



DIRECTOR'S HEARING REPORT OF ACTIONS SEPTEMBER 14, 2015

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **NONE**

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 25396** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eli Shapiro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road. – 0.55 Acres Gross – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.
- Staff Report recommended:
Staff's Recommendation:
Planning Director's Action:
CONTINUED TO OCTOBER 5, 2015.

4.0 SCOPING SESSION:

- 4.1 **ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, TENTATIVE PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837** – EA42803 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North
- Staff received comments to be addressed the Environmental Impact Report.

Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, and easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** The Scoping Session is to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD:BP) to Community Development: Light Industrial (CD:LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Tentative Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

- 4.2 **ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1151 – CHANGE OF ZONE NO. 7872 – TENTATIVE PARCEL MAP NO. 36950 – PLOT PLAN NO. 25838 – EA42802 – Applicant:** Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District, and North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR), and Community Development: Business Park (CD:BP) (0.25 – 0.60 FAR) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, and easterly of Day Street – 37.08 Gross Acres –
- Staff received comments to be addressed the Environmental Impact Report.

Zoning: Industrial Park (I-P), Manufacturing – Medium (M-M), and Rural Residential (R-R) – **REQUEST:** The Scoping Session is to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the southwest quarter of the project site from Community Development: Business Park (CD:BP) to Community Development: Light Industrial (CD:LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Manufacturing – Medium (M-M) and Rural Residential (R-R) to Industrial Park (I-P). The Tentative Parcel Map proposes to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse / distribution center with 109 truck loading bays, 320 parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctilma.org.

5.0 PUBLIC COMMENTS:

NONE