



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 17, 2021**

1.0 CONSENT CALENDAR

1.1 PLOT PLAN WIRELESS NO. 190008 – RECEIVE and FILE – RECEIVED and FILED.

Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061(b)(3) (Common Sense Exemption) – Engineer/Representative: Casa Industries c/o Luis Cardona – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD-HDR) – Location: Southerly of Dillon Road, northerly of Aurora Road, westerly of Bennett Road, and easterly of Angel View Road, more specifically located at 70875 Dillon Road – 33.54 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** Plot Plan proposes to construct a 70-foot mono-palm wireless communication facility, including nine (9) panel antennas, 27 Remote Radio Units (RRUs), two (2) microwave antennas, three (3) surge protectors, one (1) Global Positioning System (GPS) antenna, utility cabinets, one (1) A/C unit, and one (1) 30kW diesel generator within approximate 1,008 sq. ft. lease area, surrounded by a 6-foot high fence barrier. APN: 654-220-030. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

**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. 200024 and DEVELOPMENT AGREEMENT NO. 2000006 – 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) – CEQ200045 – Applicant: Cannabis 21+ c/o Sean St. Peter – Engineer/Representative: Rad Architects Inc. c/o Caryn Bailey – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of W. La Cadena Drive, southerly of Stephens Avenue, easterly of Center Street, and westerly of Kluk Lane – 0.33 Net Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200024 is a proposal to use an existing two-story, 4,150 sq. ft. building as a storefront cannabis retailer and delivery service. The alterations to the existing building would include the demolition of the interior second floor and the removal of exterior stairs for the second floor of the building. Existing structures and Quonset hut on site would be removed to make space for additional vehicle parking. Now after the demolition work to the building, the proposed cannabis retailer would now be 3,978 sq. ft. and would consist of floor areas including: a secured check-in, cannabis sales, offices, receiving, inventory, vault, clone room, breakroom, and restrooms. The project would provide 19 vehicle parking spaces, including one accessible space for persons with disabilities, a secured bike rack area, and a loading area located at the rear of the building. Upgraded landscaping and a trash enclosure are also proposed. Development Agreement No. 2000006. The associated development agreement (DA2000006) has a term of 10 years, will grant the applicant vesting rights to develop the project in

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. 2000006; and,

APPROVE Conditional Use Permit No. 200024, subject to the conditions of approval.



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accordance with the terms of DA2000006 and Conditional Use Permit No. 200024, and will provide community benefits to the Highgrove Area. APN: 246-123-018. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.2 CHANGE OF ZONE NO. 2000023 – No New Environmental Document Required – EIR524 – Applicant: Marcelo Doffo – Engineer/Representative: MDS, LLC c/o Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R-RR) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Summitville Street, easterly of Warren Road, southerly of Borel Road, and westerly of East Benton Road – 5.00 Gross Acres – Zoning: Existing: Residential Agricultural – 5 Acre Minimum (R-A-5) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 2000023 (CZ2000023) is a proposal for consistency zoning to change the existing zone classification of Residential Agricultural – 5 Acre Minimum (R-A-5) to Wine Country – Winery (WC-W) for APN 915-690-003, which is comprised of approximately 4.77 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 915-690-003. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@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 that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 2000023.

4.3 CHANGE OF ZONE NO. 2000011 – No New Environmental Document Required – EIR524 – Applicant: Koll Development c/o Greg Koll – Engineer/Representative: Ventura Engineering Inland c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Residential District – Location: Northerly and easterly of Santa Rita Road, southerly of Monte Verde Road, and westerly of Anza Road – 41.49 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST:** Change of Zone No. 2000011 (CZ2000011) is a proposal for consistency zoning to change the existing zone classification of Light Agriculture – 20 Acre Minimum (A-1-20) to Wine Country – Residential (WC-R) for two (2) parcels, APN's 966-380-014 and 966-380-015, which are comprised of approximately 38.39 acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. APN: 966-380-014 and 015. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@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 that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 2000011.

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