

**DIRECTOR'S HEARING
REPORT OF ACTIONS
AUGUST 2, 2010**

(DRAFTED 07/21/10) Final 8/02/10

1.0 CONSENT CALENDAR

1.1 **NONE**

2.0 **ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 1:30 p.m. or as soon as possible thereafter. (Presentation available upon Director's request)**

2.1 **NONE**

3.0 **PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS THE PLANNING DIRECTOR OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 1:30 p.m. or as soon as possible thereafter.**

3.1 Staff report recommended: **PLOT PLAN NO. 24278** – Intent to Adopt a Mitigated Negative Declaration – The Plot Plan proposes to permit construction of a 4,000 square foot metal storage building associated with the 3,472 square foot residence located at 16375 Fox Glen Road in Riverside, CA. APN: 285-280-015. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
Staff recommended at hearing: **APPROVAL**
Planning Director's Action: **APPROVED**

4.0 **PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.**

4.1 Staff report recommended: **TENTATIVE PARCEL MAP NO. 33081** – CEQA Exempt - The Tentative Parcel Map proposes a Schedule "H subdivision of 15.0 gross acres into four (4) residential parcels with a 2½ acre minimum lot size. - APN: 285-130-005. Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org. (Quasi-judicial)
Staff recommended at hearing: **APPROVAL**
Planning Director's Action: **APPROVED**

4.2 Staff report recommended: **PLOT PLAN NO. 23343** – Intent to Adopt a Mitigated Negative Declaration - The plot plan proposes a 4,789 square foot winery and tasting room, 25,000 square feet of retail space, a 6,700 square foot restaurant, a 2,415 square foot chapel, 42 casitas which include 34 individual units at 880 square feet each and two four-plex casitas at 4,926 square feet each, a 29,562 square foot wine production area, and 548 parking spaces. The project will include special events such as wine club events, corporate events and weddings. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain. – APNs: 943-120-014, 943-120-023, and 943-110-009. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)
Staff recommended at hearing: **APPROVAL**
Planning Director's Action: **APPROVED**

4.3 Staff report recommended: **PLOT PLAN NO. 17269, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration - The plot plan revised permit proposes a three-story, 36,020 square foot hotel with 50 rooms, a 3,200 square foot building to be used for additional meeting space, and a 1,820 square foot spa building. The project proposes 40 additional parking spaces and four (4) overflow parking areas with room for 167 cars. With the proposed parking additions, the total number of parking spaces on site will be 699. The number of attendees allowed at weddings is proposed to increase from 150 to 300. The number of stage productions or
Staff recommended at hearing: **APPROVAL**
Planning Director's Action: **APPROVED**

concert events is proposed to increase from 4 to 6 per year, with an increase in the maximum amount of people from 300 to 1,800. This project is an expansion to the existing South Coast Winery Resort & Spa. – APN: 927-480-010, 011, 012, 013, 014 and 942-230-004. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-Judicial)

- 4.4 Staff report recommended:
APPROVAL
Staff recommended at hearing:
APPROVAL
Planning Director's Action:
APPROVED

PLOT PLAN NO. 23896 – Intent to Adopt a Mitigated Negative Declaration – The plot plan proposes to convert an existing 6,983 square foot residence into a winery, tasting room with a gift shop, and proposes 72 parking spaces. This proposal also includes 50 special events per year with 144 guests. – APN: 941-100-002. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial) (continued from 7/26/10)

- 4.5 Staff report recommended:
ADOPTION of RESOLUTION NO. 2010-03, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 517, and APPROVAL of PLOT PLAN NOS. 23318, 23319, 23320.
Staff recommended at hearing:
ADOPTION of RESOLUTION NO. 2010-03, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 517, and APPROVAL of PLOT PLAN NOS. 23318, 23319, 23320.
Planning Director's Action:
APPROVED

ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-03, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 517, PLOT PLAN NO. 23318, PLOT PLAN NO. 23319, PLOT PLAN NO. 23320 – **Environmental Impact Report No. 517** analyzes the potential environmental impacts of Plot Plan No. 23318, Plot Plan No. 23319, and Plot Plan No. 23320. **Plot Plan No. 23318** proposes to construct a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a warming kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) rooms on 20.04 gross acres. The project proposes 146 parking spaces. **Plot Plan No. 23319** proposes a two-story 33,349 square foot winery and bed and breakfast with a basement and 151 parking spaces on 10 acres. The first story consists of a lobby for the bed and breakfast, a restaurant, a tasting room, a fermentation room, a barrel storage room, a retail area, and an automobile collection display area. The second story consists of administrative offices and 10 rooms for the bed and breakfast. The basement consists of a wine library and cigar lockers. **Plot Plan No. 23320** proposes a 24,518 square foot winery consisting of administrative offices, a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, a bed and breakfast with 10 rooms and 140 parking spaces on 10 acres. APNs: 943-260-025, 943-260-030, 943-260-031 and 943-260-032. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-Judicial) (continued from 7/26/10)

5.0 PUBLIC COMMENTS: