



PLANNING COMMISSION HEARING REPORT OF ACTIONS NOVEMBER 18, 2020

1.0 CONSENT CALENDAR

- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Highway 79 Policy Area – Location: Southerly of Grand Avenue, northerly of Simpson Road, and westerly of Beeler Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) drainage lot, one (1) open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2022.
- 1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG-AG) (10 acres min.) – Rural: Rural Residential (R-RR) (1DU/5AC) – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Public Facilities (CD-PF) – Vista Santa Rosa Policy Area – Location: Westerly of Harrison Street, easterly of Van Buren Street, southerly of 62nd Avenue, and northerly of 64th Avenue – 396.2 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – One Family Dwelling – 5 Acre Minimum (R-1-5) – Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Heavy Agriculture – 10 acre minimum (A-2-10) – Approved Project Description: Schedule “A” Tentative Tract Map to subdivide 396 acres into 547 residential lots with common areas, including recreational trails, equestrian pastures, and open space lot, two (2) lots for equestrian uses, and one (1) lot for a school – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to October 17, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date to October 17, 2022.
- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Vista Santa Rosa Policy Area – Location: Westerly of Van Buren Street, southerly of 62nd Avenue, easterly of Calhoun Street, and northerly of 64th Avenue – 162 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” map to subdivide 162 acres into 228 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one (1) lot for an equestrian use – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date to October 17, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date to October 17, 2022.
- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36635** – Applicant: Nuevo Meadows Land Co LLC. c/o James Hoxie – Engineer: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 - 5 DU/AC) – Community Development: Public Facilities (CD:PF) – San Jacinto River **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36635, extending the expiration date to August 29, 2023.



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Policy Area – Location: Northwesterly corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Planned Residential (R-4) – Approved Project Description: The Tentative Tract Map proposes a Schedule “A” subdivision of 80.1 acres into 283 residential lots with a minimum lot size of 4,000 sq. ft. The tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36635, extending the expiration date to August 29, 2023. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

1.5 ADOPTION OF THE 2021 PLANNING COMMISSION CALENDAR

ADOPTED the 2021 Planning Commission calendar.

1.6 PLOT PLAN WIRELESS NO. 190017 and VARIANCE CASE NO. 190009 – RECEIVE and FILE

RECEIVED and FILED.

– Intent to Adopt a Negative Declaration – CEQ190168 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Alisha Strasheim – Third Supervisorial District – Aguanga Zoning Area – REMAP Area Plan – Open Space: Recreation (OS-R) – Location: Northerly of Clubhouse Drive, easterly of Manzanita Drive, westerly of State Highway 371, and more specifically located at 45120 Highway 79 – 120 acres – Zoning: Rural Residential (R-R) – **REQUEST:** Plot Plan Wireless No. 190017 proposes to construct a wireless communication facility for AT&T, disguised as a 70-foot tall mono-pine with three (3) live pine trees, including 12 antennas, 36 RRUs, two (2) microwave antennas, four (4) surge protectors, one (1) GPS antenna, one (1) utility cabinet, and one (1) 30kw diesel generator within a 912 sq. ft. lease area, surrounded by an 8-foot high barrier. Variance Case No. 190009 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 70-foot tower. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – **Request: General Plan Amendment No. 190017 (GPA190017)**, a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. **Change of Zone No. 1900048 (CZ1900048)**, proposal to change the site’s existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). **Tentative Parcel Map No. 37590 (TPM37590)**, a Tentative Parcel Map for a Schedule “E”

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED to December 2, 2020.



