



## DIRECTOR'S HEARING REPORT OF ACTIONS OCTOBER 26, 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 **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. Continued from September 14, 2015 and October 5, 2015. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org).
- Staff's Recommendation:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,  
APPROVAL OF THE PLOT PLAN.**
- Planning Director's Action:  
**ADOPTED A MITIGATED NEGATIVE DECLARATION; and,  
APPROVED OF THE PLOT PLAN** as modified at hearing.

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

- 3.1 **PLOT PLAN NO. 25482** – CEQA Exempt – Applicant: Oscar A. Montoya – Engineer/Representative: Ark Group – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of West Church Street, southerly of Main Street, and easterly side of Iowa Avenue – 0.4 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Plot Plan proposes to convert two existing 1,010 sq.
- Staff's Recommendation:  
**CEQA EXEMPT; and,  
APPROVAL OF THE PLOT PLAN.**
- Planning Director's Action:  
**CEQA EXEMPT; and,  
APPROVED THE PLOT PLAN.**

ft. (Building 1) and 1,622 sq. ft. (Building 2) residences to general office use. Building 1 will have 836 sq. ft. office area and 174 sq. ft. porch area and Building 2 will have three units of approximately 500 sq. ft. each. The project also includes 13 parking spaces. Project Planner: Peter Lange at (951) 955-1417 or email [plange@rctlma.org](mailto:plange@rctlma.org).

3.2 **TENTATIVE PARCEL MAP NO. 36453** – No New Environmental Documents Required – Applicant: Colinas Del Oro Land Co. – Engineer/Representative: United Engineering Group – First Supervisorial District – Meadow Brook Area Zoning District – Rural Village Study Area – Elsinore Area Plan: Rural Mountainous (RM), Very Low Density Residential (VLDR) – Location: West side of State Highway 74 between Richard Street to the south and Festus Circle to the north – 126.32 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Tentative Parcel Map proposes a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres). Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Staff's Recommendation:  
**TENTATIVELY APPROVAL OF PARCEL MAP.**

Planning Director's Action:  
**TENTATIVELY APPROVED THE PARCEL MAP.**

3.3 **PLOT PLAN NO. 20247** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Don Krall – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeasterly corner of Highway 74 and Crater Drive – 5.95 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The plot plan proposes a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings (Building A: 13,550 sq. ft., Building B: 10,305 sq. ft., Building C: 8,253 sq. ft., Building D: 11,760 sq. ft., Building E: 19,537 sq. ft., Building F: 9,163 sq. ft., and Building G: 4,517 sq. ft.), and 29 parking spaces and landscaping. In addition to storage areas Building A and B include areas designated for offices. Project Planner: Damaris Abraham at (951) 955-7436 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org).

Staff's Recommendation:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and, APPROVAL OF THE PLOT PLAN.**

Planning Director's Action:  
**ADOPTED A MITIGATED NEGATIVE DECLARATION; and, APPROVED THE PLOT PLAN.**

3.4 **PLOT PLAN NO. 25616** – CEQA Exempt –

Staff's Recommendation:

Applicant: Denny Tsai and Wenty Ha – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly corner of Grand Avenue and Tetterington Street – 0.27 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The plot plan proposes to convert an existing 1,826 sq. ft. building into a commercial office. The project also provides 10 parking spaces. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org).

**CEQA EXEMPT; and,  
APPROVAL OF THE PLOT PLAN.**

Planning Director's Action:  
**CEQA EXEMPT; and,  
APPROVED THE PLOT PLAN.**

**4.0**     SCOPING SESSION:

4.1     **NONE**

**5.0**     PUBLIC COMMENTS:

**NONE**