1.0 CONSENT CALENDAR

1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR – Change meeting location and time of the December 4, 2019 meeting to be heard in the City of Perris at 9:30.

ADOPTED the Revised 2019 Planning Commission Calendar – Changing the location of the December 4, 2019 meeting to be heard in the City of Perris at 9:30 a.m.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:


Tentative Parcel Map No. 37340 proposes a Schedule “H” subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@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:
ADOPT a Negative Declaration for Environmental Assessment No. 43076; and,
TENTATIVELY Approve Change of Zone No. 7954; and,
APPROVE Tentative Parcel Map No. 37340, subject to the conditions of approval.

4.2 CHANGE OF ZONE NO. 6946 and TENTATIVE TRACT MAP NO. 31810 – Intent to Adopt a Mitigated Negative Declaration – EA39475 – Appellant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering – Third Supervisorial District – Valley Vista Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – 42.52 Acres – Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue – Light Agriculture – 5 Acre Minimum (A-1-5) – Heavy Agriculture – 10 Acre Minimum (A-2-10) – Scenic Highway Commercial (C-P-S) – Mobilehome Subdivisions and Mobilehome Parks (R-T) – REQUEST: Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acres Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobile home Subdivision (R-T) to Planned Residential (R-4).

Tentative Tract Map No. 31810 is a proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 sq. ft., and five (5) open space lots which will include a park, paseos, and basins. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 39475; and,
TENTATIVELY Approve Change of Zone No. 6946; and,
APPROVE Tentative Tract Map No. 31810, subject to the conditions of approval.

4.3 CONDITIONAL USE PERMIT NO. 1900008 and DEVELOPMENT AGREEMENT NO. 1900004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Luke Beverly – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Center Street, southerly of Main Street, easterly

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,
REQUEST: Conditional Use Permit No. 190008 proposes to establish a retail cannabis business (Adult-Use and Medical Storefront Retail, State License Type 10), where the storefront portion of the business will be located within an existing 2,365 sq. ft. building and the accompanying office space will be located within the adjacent, existing 1,437 sq. ft. building. Development Agreement No. 1900004 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 Highgrove area. CAN190053. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

5.0 WORKSHOP
5.1 ORDINANCE NO. 348 UPDATE
6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
7.0 DIRECTOR’S REPORT
8.0 COMMISSIONER’S COMMENTS