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subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. **Plot Plan No. 190037 (PPT190037)**, a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 4.2 **CONDITIONAL USE PERMIT NO. 190018 and DEVELOPMENT AGREEMENT NO. 1900011 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190090 – Applicant: Coronita Helping Hands, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Via Santiago, easterly of Ridgeview Terrace, southerly of Frontage Road, and westerly of Via Josefa – 0.52 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190018 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with office space for cannabis related business. Development Agreement No. 1900011 would impose a lifespan on the proposed cannabis project and provide community benefit to the West Corona Area. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@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 the project exempt from the California Environmental Quality Act (CEQA); and,
TENTATIVELY Approve Development Agreement No. 1900011; and,
APPROVE Conditional Use Permit No. 190018, subject to the conditions of approval as modified.
- 4.3 **Plot Plan No. 180029 – Intent to Consider an Addendum to Environmental Impact Report No. 466 – EIR466** – Applicant: Majestic Realty c/o John Semcken – Representative: T & B Planning c/o Tracy Zinn & Jer Harding – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Old Oleander Avenue, easterly of Decker Road, westerly of Harvill Avenue, and northerly of Markham Street – 41.20 Net Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 180029 is a proposal for the construction and operation of a 406,496 sq. ft. concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 sq. ft. of office area and the remaining 386,171 sq. ft. for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including eight (8) for disabled persons and eight (8) for electric vehicles. The Assessor’s Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20. 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
CONSIDER an Addendum to environmental Impact Report No. 466; and,
APPROVE Plot Plan No. 180029, subject to the conditions of approval.
- 4.4 **CONDITIONAL USE PERMIT NO 3771 – No New Environmental Documentation Required – EA43010** – Applicant: Vohne Liche Kennels West – Engineer/Representative: Kathleen Browne – Fifth Supervisorial District – Beaumont/Banning Zoning District – The Pass Area Plan: Agriculture: Agriculture (AG) –Location: Northerly of Death Valley Road, southerly of Hilltop Drive, easterly of Sunset Avenue, and westerly of Turtle Dove Lane – 10 gross acres – Zoning: Light Agriculture (A-1) – **REQUEST:**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 4-0
CONTINUED to December 16, 2020.



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Conditional Use Permit No. 3771 proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel. High and low explosives are securely kept on site to train police and military dogs to detect the odor of explosives. All explosive materials shall be maintained per federal, state, and local requirements. No ignition systems are kept on the site, and there is to be no detonation of explosive devices at the site. The expansion will include the construction of a 6,000 sq. ft. office and training facility, two (2) 3,000 sq. ft. kennels (each with a 30-dog capacity) not open to the public, additional OWTS facilities will be constructed. The hours of operation are 7:30am - 5:30pm, Monday through Friday. The dogs are to be trained for police and law enforcement agencies only, and not available for purchase by the general public. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

4.5 CONDITIONAL USE PERMIT NO. 190019 and DEVELOPMENT AGREEMENT NO. 1900012 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190089 – Michael Simonian – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Commercial Retail (CR) (0.20 – 0.35 FAR) – Location: Northerly of Sparkman Way, easterly of Winchester, southerly of Auld Road, and westerly of Sky Canyon – 0.71 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Development Agreement No. 1900012 has a term of 10 years and grants the applicant vesting rights to develop the Project, in accordance with the terms of Development Agreement No. 1900012 and Conditional Use Permit No. 190019, and will provide community benefits to the Southwest Area. Conditional Use Permit No. 190019 is a proposal for a retail cannabis business with delivery to occupy 1,709 sq. ft. suite to be used as a storefront on a 0.71 acre lot with parking and landscaping. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

CONTINUED to December 2, 2020.

4.6 CHANGE OF ZONE NO. 2000007 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 2000007 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to revise Article XIXg, Wireless Facilities. The purpose of this amendment is to clarify definitions, update the permitting process, delineate levels of environmental analysis pursuant to the California Environmental Quality Act (CEQA), revise development standards, and incorporate new changes in State and Federal laws related to the establishment of wireless telecommunication towers. This amendment also revises several other sections within Ordinance No. 348, for the purpose of establishing a single, consistent entitlement application appeal process for projects that Director's Hearing or Planning Commission have approval authority. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@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 the project exempt from the Environmental Quality Act (CEQA); and,

APPROVE Change of Zone No. 2000007.

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