



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
FEBRUARY 3, 2021**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 **CONDITIONAL USE PERMIT NO. 200015 and DEVELOPMENT AGREEMENT NO. 2000005 – 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(c) (New Construction or Conversion of Small Structures) – Applicant: Cannabis 21+ – Representative: Sean St. Peter – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) (0.25-0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – 1.78 Acres – Location: Northerly of Varner Road, and southerly of Wildcat Drive, specifically located at 39225 Washington Street – **REQUEST:** Development Agreement No. 2000005 would impose a life span on the proposed cannabis project and provide community benefit to the Western Coachella Valley. Conditional Use Permit No. 200015 proposes a commercial cannabis facility to include retail sales and distribution within an existing 13,969 sq. ft. building as a Cannabis Retailer-Storefront in accordance with Zoning Ordinance No. 348-4898. The parcel has been graded and improved with landscaping and parking stalls. The project will include four (4) existing ADA parking spaces and a minimum of 70 existing non-ADA parking spaces. Retail store hours of operation will be 6:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 6:00 a.m. to 9:00 p.m., 7-days a week. APN: 748-370-062. Continued from January 20, 2021. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

**TENTATIVELY** Approve Development Agreement No. 2000005; and,

**APPROVE** Conditional Use Permit No. 200015, subject to the conditions of approval.

3.2 **CHANGE OF ZONE NO. 1900029, CONDITIONAL USE PERMIT NO. 190016, and DEVELOPMENT AGREEMENT NO. 1900009 – 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) – CEQ190088 – Applicant: People’s Riverside, LLC – Second Supervisorial District – North Riverside District – Highgrove Area Plan: Light Industrial: (LI) (0.25 – 0.60 FAR) – Location: Northerly of Kluk Lane, and westerly of La Cadena Drive – 0.37 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Change of Zone No. 1900029 is a proposal to change the existing zoning classification for the subject site from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC). Conditional Use Permit No. 190016 is a proposal for a retail cannabis business with delivery within an existing 4,400 sq. ft., two-story building on a 0.37-acre lot with parking and landscaping. Development Agreement No. 1900009 (DA No. 1900009) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190016 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. APN: 246-110-003. Continued from January 20, 2021. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

**TENTATIVELY** Approve Change of Zone No. 1900029; and,

**TENTATIVELY** Approve Development Agreement No. 1900009; and,

**APPROVE** Conditional Use Permit No. 190016, subject to the conditions of approval.



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**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787, and PLOT PLAN NO. 190035 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190162 – Applicant: Strat Property Management, Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Tecolote Road, southerly of Triple Crown Road, easterly of Sultanas Road, and westerly of Branson Lane – 18.67 Gross Acres – Zoning: Specific Plan (SP260 Menifee North – PA43) – **REQUEST: Substantial Conformance No. 3 to Specific Plan No. 260**, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to Covered trailer, recreational vehicle, and boat storage." **Change of Zone No. 2000027**, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TPM37787)** proposes a Schedule "E" subdivision of one (1) 20.06 gross acre parcel into two (2) parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)** proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided with a secured gated entry system and will be opened from 6:00 a.m. to 10:00 p.m., Monday through Sunday. APN: 457-350-027. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190162; and,

**APPROVE** Specific Plan No. 260 Substantial Conformance No. 3; and,

**TENTATIVELY** Approve Change of Zone No. 2000027, as modified at hearing; and,

**APPROVE** Tentative Parcel Map No. 37787; and,

**APPROVE** Plot Plan No. 190035, subject to the conditions of approval.

**5.0 WORKSHOP:**

**NONE**

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

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**