



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 16, 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. 190010 and DEVELOPMENT AGREEMENT NO. 1900006 – 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) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900006 is a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Conditional Use Permit No. 190010 is a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. APN: 277-110-040. Continued from May 19, 2021. Project Planner: Steven Jones at (951) 955-0341 or email at sjones@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:

DENY the proposed project.

- 3.2 **CHANGE OF ZONE NO. 2100003 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Representative: Rich Malacoff – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District – Light Agriculture – 20 Acre Minimum (A-1-20) – Light Agriculture – 10 Acre Minimum (A-1-10) – Location: Northerly of 54 Avenue, westerly of Calhoun Street, southerly of Avenue 53, and easterly of Jackson Street – 28.35 Acres – **REQUEST:** Change of Zone No. 21000030 the proposal is to change the zone classification for two (2) parcels totaling approximately 28.35 acres from Light Agriculture, 20 Acre Minimum (A-1-20), and Light Agriculture, 10 Acre Minimum (A-1-20), to Light Agriculture (A-1). Continued from June 2, 2021. Project Planner: Ruben Villalpando Jr. (951) 955-9721 or email at villalp@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. 2100003.

4.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

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