



DIRECTOR'S HEARING REPORT OF ACTIONS FEBRUARY 3, 2016

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. 25699 AND VARIANCE NO. 1893** – Intent to Adopt a Mitigated Negative Declaration – Applicant: HHI Riverside, LLC – Engineer/Representative: Thatcher Engineering – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly Cajalco Expressway, southerly Messenia Lane, easterly Harvill Avenue, westerly I-215 Freeway – 5.06 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively. The variance is a request to exceed the height, surface area, and number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 55 ft. increase from the maximum height of 20 feet limit for signs and a 490 sq. ft. increase from 50 sq. ft. allowed display area. The variance will also allow an additional free-standing sign at
- Staff Report Recommendation:
ADOPT a **MITIGATED DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42741**; and,
APPROVE **PLOT PLAN NO. 25699**; and,
APPROVE **VARIANCE NO. 1893**.
- Staff's Recommendation:
ADOPT a **MITIGATED DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42741**; and,
APPROVE **PLOT PLAN NO. 25699**; and,
APPROVE **VARIANCE NO. 1893**.
- Planning Director's Action:
ADOPTED a **MITIGATED DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42741**; and,
APPROVED **PLOT PLAN NO. 25699**; and,
APPROVED **VARIANCE NO. 1893**.

the project site. Project Planner: Roger Arroyo
at (951) 955-1195 or email
roarroyo@rctlma.org.

4.0 SCOPING SESSION:

4.1 **NONE**

5.0 PUBLIC COMMENTS:

NONE