



# PLANNING COMMISSION RIVERSIDE REPORT OF ACTIONS DECEMBER 3, 2012

## 1.0 CONSENT CALENDAR

1.1 Staff report recommended:  
**APPROVAL**

Planning Director's Action:  
**APPROVED**

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343** - Applicant: Louidar, LLC - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** The plot plan proposes a 5,983 square foot winery and tasting room, 25,000 square feet of gift sale/office 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 545 parking spaces. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23343**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

## 2.0 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

2.1 Staff report recommended:  
**APPROVAL**

Staff recommended at hearing:  
**APPROVAL WITH MODIFICATION**

Planning Director's Action:  
**APPROVED AS MODIFIED**

**PLOT PLAN NO. 25241** - CEQA Exempt - Applicant: Walter Thoennes – Owner: Donna and Walter Thoennes – Fifth/Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Very Low Density Residential – 1 Acre Minimum (CD:VLDR) - Located Northerly of Mountain Avenue, southerly of Ellis Avenue, easterly of Antelope Road, westerly of Palomar Road - Zoning: Rural Residential – (R-R) – 1.02 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 2,400 square foot detached garage on 1.02 acres, associated with the 2,819 square foot main residence with attached 833 square foot garage and an existing detached 480 square foot horse shelter located at 28444 Calle De Remo in the unincorporated Riverside County near Romoland. APN: 327-080-047. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

2.2 Staff report recommended:  
**APPROVAL**

Staff recommended at hearing:  
**APPROVAL WITH MODIFICATION**

Planning Director's Action:  
**APPROVED AS MODIFIED**

**PLOT PLAN NO. 25200** - CEQA Exempt - Applicant: Thomas Willett – Owner: Thomas and Vita Willett – First/First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Northerly of Ponderosa Lane, southerly of Krameria Lane, easterly of Suttles Drive, westerly of King Avenue - Zoning: Light Agricultural - 1 Acre minimum (A-1-1) – .88 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 2,000 square foot detached RV garage on .88 acres, associated with the 3,263 square foot main residence with attached 849 square foot garage located at 16510 Greene Circle in the unincorporated Riverside County in Riverside. APN: 273-180-035. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rcltma.org](mailto:bboothe@rcltma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS: