



## DIRECTOR'S HEARING REPORT OF ACTIONS JANUARY 23, 2011

### 1.0 CONSENT CALENDAR

**1.1 Staff Report Recommendation:**  
Approval of Second Extension of Time

**Staff Recommendation at Hearing:**

Approval of Second Extension of Time

**Planning Director's Action:**

Approved Second Extension of Time

**SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22263** – Applicant: Fred Renzoni - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Westerly of De Portola Road, southerly of Avenida Verde and northeasterly of Pauba Road – 12.6 Acres – Zoning: Citrus Vineyard (C/V) – **APPROVED PROJECT DESCRIPTION:** Construction of a two-story, 4,890 square foot winery and tasting room on 12.6 gross acres with 29 parking spaces and 8.8 acres of vineyards. Operating hours of the winery will be Monday through Sunday 10:00 a.m. to 6:00 p.m. with special events held Monday through Sunday 6:00 p.m. to 10:00 p.m.; these events will consist of eighty-five (85) special events per year with a maximum of ninety (90) guests each. These events will be held indoors and valet parking will be provided to accommodate the special event guests. The winery will also participate in the three annual events required for membership in the Temecula Valley Winegrowers Association. – **REQUEST: SECOND EXTENSION OF TIME** for PLOT PLAN NO. 22263, extending the expiration date to April 7, 2012. Project Planner: David Mares at 951-955-9076 or e-mail [dmares@rctlma.org](mailto:dmares@rctlma.org).

### 2.0 PUBLIC HEARING

**2.1 Staff Report Recommendation:**  
Adoption of a Mitigated Negative Declaration; Approval of Plot Plan

**Staff Recommendation at Hearing:**

Adoption of a Mitigated Negative Declaration; Approval of Plot Plan

**Planning Director's Action:**

Adopted a Mitigated Negative Declaration; Approved Plot Plan

**PLOT PLAN NO. 24618** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Vista Towers, LLC – Engineer/Representative: PlanCom, Inc. - First Supervisorial District – Cleveland Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Highway 74 – 107.06 Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 4,435 square foot lease area surrounded by 6 foot high chain link fence enclosure. The project includes twelve (12) panel antennas located on three (3) sectors at 47 foot high on the monopine, two (2) microwave dishes, two (1) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. The project also includes three 184 sq ft each outdoor equipment area for future carriers. The facility is proposed to be located on the southerly portion of a large, vacant property and access to the facility will be provided via a 12 ft wide access easement running from Highway 74 and Rocky Road. Five (5) live pine trees are also proposed to be planted around the project area. Project Planner: Damaris Abraham at (951) 955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)



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- 2.2 Staff Report Recommendation:** Adoption of a Mitigated Negative Declaration; Approval of Plot Plan
- Staff Recommendation at Hearing:** Adoption of a Mitigated Negative Declaration; Approval of Plot Plan
- Planning Director's Action:** Adopted a Mitigated Negative Declaration; Approved Plot Plan Subject to Modification of Conditions of Approval
- PLOT PLAN NO. 24711** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eileen M. Rivard – Engineer/Representative: Oz Bratene - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) (10 Acre Minimum): Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and westerly of Anza Road at 40205 Calle Cabernet, Temecula, CA 92591 – 10.01 Gross Acres - Zoning: Citrus/Vineyard (C/V) - **REQUEST:** The plot plan proposes a special occasions facility for the primary purpose of providing wedding services. The project proposes 75 parking spaces and the existing residence will remain. Project Planner: Kinika Hesterly at (951) 955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)
- 2.3 Staff Report Recommendation:** Adoption of a Mitigated Negative Declaration; Approval of Plot Plan
- Staff Recommendation at Hearing:** Adoption of a Mitigated Negative Declaration; Approval of Plot Plan
- Planning Director's Action:** Adopted a Mitigated Negative Declaration; Approved Plot Plan with Modification to Conditions of Approval
- PLOT PLAN NO. 24771**– Intent to Adopt a Mitigated Negative Declaration – Applicant: Fazelli Vineyards, LLC – Engineer/Representative: Temecula Engineering Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Easterly of Pauba Road, northerly of De Portola Road and southerly of Avenida Verde - 10.74 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes a winery, tasting room, special occasion facility with a banquet hall, kitchen used for catering only, storage rooms and offices totaling approximately 21,000 square feet along with 74 parking spaces.- APN: 927-640-004. Project Planner: Kinika Hesterly at (951) 955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)
- 2.4 Staff Report Recommendation:** Approval of Plot Plan
- Staff Recommendation at Hearing:** Approval of Plot Plan
- Planning Director's Action:** Approved Plot Plan
- PLOT PLAN NO. 25051** - CEQA Exempt - Applicant: Doug Aldridge - Owner: Michael Crawford – Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Area Plan – Rural Community: Estate Density Residential - 2 Acres Minimum - Located Northerly of Vista Road, Westerly of Stein Way, Easterly of Delise Drive, southerly of Avis Road – 2.85 Acres - Zoning: Light Agricultural – 2 1/2 Acres Minimum (A-1-2 1/2) - **REQUEST:** The Plot Plan is a proposal to construct a 2,976 square foot detached storage garage, associated with the 2,078 square foot residence and a 600 square foot detached garage on 2.85 acres located at 39790 Vista Road in the unincorporated Riverside County near Hemet. APN: 468-180-015. Project Planner: Bahelila Boothe at (951) 955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.5 Staff Report Recommendation:** Approval of Plot Plan
- Staff Recommendation at Hearing:**
- PLOT PLAN NO. 25031** - CEQA Exempt - Applicant: John W. Millett - Owner: Brandee Annis – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous - 10 Acres Minimum (R:RM) - Located Northerly of San Diego County Line,



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Approval of Plot Plan

**Planning Director's Action:**

Approved Plot Plan Subject to a Correction to the Definition of 10.PLANNING1 According to Ordinance 21.35A and Added Condition for a Separate Application for the Second Unit.

easterly of Pala Road – 5 Acres - Zoning: Rural Residential – 1/2 Acre Minimum (R-R) - REQUEST: The Plot Plan is a proposal to construct a 2 story 2,076 square foot detached garage with a 2<sup>nd</sup> floor 517 square foot guest quarters and 635 square foot 2<sup>nd</sup> floor deck, associated with the 3,059 square foot main residence (under construction BRS110166) on 5 acres, located at 47940 Pala Road in the unincorporated Riverside County near Temecula. APN: 918-260-013. Project Planner: Bahelila Boothe at (951) 955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC COMMENTS

3.1 None