



DIRECTOR'S HEARING REPORT OF ACTIONS DECEMBER 17, 2013

1.0 CONSENT CALENDAR

1.1 NONE

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
- PLOT PLAN NO. 25228** - CEQA Exempt - Applicant: Chad Graham – Owner: Michael and Cynthia Phillips – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural Community: Estate Density Residential – 2 Acres Minimum (RC:EDR) - Located Northerly of Rancho California Road, southerly of Vino Way, easterly of Avenida Arizona, westerly of Anza - Zoning: Rural Residential – 1/2 Acre Minimum (R-R) – 1.99 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 1,064 square foot detached garage and permit an existing unpermitted 768 square foot detached barn on 1.99 acres associated with the 2,084 square foot residence with attached 484 square foot garage, an existing 120 square foot green house, an existing 120 square foot shed and an existing 90 square foot patio, located at 39400 Calle Contento in the unincorporated Riverside County near Temecula. APN: 943-150-030. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.2 Staff report recommended:
APPROVAL
- Staff recommended at hearing:
APPROVAL
- Planning Director's Action:
APPROVED
- PLOT PLAN NO. 24543-** CEQA Exempt - Applicant: Adolfo Ceballos – Eng./Rep: Jose Molina – Fifth/First Supervisorial District – Good Hope Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Northerly of Deprad Street, southerly of Lopez Street, easterly of Marshall Avenue, westerly of Cowie Avenue - Zoning: Rural Residential – ½ Acre Minimum – (R-R) – 2.19 Acres - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 1,248 square foot detached garage on 2.19 acres, associated with the 1,900 square foot main residence located at 23385 Cowie Avenue in the unincorporated Riverside County near Perris. APN: 325-160-014. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.3 Staff report recommended:
APPROVAL
- Staff recommended at hearing:
APPROVAL
- Planning Director's Action:
CONTINUED TO JANUARY 7, 2013
- PLOT PLAN NO. 25145** - CEQA Exempt - Applicant: Timothy Payne – Owner: Timothy Payne – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Noble, southerly of High Street, easterly of Winesap Avenue, westerly of Bellflower – Zoning: Residential Agricultural (R-A-1) 1 Acre Minimum – **REQUEST:** The

Plot Plan is a proposal to demolish existing 838 square foot shed constructed in 1924 and replaced with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont. APN: 402-140-010. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.4 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
APPROVED

PLOT PLAN NO. 25221 - CEQA Exempt - Applicant: Stuart Hielscher – Owner: Rebecca – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – 10 Acres Minimum (R:RM) - Located Southeasterly of Calle Camino, westerly of Cuesta Road - Zoning: Rural Residential – (R-R) – 5.14 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 1,351 square foot detached barn on 5.14 acres, associated with the 2,727 square foot main residence, detached 720 square foot garage (BXX071993) and existing 960 square foot shelter (BFE120036) located at 18275 Serengeti Drive in the unincorporated Riverside County near Murrieta. APN: 932-070-020. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.5 Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
**APPROVED SUBJECT TO
MODIFICATIONS TO THE STAFF
REPORT**

PLOT PLAN NO. 25156 - CEQA Exempt - Applicant: James Sheridan – Owner: Perris Church of Christ – Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Medium Density Residential (2-5 Dwelling Units per Acre) - Located Southerly of Sunset Avenue, northerly of Dunlap Drive, westerly of Foothill Avenue – Zoning: Rural Residential (R-R) 1/2 Acre Minimum – **REQUEST:** The Plot Plan is a proposal to construct a 5,625 square foot detached storage building on 11.29 acres, associated with the 1,080 square foot residence located at 27157 Sunset Avenue in the unincorporated Riverside County near Perris. APN: 307-270-001. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 SCOPING SESSION:

3.1 **THERE WERE NO COMMENTS
FROM THE PUBLIC**

ENVIRONMENTAL IMPACT REPORT NO. 531 – Applicant: Regent Properties – Engineer/Representative: Webb and Associates – Third/Third Supervisorial District – Rancho California Zoning Area- Southwest Area Plan: Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 344 Gross Acres -

Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Light Agriculture- 10 Acre Minimum (A-1-10) - **REQUEST:** The Environmental Impact Report proposes to study the possible impacts resulting from 1) a Specific Plan proposing a residential use development containing residential, commercial, park, and open space uses 2) a General Plan Amendment proposing to create a Specific Plan with one foundation (Community Development) which will revise the Land Use designations according to the Land Use exhibit in the proposed Specific Plan; 3) a Change of Zone proposing to create a site specific zoning ordinance, and to change the zoning on the site from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Light Agriculture- 10 Acre Minimum (A-1-10) to Specific Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rcltma.org.

4.0 PUBLIC COMMENTS: