CALL TO ORDER: 9:00 a.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:  
PRESENT:  Chair David Leonard (District 2)  
Vice-Chair Gary Thornhill (District 3)  
Commissioner Eric Kroencke (District 5)  
Commissioner Carl Bruce Shaffer (District 1)  

ABSENT:  Commissioner Bill Sanchez (District 4)

PRESENTATION TO 2021 CHAIR CARL BRUCE SHAFFER

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE (CZ) NO. 2100131 (CZ2100131) – No New Environmental Documentation Required - Applicant: County of Riverside – All Supervisorial Districts – Various Zoning Districts – All Area Plans – Various Land Use Designations – Location: Countywide – N/A Gross Acres – Zoning: Various Zones – REQUEST: Change of Zone (CZ) No. 2100131 (CZ2100131) proposes an amendment to Ordinance No. 348 (Land Use Ordinance) to correct a recent modification to the permitted uses within the Mixed Use (MU) zone. This recent modification was through CZ1900012 and included a number of changes to the Mixed Use (MU) zone, including the removal of "Motor vehicle fuel service stations, Planning Commission Action:
Public Comments: None. Public hearing closed.

By a vote of 4-0 (Commissioner Sanchez absent), the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that No New Environmental Documentation is Required; and
with or without the concurrent sale of beer and wine for off-premises consumption" as a permitted use with a Conditional Use Permit. The current CZ2100131 proposes to include “Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption" as a permitted use with a Conditional Use Permit again. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.2 PLOT PLAN NO. 180003 (PPT180003) and NOISE EXCEPTION NO. 2000001 – No New Environmental Documentation is Required – Applicant: Koll Development/Greg Koll – Engineer/Representative: Ventura Engineering – Third Supervisorsial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG:AG) within the Temecula Valley Wine Country Policy Area – Winery District – Location: northerly of De Portola Road, easterly of Monte De Oro Road, southerly of Meng Asbury Road, and westerly of Camino Arroyo Seco – 42.63 Acres – Zoning: Wine Country-Winery (WC-W) – REQUEST: Plot Plan No. 180003 (PPT180003) is a proposal for a Class V Winery facility in five (5) phases. Phase One would consist of a 5,611 sq. ft. wine tasting building with a tower, terraced areas, restrooms, and a 1,805 sq. ft. detached office building; plus a 9,554 sq. ft. wine production facility building with wine lab. Phase Two would consist of a 6,235 sq. ft. special occasion facility (banquet hall for indoor weddings/events). Phase Three would consist of a 4,250 sq. ft. restaurant building. Phase Four would consist of an addition of an 8,750 sq. ft. wine case storage to the existing wine production building; a 6,000 sq. ft. detached expanded wine production facility building; and a 17,400 sq. ft. wine cave building into a hillside and covered in vineyard. No events shall be held in the wine cave. Phase Five would consist of a 9,045 sq. ft. two-story Country Inn with 10 rooms and porte-cochere; plus, a pool, snack bar, and a garden area. The Project offers 339 parking spaces (including 11 ADA parking spaces and 10 EV parking spaces), infiltration area, subsurface disposal system, tours, and signage. This Class V Winery would require ABC licensing (Type 2 and/or other ABC licenses) to be acquired. Noise Exception No. 2000001 has been applied for in relation to the special occasion facility (limited potential overflow outdoors of events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348 – APN: 941-180-032 – Related Cases: CEQ180004 and APD180001. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action: Public Comments: None.

By a vote of 4-0 (Commissioner Sanchez absent):

CONTINUED Plot Plan No. 180003 and Noise Exception No. 2000001 to the Planning Commission meeting of February 2, 2022.

APPROVE Change of Zone No. 2100131 and the associated Ordinance amendment, to modify the text of Ordinance No. 348 Section 9.86.C.
5.0 WORKSHOPS
   NONE

6.0 PUBLIC COMMENTS
   NONE

7.0 DIRECTOR'S REPORT
   RECEIVED

8.0 COMMISSIONER'S COMMENTS
   RECEIVED

ADJOURNMENT: 9:14 a.m.