

**DIRECTOR'S HEARING
REPORT OF ACTIONS
FEBRUARY 7, 2011**

(DRAFTED 1/27/10) Final 2/7/11

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:

APPROVED

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 (1st floor 829 square foot and 2nd 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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.2 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED

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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.3 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

CONTINUED TO MARCH 14, 2011

PLOT PLAN NO. 24654 – CEQA Exempt – Applicant: Luis Mauricio – Owner: Valores Culturales – Second Supervisorial District –Prado-Mira Loma Zoning District – Jurupa Area Plan – Rural Community: Low Density Residential (½Acre Minimum) (RC: LDR) - Location: Northerly of Limonite Avenue, southerly of Jurupa Road., easterly of Etiwanda Avenue, westerly of Troth Street – 4.99 Acres – Zoning: Light Agricultural (A-1) – **REQUEST:** The Plot Plan is a proposal to construct a 1,920 square foot detached garage, associated with the 3,091 square foot residence, with attached 756 square foot garage, and a detached 5,920 square foot detached agricultural registration building (BFE080001) located at 5605 Ridgeview Avenue. APN: 161-100-015. (Continued from January 3, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

- 2.4 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- 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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.5 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED
- 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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.6 Staff report recommended:
DENIAL
Staff recommended at hearing:
DENIAL
Planning Director's Action:
DENIED
- PLOT PLAN NO. 21508** – CEQA Exempt – Applicant: Everett W. Burns – Engineer/Representative: Larry Vesely – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan – Community Development: Business Park (CD: BP) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of 63rd Avenue and westerly of Pedley Road – 0.66 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a 12,319 square foot enclosed vehicle storage and impoundment for 40 spaces with 1,861 square feet (7%) of landscaping area and 3 parking spaces on a 0.66 gross (0.64 net) acre site. The site currently consists of an existing 1,929 square foot caretaker's unit and office that will be permitted and redeveloped. – APN: 163-202-009. Project Planner, Christian Hinojosa at 951-955-0972 or email chinojos@rctlma.org. (Quasi-judicial)
- 2.7 Staff report recommended:
APPROVAL
Staff recommended at hearing:
- PLOT PLAN NO. 24752** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third

APPROVAL

Planning Director's Action:

APPROVED WITH MODIFICATIONS TO THE CONDITIONS

Supervisory District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces. - APNs: 927-160-001 and 927-160-002. Project Planner, Kinika Hesterly at 951-955-1888 or email at khesterl@rctlma.org. (Quasi-judicial)

2.8 Staff report recommended:

APPROVAL

Staff recommended at hearing:

APPROVAL

Planning Director's Action:

APPROVED

PLOT PLAN NO. 24077 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Royal Street Communications CA, LLC – Engineer/Representative: Sohail Shah, PE - Fifth Supervisory 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. (Continued from January 24, 2011) Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS: