

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

919B



FROM: TLMA - Planning Department


SUBMITTAL DATE:  
May 26, 2010

**SUBJECT: PLOT PLAN NO. 23376 / VARIANCE NO. 1839** – EA41927 – Applicant: Frank Aglio – Engineer/Representative: Markham Development Management Group, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST: Plot Plan No. 23376** proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project shall provide 108 parking spaces and an area for overflow parking. The project also proposes 134 special events including 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts. **Variance No. 1839** proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet. APN: 942-050-004. (Quasi Judicial)

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on May 5, 2010.

The Planning Department recommended Approval; and,

  
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Ron Goldman  
Planning Director

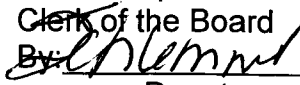
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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is set for hearing on July 13, 2010 at 1:30 p.m.

Ayes: Buster, Tavaglione, Stone and Ashley  
Nays: None  
Absent: Benoit  
Date: June 8, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.5

REVIEWED BY EXECUTIVE OFFICE

DATE 5/27/10  
Tina Grande

Departmental Concurrence

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

The Honorable Board of Supervisors

Re: **APPEAL OF PLOT PLAN NO. 23376 / VARIANCE NO. 1839**

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**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41927**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **VARIANCE NO. 1839**, based upon the findings and conclusions incorporated in the staff report.

**APPROVED** the **APPLICANT'S APPEAL OF PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVED** **PLOT PLAN NO. 23376**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

Plot Plan No. 23376 was approved at Director's Hearing on 7/27/09 with a reduction in weddings from 130 to 30 per year. The applicant appealed the Planning Director's Decision to reduce the weddings and the decision to end weekend operating hours at 9:00 PM. The appeal was set for hearing with the Planning Commission on 9/30/09. Project revisions were made over the course of several months and on 5/05/10, the Planning Commission approved the project and appeal and allowed wedding events to increase from 30 to 99 weddings per year with an opportunity to increase to 130 weddings per year if no significant noise complaints are received, and also allowed weekend hours of operation to extend to 10:00 PM. During the months prior to the project being approved at Planning Commission, the applicant was requested to reinstate the variance to reduce the setback requirement of an existing storage building from 50 feet to 20 feet from the side yard property line. The applicant complied with the Planning Commission's request to reinstate the variance and the project was re-advertised to include the variance application. This caused the need for the project with the variance to be placed on the Board of Supervisor's Receive and File agenda.