



DIRECTOR'S HEARING REPORT OF ACTIONS AUGUST 19, 2013

1.0 CONSENT CALENDAR

- 1.1 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07)** – Applicant: Hogle-Ireland, Inc. – First Supervisorial District – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – APPROVED PROJECT DESCRIPTION: To construct and operate a light industrial and warehouse distribution center in two options. OPTION A is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). OPTION B is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. –

Staff report recommended:
RECEIVE AND FILE

Planning Director's Action:
CONTINUED TO SEPTEMBER 9, 2013

REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2014. Project Planner: Wendell Bugtai at (951) 955-1816 or email wbugtai@rctlma.org. (Quasi-judicial)

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

- 2.1 **PLOT PLAN NO. 25184** – CEQA Exempt – Applicant: Ilene Robbins – Second/Second Supervisorial District – Location: Northerly of Ontario Avenue, southerly of Poppy Street, easterly of State Street, and westerly of Grove Drive – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1) – **REQUEST:** The plot plan proposes a Class II Dog Kennel (Camp Ilene) that houses 11-25 dogs for overnight boarding and care on 1.2 acres. The project property contains an existing 1,186 sq. ft. residence and four detached storage buildings totaling 657 sq. ft. which is being used as part of the kennel facility. There is 1,600 sq. ft. outdoor kennel canopy and an above ground dog swimming pool. There are two separate outdoor dog plays areas; one in the northern portion of the property behind the main residence, and one in the southern portion of the property. Paul Rull, Project Planner at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)
- Staff Report recommended:
APPROVAL
- Staff Recommended at hearing:
APPROVAL SUBJECT TO MODIFICATIONS TO THE STAFF REPORT
- Planning Director's Action:
APPROVED SUBJECT TO MODIFICATIONS TO THE STAFF REPORT
- 2.2 **PLOT PLAN NO. 25364/VARIANCE NO. 1890** - CEQA Exempt - Applicant: Fen Yong – Fifth/First Supervisorial District – Location: Northerly Highway 74, southerly of Hammack Avenue, westerly of Walnut Street - **REQUEST:** The Plot Plan is a proposal to construct 2,400 square foot detached garage on 1.55 acres and Variance to reduce required 75 foot front yard setback to 25 foot front yard setback. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- Staff Report recommended:
APPROVAL
- Staff Recommended at hearing:
APPROVAL WITH MODIFICATIONS TO THE CONCLUSIONS AND FINDINGS
- Planning Director's Action:
APPROVED SUBJECT TO MODIFICATIONS TO THE CONCLUSIONS AND FINDINGS
- 2.3 **PLOT PLAN NO. 25155** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Fifth/First Supervisorial District – Location: Southwesterly corner of Box Springs Mountain Road and Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres – **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave
- Staff Report recommended:
ADOPT A MITIGATED NEGATIVE DECLARATION; APPROVAL OF PLOT PLAN
- Staff Recommended at hearing:
ADOPT A MITIGATED NEGATIVE DECLARATION; APPROVAL OF PLOT PLAN
- Planning Director's Action:
ADOPTED THE MITIGATED NEGATIVE

dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road. Project Planner, Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

**DECLARATION; APPROVED PLOT PLAN
SUBJECT TO MODIFICATIONS TO THE
CONDITIONS OF APPROVAL**

3.0 SCOPING SESSION:

3.1 **NONE**

4.0 PUBLIC COMMENTS: