



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 18, 2019**

1.0 CONSENT CALENDAR

1.1 ELECTION OF THE 2020 PLANNING COMMISSION CHAIRMAN.

COMMISSIONER ERIC KROENCKE is the 2020 Planning Commission Chairperson.

1.2 ELECTION OF THE 2020 PLANNING COMMISSION VICE-CHAIRMAN.

COMMISSIONER CARL BRUCE SHAFFER is the 2020 Planning Commission Vice-Chairperson.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

PLOT PLAN NO. 25740 and NOISE EXCEPTION NO. 1900001 – No New Environmental Document Required – EA42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG & 4M Engineering & Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area –Winery District – Location: Southeasterly corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST: Plot Plan No. 25740, is a proposal to entitle an existing winery facility as a Class V Winery (Project) on 24.60 gross acres. The Project will include an existing barn converted into a 13,467 sq. ft. wine production building with offices, a wine lab, wine storage, and restrooms. Additionally new construction would consist of a 5,919 sq. ft. tasting room with restaurant and dining area, retail, offices, storage, and restrooms; a new 531 sq. ft. wedding prep building with restrooms; and a wedding pergola with a lawn area for seating; plus an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an existing 3,413 sq. ft. residential dwelling with a swimming pool on site which is not part of the Project. **Noise Exception No. 1900001**, proposes a noise exception to a special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions pertaining to noise as required per Ordinance No. 348, Section 14.93.C.4 and 14.93.C.5. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

FOUND that No New Environmental Document is Required; and,

APPROVED Plot Plan No. 25740; and,

APPROVED Noise Exception No. 1900001, subject to the conditions of approval as modified at hearing.

5.0 WORKSHOP:

5.1 INDUSTRIAL HEMP WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS