



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – April 17, 2024**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Olivia Balderrama

4<sup>th</sup> District  
Bill Sanchez  
Chair

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Sanchez, Awad, Gruytch, Balderrama,  
Members Absent: Ruiz

**1.0 CONSENT CALENDAR:**

**1.1 ADOPTION OF THE REVISED 2024 PLANNING COMMISSION CALENDAR - CHANGING THE TIME AND LOCATION OF THE MAY 15, 2024 MEETING FROM 9:00 A.M. IN RIVERSIDE TO 6:00 P.M. AT LA QUINTA CITY HALL LOCATED AT 78-495 CALLE TAMPICO, LA QUINTA, CA 92253.**

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**APPROVED** Time and location change of the May 15, 2024, Planning Commission meeting.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**  
**NONE**

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

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 PLOT PLAN (PPT) NO. 240002, GENERAL PLAN AMENDMENT (GPA) NO. 210117 and CHANGE OF ZONE (CZ) NO. 210132 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan (EPD Solutions Inc.) – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – The Pass Area Plan – Land Use: Rural: Rural Mountainous (R-RM) and Rural: Rural Residential (R-RR) – Zoning: W-2-20 (Controlled Development Area - 20 acre minimum lot size) - Location: South of Fourth Street, east of Jack Rabbit Trail, and west of Potrero Boulevard – 17.34 Acres – **REQUEST:** GPA210117 proposes to change the (General Plan) Foundation Component and Land Use designation of the Project site from Rural: Rural Mountainous (R-RM) and Rural: Rural Residential (R-RR) to Community Development: Light Industrial (CD:LI); CZ2100132 proposes to change the zoning of the Project site from W-2-20 to M-M (Manufacturing – Medium), and; PPT240002 proposes the construction of a new, semi- truck trailer parking lot to include a maximum of 444 stalls on one, presently vacant lot. - APN: 424-010-008. Project Planner: Evan Langan at (951) 955-3024 or elangan@rivco.org.**

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**ADOPTED** Planning Commission Resolution No. 2024-006; and,

By a vote of 4-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

**CONSIDER** Addendum to a Certified Environmental Impact Report No.94092040; and,

**TENTATIVELY APPROVE** Foundation Component General Plan Amendment No. 210117; and,

**TENTATIVELY APPROVE** Change of Zone No. 2100132; and,

**APPROVE** Plot Plan Permit No. 240002 subject to the Advisory Notification Document and Conditions of Approval.

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4.2 **CHANGE OF ZONE NO. 2200040 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Dylan Bertino – Representative: Michael Brendecke – Second Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Southwest corner of Gentian Avenue and Cecil Avenue – 2.28 Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – **REQUEST:** Change of Zone No. 2200040 is a proposal to change the zoning classification of the subject site from Light Agriculture, ten-acre minimum (A-1-10) to Residential Agricultural, one-acre minimum (R-A-1). The applicant requests a change of zone to allow the construction of a second residential dwelling on the 2.28-acre site utilizing Senate Bill 9 (SB9) urban lot split subdivision – APN: 280-060-002. Project Planner: Rosemary Montoya at (951) 955-9549 or romontoya@rivco.org.

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**FOUND** The project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY APPROVED** Change of Zone No. 2200040.

5.0 **WORKSHOPS:**  
NONE

6.0 **PUBLIC COMMENTS:**  
NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**  
ADJOURNMENT: 9:30am