



# DIRECTOR'S HEARING REPORT OF ACTIONS DECEMBER 2, 2013

## 1.0 CONSENT CALENDAR

### 1.1 NONE

## 2.0 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)
- Staff report recommended:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF THE PLOT PLAN**
- Staff recommended at hearing:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF THE PLOT PLAN, SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL**
- Planning Director's Action:  
**ADOPTED THE MITIGATED NEGATIVE DECLARATION; APPROVED THE PLOT PLAN, SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL DISCUSSED AT HEARING**
- 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 recommended:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF THE PLOT PLAN**
- Staff recommended at hearing:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF THE PLOT PLAN, SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL**
- Planning Director's Action:  
**ADOPTED A MITIGATED NEGATIVE DECLARATION; APPROVED THE PLOT PLAN, SUBJECT TO MODIFICATIONS TO THE CONDITIONS OF APPROVAL DISCUSSED AT HEARING AND**

### MODIFICATION OF THE PROJECT DESCRIPTION

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 [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

Staff report recommended:

**ADOPTION OF A NEGATIVE DECLARATION;  
APPROVAL OF THE PLOT PLAN**

Staff recommended at hearing:

**ADOPTION OF A NEGATIVE DECLARATION;  
APPROVAL OF THE PLOT PLAN, SUBJECT  
TO MODIFICATIONS OF TWO CONDITIONS  
OF APPROVAL**

Planning Director's Action:

**ADOPTED A NEGATIVE DECLARATION;  
APPROVED THE PLOT PLAN, SUBJECT TO  
MODIFICATIONS OF TWO CONDITIONS OF  
APPROVAL DISCUSSED AT HEARING**

#### 4.0 PUBLIC COMMENTS: