



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

DECEMBER 2, 2013

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

### 1.0 CONSENT CALENDAR:

1.1 **NONE**

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

- 2.1 **PLOT PLAN NO. 21375** – Adopt a Mitigated Negative Declaration – Applicant: Peltzer Winery (Carrie Peltzer) – Third/Third Supervisorial District - Location: Northerly of Rancho California Road, westerly of Calle Contento, and southerly of Vista Del Monte – **REQUEST:** The Plot Plan proposes a 7,273 square foot winery/wine-sampling/gift shop/storage building along with a 1,586 square foot tasting room/special events building and a 5,000 square foot storage/wine production building. Construction is proposed to occur in two (2) phases on 11.5 total acres. Phase 1 will consist of the driveway infrastructure, tasting room and storage/wine production facility with 63 parking spaces. Phase 2 will consist of the 7,273 square foot winery building, conversion of the tasting room into a building used for special occasions and additional 40 parking spaces. A total of 108 parking spaces are proposed after both phases are constructed. The proposal also includes 50 special occasion events per year at a maximum of 150 guests per event. Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

- 2.2 **PLOT PLAN NO. 21447, REVISION NO. 1** – Mitigated Negative Declaration – Applicant: Valerie Andrews, Windy Ridge Inc. – Third/Third Supervisorial District – Location: Northerly of Avenida Verde, easterly of Pauba Road, and westerly of De Portola Road – 10 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** Propose to add a 3-story wine tasting/storage/office building at SE corner of existing parking lot on Plot Plan 21447 and to construct a “wine cave” tunnel in the slope adjacent to the existing wine tasting room facility. Project Planner: Tamara Harrison at (951) 955-9721 or email [tharriso@rctlma.org](mailto:tharriso@rctlma.org). (Quasi-judicial)

**STAFF REPORT PENDING**

- 2.3 **PLOT PLAN NO. 25210** – Intent to Adopt a Negative Declaration – Applicant: Jung Hwan Choi – Engineer/Representative: Hyung Jin Seo – Third/Third Supervisorial District - Location: Northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 – **REQUEST:** The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager’s unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. Continued from October 7, 2013 and November 4, 2013. Project Planner, HP Kang at (951) 955-1888 or email [hp kang@rctlma.org](mailto:hp kang@rctlma.org). (Quasi-judicial)

3.0 **PUBLIC COMMENTS:**