



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 24, 2021**

1.0 CONSENT CALENDAR

1.1 PLOT PLAN WIRELESS NO. 190006 – 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) – Applicant: J5 Infrastructure Partner's, LLC on behalf of AT&T – Engineer/Representative: Casa Industries c/o Luis Cardona – Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) – Location: Northerly of 21st Avenue, southerly of Dillon Road, easterly of Longvue Road, and westerly of Hot Springs Road – 1.25 Acres – Zoning: One Family Dwellings (R-1-1/4) – **REQUEST:** Receive and File the Planning Director's decision of approval on February 2, 2021 of Plot Plan Wireless No. 190006 to construct a 50-foot mono-palm wireless communication facility with live palm trees, including 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) microwave antennas, six (6) 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: 647-080-007. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

1.2 STAY OF TIME for TENTATIVE PARCEL MAP NO. 36564 – APPROVED the Stay of Time Request for Tentative Parcel Map No. 36564, extending the approval date of the map to July 7, 2020.

Applicant: TSG Cherry Valley, LP/Brian Rupp – Engineer: Albert A Webb Associates/Haley Franco & Nicole Torstvet – Fifth Supervisorial District – Cherry Valley District Zoning Area – The Pass Area Plan – Community Development: Light Industrial (LI) – Open Space: Recreation (OP-R) – Location: Northerly of Cherry Valley Boulevard, easterly of San Bernardino Freeway (Interstate 10), and southerly of Redlands Road – 230 Gross Acres – Zoning: Industrial Park (I-P) – Controlled Development (W-2) – Approved Project Description: The Tentative Parcel Map proposes a Schedule "E" subdivision of 229 acres into four (4) parcels, including two (2) industrial buildings on approximately 140.23 acres and approximately 84.8 acres to remain as natural open space. **REQUEST:** Stay of Time Request for Tentative Parcel Map No. 36564, extending the approval date of the map to July 7, 2020 to reflect the approximately 31 months the project was in litigation pursuant to Cal. Govt. Code Section 66463.5(e) and Section 8.4(F) of Ordinance No. 460. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@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 CHANGE OF ZONE NO. 1900018 – Exempt from the California Planning Commission Action:

Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: WST Group USA, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 19.58 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 1900018 proposes to change the

Public Comments: Closed
By a vote of 5-0

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,



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site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for two (2) parcels on 19.58 acres – APN's: 933-120-039 and 933-120-040. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

TENTATIVELY Approve Change of Zone No. 1900018.

4.2 CHANGE OF ZONE NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: The Lin Hu Revocable Living Trust – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 9.55 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Light Agriculture (10 Acres Minimum) (A-1-10) – **REQUEST:** Change of Zone No. 1900019 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for one (1) parcel on 9.55 acres. APN: 937-120-038. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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. 1900019.

4.3 CONDITIONAL USE PERMIT NO. 200027 and DEVELOPMENT AGREEMENT NO. 2000012 – 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) – CEQ200063 – Applicant: I. E. Gardens 2, Inc. c/o Nader Awad and Joshua Naggar – Engineer/Representative: Joshua Naggar and Shade Awad – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Grand Avenue, westerly of Corydon Road, southerly of Union Street, and easterly of Gill Lane – 2.97 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would reside within Units B and G, totaling 9,875 sq. ft., within the existing 24,213 sq. ft. commercial building for the shopping center. Unit B would consist of 2,325 sq. ft. for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sq. ft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sq. ft. for packaging and deliveries; all totaling 7,550 sq. ft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint. The associated Development Agreement No. 2000012 (DA2000012), has a term of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027 and will provide community benefits to the Elsinore Area. APN: 370-310-007. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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. 200012; and,

APPROVE Conditional Use Permit No. 200027, subject to the conditions of approval as modified at hearing.

4.4 GENERAL PLAN AMENDMENT NO. 200001 and CHANGE OF ZONE NO. 1900051 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303 (New Construction

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Public Comments: Closed
By a vote of 4-0



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or Conversion of Small Structures) – Applicant: Wah Taking – Engineer/Representative: Massoud Ghiam – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – 0.13 Acres – Location: Southeasterly of Evergreen Street and southwesterly of Grand Avenue – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The General Plan Amendment is a proposal to change the Land Use designation from Community Development: Commercial Retail (CD-CR) to Community Development: Medium Density Residential (CD-MDR) on the 0.13 acre parcel. The Change of Zone is a proposal to change the existing zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) on the 0.13-acre parcel. The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning on the property. APN: 381-273-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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 General Plan Amendment No. 200001; and,
- TENTATIVELY** Approve Change of Zone No. 1900051.

4.5 **CONDITIONAL USE PERMIT NO. 190031 and DEVELOPMENT AGREEMENT NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: F2-Palm Desert, LLC – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Varner Road, easterly of Berkey Drive, southerly of Wildcat Drive, and westerly of Washington Street – 0.5 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190031 proposes to use an existing building as a storefront for a retail cannabis business and office space related to cannabis business. Development Agreement No. 1900019 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes Area. APN: 748-370-011. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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. 1900019; and,
- APPROVE** Conditional Use Permit No. 1900031, subject to the conditions of approval.

4.6 **CONDITIONAL USE PERMIT NO. 190034 and DEVELOPMENT AGREEMENT NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: EEL – Riverside County, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Adelaide Street, easterly of Front Street, and southerly of Northshore Street – 0.64 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Development Agreement No. 1900022 would impose a lifespan on the proposed cannabis project and provide community benefit to the Thousand Palms District. Conditional Use Permit No. 190034 proposes to use an existing 7,734 sq. ft. building as a storefront for a retail cannabis business with office space related to cannabis business and shall only occupy 1,792 sq. ft. of the entire building. APN: 650-360-021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

CONTINUED to April 21, 2021.

4.7 **DEVELOPMENT AGREEMENT NO. 1900020, CONDITIONAL USE PERMIT NO. 190032, CHANGE OF ZONE NO. 190035 and CHANGE OF ZONE NO. 2100007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA

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Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190114 – Applicant: CPR Winchester, LLC – Third Supervisorial District – Winchester Area – Harvest Valley/Winchester Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Taylor Street, easterly of Winchester Road, southerly of Wesley Street, and westerly of Whittier Avenue – 0.31 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Development Agreement No 1900020 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includes terms for providing a community benefit to the Winchester Area. Conditional Use Permit No. 190032 is a proposal to utilize an existing building to establish and operate a 900 sq. ft. cannabis retail facility with delivery on a 0.31-acre lot with parking and landscaping. Change of Zone No. 1900035 proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. The text of Section 19.519.A.3 is proposed to be “Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility. This distance shall be measured from the nearest point of entry for consumers of the commercial cannabis dispensary to the nearest point of entry for consumers of a smoke shop or similar facility as measured along the shortest pedestrian or vehicular path of travel, whichever is shorter. APN: 463-117-049. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

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,

ADOPT Ordinance No. 348.XXX associated with Change of Zone No. 2100007; and,

TENTATIVELY Change of Zone No. 1900035; and,

TENTATIVELY Approve Development Agreement No. 1900020; and,

APPROVE Conditional Use Permit No. 190032, subject to the conditions of approval as modified as hearing.

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