



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 20, 2020**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 CONSIDER an AMENDMENT to ORDINANCE NO. 348 ASSOCIATED with CHANGE OF ZONE NO. 2000002 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** The amendment to Ordinance No. 348 associated with Change of Zone No. 2000002 is an amendment to the Riverside County Land Use Ordinance proposing the following: updating regulations, development and occupancy standards, among others, related to accessory dwelling units, junior accessory dwelling units, second units, guest quarters and ranchet units; re-establishing regulations for multiple owner group units for the Eastern Coachella Valley area. The purpose of this ordinance amendment is to update the applicable zoning regulations to be consistent with State law and re-establish and update existing regulation relating to the “Coachella Valley Multiple Owners Mobile home Housing Overlay Zone”. Continued from May 6, 2020. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

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

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

ADOPT Ordinance NO. 348.4926, associated with Change of Zone No. 2000002.

3.2 PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration – CEQ190112 – Applicant: Trammell Crow So. Cal Development Inc. – Engineer/Representative: EPD Solutions – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 20.22 Net Acres – Zoning: Manufacturing – Medium (M-M) – REQUEST: Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue. Continued from May 6, 2020. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Open
By a vote of 5-0

CONTINUED to June 3, 2020,

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 190024 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – CEQ190100 – Applicant: Christopher Carey – Engineer Representative: Empire Design Group Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) (0.25-0.35 FAR) – Location: Northerly of Gough Street, easterly of State Highway 79/Winchester Road, and southerly of Willard Street – 0.52 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** **Conditional Use Permit No. 190024** is a proposal to construct an

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. 190024, subject to the conditions of approval as modified at hearing.



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R.V., trailer, and boat storage yard on a 0.52 acre site. The project will include 25 R.V., trailer, and boat storage yard parking spaces. The site will be available for the public 24 hours a day and 7 days a week by key code access. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

- 4.2 **TENTATIVE PARCEL MAP NO. 37433 (PM37433) – No New Environmental Document Required** – EA42871 – Applicant: Circle K Stores, Inc./Land Development Consultants – Engineer/Representative: Base Consulting Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – 5.92 Gross Acres – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Tentative Parcel Map is proposal for a Schedule “E” subdivision of 5.92 gross acres into four (4) parcels which range from 0.98 gross acres to 2.37 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
FOUND that No New Environmental Document is Required; and,
APPROVED Tentative Parcel Map No. 37433, subject to the conditions of approval as modified at hearing.
- 4.3 **PLOT PLAN NO. 180034 (PPT180034) – Intent to Certify an Environmental Impact Report** – EIR466 – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, and westerly of Interstate 215 – 18.35 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 373,368 sq. ft. warehouse/distribution/manufacturing development on 18.35 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- Planning Commission Action:**
Public Comments: Open
By a vote of 5-0
CONTINUED off calendar.
- 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