

**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JANUARY 24, 2011**

(DRAFTED 1/12/10) Final 1/24/11

**1.0 CONSENT CALENDAR**

**1.1 NONE**

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

- 2.1 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Director's Action:  
**CONTINUED TO FEBRUARY 7, 2011**
- PLOT PLAN NO. 24269** – CEQA Exempt – Applicant: Miguel Nava – Owner: Irma and Miguel Nava – Fifth Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Location: Easterly side Charina Lane, northerly of Watson Road, southerly of Alicante Drive, westerly of Pierson Road – 1.06 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to construct a detached 1,830 square foot metal storage garage on 1.06 acre, associated with the 2,480 square foot residence located 25410 Charina Lane in Homeland. APN: 457-240-038. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)
- 2.2 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**CONTINUE TO FEBRUARY 7, 2011**  
Planning Director's Action:  
**CONTINUED TO FEBRUARY 7, 2011**
- PLOT PLAN NO. 24729** – CEQA Exempt – Applicant: David Shteremberg – Owner: Los Abuelos Ranch – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Sandia Creek, southerly of Cross Creek Golf, easterly of Via Vaquero, westerly of Avenue Del Oro – 20 Acres – Zoning: Residential Agricultural (R-A-5) (5 acres minimum) – **REQUEST:** The Plot Plan is proposal to construct a 1,181 square foot barn with attached 2-story agricultural dwelling (1<sup>st</sup> floor 829 square foot and 2<sup>nd</sup> floor 782 square foot) and a detached 526 square foot greenhouse on 20 Acres, associated with the 8,734 square foot residence located at 43800 La Cruz Drive in Temecula. APN: 936-070-012. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)
- 2.3 Staff report recommended:  
**APPROVAL**  
Staff recommended at hearing:  
**APPROVAL**  
Planning Director's Action:  
**CONTINUED TO FEBRUARY 7, 2011**
- PLOT PLAN NO. 24795** – CEQA Exempt – Applicant: Lawrence Haase – Owner: Lawrence and Pakao Haase – First Supervisorial District – Cajalco District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northeasterly corner of Glass Mountain Drive and Scottsdale Road , westerly of Oak Park Drive – 1.05 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** The Plot Plan is proposal to a 2,145 square foot detached garage with 276 square foot loft storage area on 1.05 acre, associated with the 3,296 square foot residence with attached 718 square foot garage located at 18744 Glass Mountain Drive in Riverside. APN: 285-420-008. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)
- 2.4 Staff report recommended:
- PLOT PLAN NO. 24668** – CEQA Exempt – Applicant:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**APPROVED WITH MODIFICATIONS**

Cresencio Ramirez – Engineer/Representative: CES Consulting – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of 48<sup>th</sup> Street, southerly of Belle Grave Avenue, easterly of Dodd Street, westerly of Bain Street – 2.52 Acres – Zoning: Light Agricultural (A-1) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted a 2,352 square foot horse stable/hay storage and a 1,568 square foot horse stable on 2.52 acres, associated with the 1,010 square foot residence located at 10255 48<sup>th</sup> Street in Mira Loma. APN: 159-090-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

2.5 Staff report recommended:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**CONTINUED TO FEBRUARY 28, 2011**

**PLOT PLAN NO. 24794** – CEQA Exempt – Applicant: Allen Asada – Owner: Michael Tomas – First Supervisorial District – Woodcrest District – Lake Mathew/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Safe Avenue, westerly of Porter Avenue, northerly of Van Buren Boulevard, easterly of Gardner Avenue – .98 Acre – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to a 3,200 square foot detached garage on .98 acres, associated with the 1,440 square foot residence with attached 598 square foot garage and a 2,400 square foot existing detached garage located at 17399 Sage Avenue in Riverside. APN: 274-060-028. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.6 Staff report recommended:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**APPROVED WITH MODIFICATIONS TO HAVE TRAILER REMOVED**

**PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** To construct an 2,106 square foot detached storage garage with 320 square foot basement on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris. APN: 321-432-016. (Continued from 12-13-10, & 1-3-11) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.7 Staff report recommended:

**APPROVAL**

Staff recommended at hearing:

**CONTINUE TO FEBRUARY 7, 2011**

Planning Director's Action:

**CONTINUED TO FEBRUARY 7, 2011**

**PLOT PLAN NO. 24360** – CEQA Exempt – Applicant: Josh Stephenson – Engineer/Representative: Oz Bratene - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Estate Density Residential (2 Acres Minimum) (RC: EDR) and Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly Deportola Road, southerly of Linda Rosea Road, easterly of Renaldo Road, westerly of Pauba Road – 17.06 Acres – Zoning: Residential Agricultural (R-A-10) (10 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 9,276 square foot detached barn (which includes 1,752 square foot Agricultural dwelling with workshop,

1,084 square foot Agricultural worker dwelling and 688 square foot workshop/office/garage), 5,616 square foot horse stable and a 7,255 square foot detached Barn/Ag. Dwelling/Storage (which includes 1,589 square foot Agricultural worker dwelling and 5,666 square foot barn/deck/storage) on 17.06 acres, associated with the 2,821 square foot residence located at 36137 Linda Rosea Road in Temecula. APN: 927-090-045, 046. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.8 Staff report recommended:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**APPROVED WITH AMENDMENTS TO THE EXHIBITS**

**PLOT PLAN NO. 24289** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Craig Avenue, southerly of Holland Road, and easterly of Highway 79 (Winchester Road) – 37.57 Gross Acres - Zoning: Specific Plan (SP No. 310 - Planning Area No. 3) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by 6' high split-face masonry block wall will contain a 184 square foot equipment shelter and two (2) GPS antennas. - APN: 466-170-032. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

2.9 Staff report recommended:

**APPROVAL**

Staff recommended at hearing:

**APPROVAL**

Planning Director's Action:

**CONTINUED TO FEBRUARY 7, 2011**

**PLOT PLAN NO. 24077** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Royal Street Communications CA, LLC – Engineer/Representative: Sohail Shah, PE - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, easterly of Dunlap Drive, and westerly of Foothill Avenue, more specifically 27304 Nuevo Road – 4.82 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communication facility, for Royal Street Communications, disguised as a 70' high pine tree with six (6) panel antennas and one (1) microwave antenna. The 800 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain four (4) equipment cabinets and one (1) GPS antenna. Three 20' high live pine trees are also proposed to be planted in the project area. – APN: 307-270-020. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC COMMENTS: