



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 21, 2021**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 TENTATIVE PARCEL MAP NO. 37398 and PLOT PLAN NO. 26346 Planning Commission Action:

– Intent to Adopt a Mitigated Negative Declaration – EA43062 – Applicant/Representative: AVA Property Investments, LLC – Engineer/Rep.: Proactive Engineering West, Inc. – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Willows Avenue, southerly of Murrieta Hot Springs Road, easterly of Winchester Road, and westerly Sky Canyon Road – 10.98 Gross Acres – Zoning: Specific Plan No. 213 (Planning Area 24) – **REQUEST:** Tentative Parcel Map No. 37398 is a proposal for a Schedule “E” subdivision of two (2) current parcels totaling 10.98 gross acres into five (5) commercial lots with a minimum lot size of 0.68 acres. Plot Plan No. 26346 is a proposal for the siting, construction, and development of approximately 56,060 total building sq. ft. of a commercial and retail center on a 10.98 gross acre site. The Plot Plan includes the construction of five (5) buildings, including a grocery store, retail store, tire shop, drive through restaurant, and a car wash. A total of 308 parking stalls will be provided. APN’s: 920-120-034 and 920-120-035. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org. **Public Comments:** Closed
By a vote of 4-0
CONTINUED to August 18, 2021.

4.2 CHANGE OF ZONE NO. 210009 and PLOT PLAN NO. 21001 – Planning Commission Action:

– Intent to Adopt a Mitigated Negative Declaration – CEQ200005 – Applicant: Michael Ramirez – Engineer: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Jean Nicholas Road, southerly of Ron Roberts Way, easterly of Elliot Road, and westerly of Winchester Road – 2.94 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Change of Zone No. 210009 proposes to change the site’s zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Plot Plan No. 210001 proposes the construction of a 5,185 sq. ft. convenience store, 5,320 sq. ft. canopy for 16 gas dispensers, 2,315 sq. ft. express car wash, and 2,226 sq. ft. specialty coffee drive-through on a 2.94 gross acre site. A total of 62 parking spaces are proposed. APN: 480-462-004. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org. **Public Comments:** Closed
By a vote of 4-0
The Planning Commission Recommends that the Board of Supervisors take the following actions:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ200005; and,
TENTATIVELY Approve Change of Zone No. 210009; and,
APPROVE Plot Plan No. 210001, subject to the conditions of approval as modified at hearing.

4.3 CONDITIONAL USE PERMIT NO. 200029 and DEVELOPMENT AGREEMENT NO. 2000014 – Planning Commission Action:

– 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) – CEQ200066 – Applicant: Anthony Hicks – Fifth Supervisorial District – Cabazon District – The Pass Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Seminole Drive, easterly of Millard Pass Road, southerly of Service Road, and westerly of Deep Creek Road – 0.13 Acres – Scenic Highway Commercial (C-P-S) – **REQUEST:** Development Agreement **Public Comments:** Closed
By a vote of 4-0
CONTINUED to August 4, 2021.



PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 21, 2021

No. 2000014 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 Cabazon District. Conditional Use Permit No. 200029 proposes to occupy an existing 4,916 sq. ft. building to be used as a storefront cannabis retail business with delivery. APN: 519-190-032. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

4.4 CHANGE OF ZONE NO. 1900025 – No New Environmental Document Required – Applicant: Partners in Wine, LLC c/o Kurt Tiedt – Engineer/Representative: Creative Heights Designs, Inc. c/o Moise Villegas – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of De Portola Road, southerly of Avenida Verde, easterly of Pauba Road, and westerly of Shiraz Way – 14.50 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery Existing (WC-WE) – **REQUEST:** Change of Zone No. 1900025 (CZ1900025) changes the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery Existing (WC-WE) for APN 927-630-022 which is comprised of approximately 14.50 gross acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 927-630-022. 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. 1900025.

4.5 TENTATIVE PARCEL MAP NO. 37946 and CHANGE OF ZONE NO. 2000029 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: 4M Engineering, c/o Matt Liesemeyer – Engineer/Representative: Brian Hess – First Supervisorial District – South Elsinore Area Zoning Area – Elsinore Area Plan – Medium Density Residential (MDR) – Location: 19671 Grand Avenue, Lake Elsinore, CA, 92530 – Northerly of Marvella Lane, westerly of Grand Avenue, and southerly of Skylark Drive – 0.81 Gross Acres – Current Zoning: Rural-Residential (R-R) – Proposed Zoning: One-Family Dwellings (R-1) – **REQUEST:** Tentative Parcel Map No. 37946 is a proposal for a Schedule "F" subdivision of approximately 0.81 gross acres into two (2) parcels with a minimum lot size of 0.27 acres. No grading or improvements are proposed for this subdivision. Change of Zone No. 2000029 is a proposal to change the subject site's existing zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1) to accommodate the size of the parcels that will result from the subdivision, as well as put the land into consistency with the County Initiated General Plan Land Use designation of Medium Density Residential (MDR). APN: 370-200-061. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@givco.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 the project exempt from the California Environmental Quality Act; and,

TENTATIVELY Approve Change of Zone No. 2000029; and,

APPROVE Tentative Parcel Map No. 37946, subject to the conditions of approval.

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