

**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 20, 2011**

(DRAFTED 6/13/10) Final 6/21/11

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. 22718 -

Applicant: Grady Liu - 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 Inland Avenue, southerly of Philadelphia Avenue, and westerly of Progress Circle. – 0.87 Acres - Zoning: Manufacturing-Medium (M-M) – **APPROVED**
PROJECT DESCRIPTION: The use hereby permitted is for the construction of two (2) 9,709 sq. ft. concrete tilt-up structures for manufacturing and warehouse use. Buildings 'A' and 'B' propose 1,000 sq. ft. of Manufacturing Area, 6,735 sq. ft. of Storage, 987 sq. ft. of Office Space, and a 987 sq. ft. mezzanine designated for storage. The proposed project consist of 19,418 sq. ft. of total building area, 4,730 sq. ft. of landscaping, and 30 parking spaces including two (2) accessible parking spaces for persons with disabilities. - **REQUEST: SECOND EXTENSION OF TIME for PLOT PLAN NO. 22718**, extending the expiration date to March 10, 2012. Project Planner, Larry Ross at 951-955-1852 or e-mail lross@rctlma.org. (Quasi-judicial)

1.2 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED

THIRD EXTENSION OF TIME for PLOT PLAN NO. 20457 –

Applicant: Tierra West Commercial – Third Supervisorial District – Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway – 5.9 Gross Acres – Zoning: General Residential (R-3) – **APPROVED**
PROJECT DESCRIPTION: Proposal to construct 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building, one (1) tot lot, and 193 parking spaces. – **REQUEST: THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20457**, extending the expiration date to June 4, 2012. Project Planner, Larry Ross at 951-955-1852 or e-mail lross@rctlma.org. (Quasi-judicial)

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

2.1 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED WITH MODIFICATIONS

PLOT PLAN NO. 24919 – CEQA Exempt – Applicant: Tuff Shed – Owner: Marshall Zimmer - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Valley Area Plan – .48 Acre - Rural Community: Low Density Residential (RC:LDR) (1/2 acre minimum) - Located Northerly of Del Sur Drive, southerly of Niagara Drive, easterly of Escale Drive, westerly of Aurora Avenue – Zoning: Residential Agricultural (R-1) (1/2 Acre minimum) – **REQUEST: The Plot Plan is a proposal to construct a 720 square foot detached garage on .48 acre, associated with the 3,141 square foot residence and 247 square foot shed (BAS080244) located at 11581 Range View Road in unincorporated Riverside County near Mira Loma, CA. APN: 168-187-002. Project Planner, Bahelila Boothe, at 951-955-8703**

or e-mail bbooth@rctlma.org. (Quasi-Judicial)

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

PLOT PLAN NO. 24915 – CEQA Exempt – Applicant: Evanko's Painting & Remodel – Owner: Richard Fromme - Fourth Supervisorial District – Cathedral City – Palm Desert Zoning District – Western Coachella Valley Area Plan – 1.67 Acres - Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Located Northerly of Mesa Trail, southerly Quail Trail, easterly of Verbena Road, westerly of Coyote Road – Zoning: One Family Dwelling Residential (R-1-5) (5 Acres minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 860 square foot detached garage on 1.67 acres, associated with the 1,104 square foot residence and 214 square foot guest quarters (1940 construction) located at 71325 Mesa Trail in unincorporated Riverside County area near Palm Desert, CA. APN: 628-340-027. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bbooth@rctlma.org. (Quasi-Judicial)

PLOT PLAN NO. 24861 - CEQA Exempt - Applicant: Louis Ewing - Owner: Louis Ewing - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan - Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly Ramon Road, southerly of Thousand Palm Road, easterly of Amite Lane, westerly of Chimayo Road – 1.04 Acres - Zoning: Controlled Development Areas (W-2) (20,000 square foot minimum lot size) - **REQUEST:** Plot Plan to construct a 1,675 square foot detached garage and a 2,520 square foot detached garage on 1.04 acres, associated with the 1,043 square foot residence located at 31900 Amite Road in the unincorporated Riverside County Area of Thousand Palms. APN: 651-072-084. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bbooth@rctlma.org. (Quasi-judicial)

PLOT PLAN NO. 24678 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Alexander Lew - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of 58th Street, southerly of Mechanics Way, easterly of Etiwanda Avenue, and westerly of Ridgeview Avenue, more specifically 5666 Etiwanda Avenue – 1.26 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 60 foot high palm tree with nine (9) panel antennas located on three (3) sectors along with one (1) microwave antenna. The 578 square foot lease area surrounded by a decorative block wall enclosure and landscaping will contain six (6) equipment cabinets, one (1) omni whip antenna, and one (1) GPS antenna. Two live palm trees are also proposed to be planted within the project area. Project Planner Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-Judicial)

3.0 PUBLIC COMMENTS:

