



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 29, 2020**

1.0 CONSENT CALENDAR

- 1.1 GENERAL VACATION and TERMINATION OF MAINTENANCE OF PALATIUM CIRCLE and A PORTION of MESSENIA LANE in the MEAD VALLEY AREA** – Applicant: Majestic Freeway Business Center – First Supervisorial District – Mead Valley Area Plan – Location: Palatium Circle and Messenia Lane in the Mead Valley area – **REQUEST:** The Transportation Department is proposing to Vacate and Terminate the maintenance of Palatium Circle and a portion of Messenia Lane pursuant to County of Riverside policies and procedures. Project Planner: Joseph Martinez at phone: (951) 955-6864 or email at josmarti@rivco.org.

APPROVED The Transportation Department to Vacate and Terminate the maintenance of Palatium Circle and a portion of Messenia Lane.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 Conditional Use Permit No. 190003 and General Plan Amendment No. 190005 – Intent to Adopt a Negative Declaration** – CEQ190051 – Applicant: Inland Propane Tank, Inc. – Engineer: Rawlings Consulting – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Location: Northerly of 9th Avenue, southerly of Grand Avenue, easterly of Washington Avenue, and westerly of Highway 79 – 2.21 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** General Plan Amendment No. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). Conditional Use Permit No. 190003 is a proposal for the construction and operation of a propane distribution facility, which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPT Planning Commission Resolution No. 2020-001; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190051; and,

TENTATIVELY Approve General Plan Amendment No. 190005; and,

APPROVED Conditional Use Permit No. 190003, subject to the conditions of approval as modified at hearing.

- 4.2 CONDITIONAL USE PERMIT NO. 03787 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – EA43086 – Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiatkwankul – Second Supervisorial District – El Cerrito District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – Very Low Density Residential (CD-VLDR) (1 DU/AC) – Location: Northerly of Temescal Canyon Road, southerly of Minnesota Road, easterly of El Cerrito Road, and westerly of Jolora Avenue – .55 Gross Acres (24,000 sq. ft.) – Zoning: General Commercial (C-1 & C-P) – Residential Agriculture (R-A) – **REQUEST:** A proposal to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 sq. ft. one-story addition to an existing 1,514 sq. ft. building on approximately .55 acres. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

APPROVED Conditional Use Permit No. 03787, subject to the conditions of approval as modified at hearing.

- 4.3 CONDITIONAL USE PERMIT NO. 180022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0



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Exemption) and 15301 (Existing Facilities) – Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Public Facilities (CD-PF) – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Hillsdale Street, southerly of John Muir Road, easterly of South Circle Drive, and westerly of Seneca Road – 21.0 Acres – Zoning: Controlled Development (W-2) – One-Family Dwellings – Mountain Resort (R-1A-9000) – Village Tourist Residential (R-3A) – **REQUEST:** The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Campground and Conference Center. There is no new development proposed for this project. The project site is an existing campground providing an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774 sq. ft. of office space. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

FOUND the project exempt from the California Environmental Quality Act (CEQA); and, **APPROVED** Conditional Use Permit No. 180022, subject to the conditions of approval.

5.0 WORKSHOP:

5.1 **ADU WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS