



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 1, 2020**

**1.0 CONSENT CALENDAR**

- 1.1 **PLOT PLAN WIRELESS NO. 190005 (PPW190005) – Receive and File** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: AT&T – Engineer/Representative: Alisha Strasheim – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Commercial Retail (CR): Location: Easterly of Ramona Street, southerly of Stadler Avenue, northerly of Nuevo Road, and westerly of Lakeview Street – 0.71 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan review for a proposed wireless communication facility, disguised as a 70-foot high mono-pine. A diesel powered DC generator, one (1) equipment shelter, and other associated support equipment are proposed within a 956 sq. ft. lease area surrounded by a eight (8) foot high wrought iron fence with screening. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org). **RECEIVED and FILED.**

**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. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration** – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District– University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 2000013** proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 200010** (CUP200010), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 am to 10:00 pm; with no deliveries scheduled after 9:00 pm. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). The associated **Development Agreement No. 2000002** (DA2000002), has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project **Planning Commission Action:**  
Public Comments: Open  
By a vote of 5-0  
**CONTINUED** to August 5, 2020



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would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

- 4.2 CHANGE OF ZONE NO. 1900050 – No New Environmental Document Required** – EIR524 – Applicant: County of Riverside – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Site A – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Benton Road, easterly of Warren Road, southerly of Summitville Street, and westerly of Indian Knoll Road – 12.71 Gross Acres – Zoning: Wine Country – Winery (WC-W) – Site B – Rural: Rural Residential (R-RR) – Temecula Valley Wine Country Policy Area: Equestrian District – Location: Southerly of De Portola Road, northerly of Los Caballos Road, and southwesterly of Avenida Felicita – 10.51 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Change of Zone No. 1900050** is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APN's 915-690-015, 915-690-016, 924-370-018, and 924-370-019 (Site A) which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011 (Site B), comprised of approximately 10.51 acres. The proposal includes a total of five (5) lots on approximately 23.22 gross acres. 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 5-0  
The Planning Commission Recommend the Following Actions to the Board of Supervisors:  
**FIND** that No New Environmental Document is Required; and,  
**TENTATIVELY** Approve Change of Zone No. 1900050.
- 4.3 CHANGE OF ZONE NO. 2000005** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Shaden Salah – Engineer/Representative: K&A Engineering, Inc. – Third Supervisorial District – Homeland Area – Harvest Valley/ Winchester Area Plan: Community Development: Commercial Retail (CD-CR) – Location: North of El Centro Avenue, West of Truelson Avenue, and South of State Highway 74 – 0.39 gross acre – Existing Zoning: Rural Residential (R-R) – **REQUEST:** A change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to provide zoning consistency with the site's underlying General Plan Land Use designation of Community Development: Commercial Retail (CD-CR) – APN: 458-224-010. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@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,  
**TENTATIVELY** Approve Change of Zone No. 2000005.
- 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**