



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JUNE 16, 2021

**Planning  
Commissioners  
2021**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer  
Chairman

**2<sup>nd</sup> District**  
David Leonard  
Vice-Chairman

**3<sup>rd</sup> District**  
Gary Thornhill

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

**5<sup>th</sup> District**  
Eric Kroencke

**Planning  
Director**  
John Hildebrand

**Legal Counsel**  
Michelle Clack  
Chief Deputy  
County Counsel

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER  
First Floor Board Chambers  
4080 Lemon Street, Riverside, CA 92501  
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: [planning.rctlma.org/Speak](https://planning.rctlma.org/Speak) and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting.

### **CALL TO ORDER: SALUTE TO THE FLAG ROLL CALL**

**1.0 CONSENT CALENDAR:** 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:** 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**NONE**

**3.0 PUBLIC HEARING – CONTINUED ITEMS:** 9:00 a.m. or as soon as possible thereafter

**3.1 CONDITIONAL USE PERMIT NO. 190010 and DEVELOPMENT AGREEMENT NO. 1900006 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900006 is a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Conditional Use Permit No. 190010 is a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. APN: 277-110-040. Continued from May 19, 2021. Project Planner: Steven Jones at (951) 955-0314 or email at [sjones@rivco.org](mailto:sjones@rivco.org).

**3.2 CHANGE OF ZONE NO. 210003 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Representative: Rich Malacoff – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District – Light Agriculture – 20 Acre

Minimum (A-1-20) – Light Agriculture – 10 Acre Minimum (A-1-10) – Location: Northerly of 54 Avenue, westerly of Calhoun Street, southerly of Avenue 53, and easterly of Jackson Street – 28.35 Acres – **REQUEST:** Change of Zone No. 21000030 the proposal is to change the zone classification for two (2) parcels totaling approximately 28.35 acres from Light Agriculture, 20 Acre Minimum (A-1-20), and Light Agriculture, 10 Acre Minimum (A-1-20), to Light Agriculture (A-1). Continued from June 2, 2021. Project Planner: Ruben Villalpando Jr. (951) 955-9721 or email at [rvillalp@rivco.org](mailto:rvillalp@rivco.org).

**4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter**

**NONE**

**5.0 WORKSHOPS:**

**NONE**

**6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION**

**NONE**

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**8.0 PLANNING DIRECTOR'S REPORT**

**9.0 PLANNING COMMISSIONERS' COMMENTS**