1 – Intent to**

Adopt a Mitigated Negative Declaration – Applicant: Ecology Auto Parts – Engineer/Representative: Raab Engineering – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of Cajalco Road, southeasterly of Cajalco Expressway, and southwesterly of Harvill Road – 4.31 acres – Zoning: Manufacturing – Service Commercial (M-SC), Industrial Park (I-P) – **REQUEST:** The Plot Plan Revision proposes to change the previously approved use of the site from commercial metal fabrication to an existing

recycling, related truck storage, and limited vehicle/recycling bin repair. Recycling collection will occur in designated outdoor collection bins. Vehicle and bin repair would occur in an existing 12,000 square foot structure. Truck storage would occur in the 44 designated truck parking spaces. Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

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

**PLOT PLAN NO. 23166** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Juan Jose Cardenas – Engineer/Representative: Javier Mendez – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Mission Boulevard and easterly of Felspar Street – 0.61 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The plot plan proposes to permit an existing unpermitted tire sales and service use, demolish the existing structures and construct a new building. The proposal consists of a 4,000 sq. ft. building that includes 1,796 sq. ft. of showroom area, 2,250 sq. ft. of service area, two concealed shipping containers for tire storage and 32 parking spaces. – APN: 169-110-049. (Continued from April 11, 2011). Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

- 2.3 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Director's Action:  
**APPROVED**

**PLOT PLAN NO. 24867** - CEQA Exempt - Applicant: Denise and Kenneth Negrete – Engineer: Wilfred Ventura – First Supervisorial District – Rancho California Area Zoning District – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) – Located Northerly of Dawn Court, southerly of Paseo Montana, easterly of Via Huerta, westerly of Via Majorca – 5.08 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 3,040 square foot detached 8 stall Horse Barn with breezeway on 5.08 acres, associated with the 4,835 square foot residence located at 20660 Dawn Court in Murrieta. APN: 928-160-031. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 2.4 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**CONTINUANCE**  
Planning Director's Action:  
**CONTINUED OFF CALENDAR**

**PLOT PLAN NO. 24870** - CEQA Exempt - Applicant: Thomas Newsome - Owner: Thomas Newson - First Supervisorial District - Rancho California Zoning District - Southwest Area Plan - Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southerly of Avenida De Arboles, easterly of Avenita Bonita, northerly of Avenida Rosella - 6.2 Acres - Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) - **REQUEST:** The Plot Plan is a proposal to construct a 2,700 square foot detached RV garage with attached 720 square foot carport on 6.22, associated with the 5,798 square foot residence located at 19775 Avenida De Arboles in Murrieta. APN: 929-260-024. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 2.5 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**

**PLOT PLAN NO. 24842** - CEQA Exempt - Applicant: Donald and Tina Kimes – Engineer: Moises Villegas – First Supervisorial District – Rancho California Area Zoning District – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum)

Planning Director's Action:  
**APPROVED**

(R:RM) – Located Northerly of Alpine View Lane, southerly of Paseo Redondo, easterly of Calle Jamie, westerly of Forest Lane – 4.85 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,400 square foot detached RV garage on 4.85 acres, associated with the 8,410 square foot residence located at 20010 Alpine View Lane in Murrieta. APN: 931-220-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 2.6 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Director's Action:  
**APPROVED**

**PLOT PLAN NO. 24823** - CEQA Exempt - Applicant: Cindy Iseli - Owner: Cindy and Kurt Iseli - Second Supervisorial District - Prado-Mira Loma District - Jurupa Area Plan - Rural Community: Low Density Residential (1/2 acre minimum) (RC:LDR) - Located Northerly of 68th Street, southerly of Holmes Avenue, easterly of Smith Avenue, westerly of Dana Avenue - .47 acre - Zoning: Light Agricultural (A-1) (20,000 sq. ft. minimum lot size) - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 730 square foot detached garage with 328 square foot attached patio cover on .47 acre, associated with the 1,444 square foot residence located at 6642 Smith Avenue in Mira Loma. APN: 157-132-008. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@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. 24654** – CEQA Exempt – Applicant: Luis Mauricio – Owner: Valores Culturales – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Limonite, southerly of Jurupa, easterly of Etiwanda, westerly of Troth – 4.99 Acres – Zoning: Light Agricultural (A-1 ) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,920 square foot detached garage on 4.99 acres, associated with the 3,091 square foot residence with attached 676 square foot patio cover and a detached 5,920 square foot detached agricultural registration (BFE080001) located at 5605 Ridgeview Avenue in Mira Loma, CA. APN: 161-100-015. (Continued from March 14, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

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

**PLOT PLAN NO. 24814** – CEQA Exempt – Applicant: Doug Aldridge – Owner: Ervin and Rae Campbell - Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) - Located Northerly of Cactus Valley, southerly of Vista Road, easterly of State Street, westerly of Sante – Zoning: Light Agricultural (A-1-2 1/2) (2 1/2 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 3,600 square foot metal building on 2.6 acres, associated with the 2,422 square foot residence located at 30550 Stein Way in Hemet. APN: 469-281-005. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 2.9 Staff report recommended:  
**APPROVAL**

**TENTATIVE PARCEL MAP NO. 36201** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Nakka Sreenivasa -

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**APPROVED**

Engineer/Rep.: Blaine A. Womer Civil Engineering - Third Supervisorial District – Little Lake Zoning District – Area Plan: Riverside Extended Mountain: Community Development: Very Low Density Residential (VLDR) (One Acre Minimum) - Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 gross acres – Zoning: One-Family Dwellings – One Acre Minimum (R-1-1) – **REQUEST:** Tentative Parcel Map No. 36201 is a Schedule 'H' subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel. Project Planner, Adrienne Rossi at 951-955-6925 or e-mail [arossi@rctlma.org](mailto:arossi@rctlma.org). (Quasi-judicial)

2.10 Staff report recommended:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**APPROVED WITH MODIFICATIONS**

**PLOT PLAN NO. 24694** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Madera De Playa Road, southerly of Rancho California Road, easterly of Callie Contento, and westerly of Anza Road, more specifically 39456 Rancho California Road – 21.61 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) - **REQUEST:** This plot plan is a proposal by Verizon Wireless to construct a wireless telecommunication facility concealed as a 50 foot high faux water tower. The project includes the installation of eighteen (18) panel antennas located at 46' high centerline inside the water tower, two (2) GPS antennas, a 184 square foot equipment shelter within a 1,600 square foot lease area surrounded by a 6' high split-face block wall and landscaping. - APN: 951-140-041. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC COMMENTS: