



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 7, 2020**

**1.0 CONSENT CALENDAR**

**1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326** – Applicant: Pete Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Watson Road, westerly of Pierson Road, easterly of Sultanas Road, and northerly of Triple Crown Road – 19.1 Acres – Zoning: Specific Plan (SP260/Menifee North) – Approved Project Description: Schedule “A” subdivision of 19.1 acres into 65 single family residential lots and one (1) drainage channel lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2022. Project Planner: Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2022.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS  
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration** – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035. Continued from September 23, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto: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:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42764; and,

**TENTATIVELY** Approve Change of Zone No. 7862; and,

**APPROVE** Tentative Tract Map No. 36784, subject to the conditions of approval.

**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 No. 348.4933 associated with Change of Zone No. 2000013** proposes alternative methodologies to deviate from the 1,000 foot minimum separation requirement between cannabis retailers, as stated in Ordinance No. 348 (Land Use), Section 19.519.A.2, which includes clustering based upon certain population characteristics, as well as proximity to freeways. **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

**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:

**ADOPT** a Negative Declaration for Environmental Assessment No. CEQ200035; and,

**ADOPT** Ordinance No. 348.4933 associated with Change of Zone No. 2000013; and,

**TENTATIVELY** Approve Change of Zone No. 2000012; and,

**TENTATIVELY** Approve Development Agreement No. 2000002; and,

**APPROVE** Conditional Use Permit No. 2000010, subject to the conditions of approval.



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cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m.; with no deliveries scheduled after 9:00 p.m. 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). **Development Agreement No. 2000002** is the associated development agreement (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 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).

- 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