



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – August 2, 2023 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Thornhill, Awad, and Ruiz
Members Absent: Sanchez

1.0 **CONSENT CALENDAR:**

1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37531** – Applicant: Kyle Holladay– Engineer/Representative: KWC Engineers – Second Supervisorial District – Lakeland Village District Zoning Area – Elsinore Area Plan – Community Development: Mixed Use Area (CD-MUA) – Location: North of Cottrell Boulevard, south of Grand Avenue, east of Maiden Lane, and west of Blackwell Boulevard – 7.05 Gross Acres - Zoning: Mixed Use (MU) – APN: 381-252-003 – Approved Project Description: Tentative Tract Map No. 37531 is a proposal to subdivide a 7.05-acre parcel into two (2) parcels. Parcel 1 proposes a 5.09-acre parcel that would be improved with 40 attached condominium units and six (6) detached condominium units. Parcel 2 proposes a 1.96-acre parcel to be developed at a later time with a commercial development – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37531, extending the expiration date to May 6, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jelopez@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 37531, extending the expiration date to May 6, 2026.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37002** – Applicant: Sam Horsethief, LLC.– Second Supervisorial District – Alberhill Area Zoning Area/District – Elsinore Area Plan: Community Development – Medium High Density Residential (CD-MHDR) – Location: North of Broken Bit Circle, east of Glen Eden Road, south of De Palma Road, and west of Horsethief Canyon Road – 49 Gross Acres – Zoning: Specific Plan Horsethief Canyon (SP152) Planning Areas 22, 23, 24, 25, and 26 – APN: 393-110-010, 393-110-011, 393-110-012, 393-110-013, 393-110-014, 393-110-015, 393-110-016 – Approved Project Description: Schedule “A” subdivision of 49 (gross) acres into 229 residential lots, one (1) recreation site with a park on 1.6 acres, one (1) recreation site with service road/trail on 3.8 acres, and one (1) open space lot dedicated to the MSHCP open space on 6.2 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37002, extending the expiration date to July 15, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jelopez@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 37002, extending the expiration date to July 15, 2026.

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- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33913** – Applicant: Mountain View Land Development, Inc. – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Min.) – Location: North of Orchard St, east of Nancy Ave, south of Pass View Drive, and west of Mountain View Drive – 18 Acres – Zoning: Light Agriculture (A-1) – APN: 407-110-034 – Approved Project Description: Schedule “B” subdivision of one (1) lot comprising 18 (gross) acres into 18 residential lots, each with a minimum size of one (1) gross acre – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to March 3, 2025. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jlopez@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to March 3, 2025.
- 1.4 **ADOPTION OF THE 2023 REVISED PLANNING COMMISSION CALENDAR- ADDING A HEARING DATE ON WEDNESDAY AUGUST 23, 2023, AT 9:00AM AT COUNTY ADMINISTRATION CENTER BOARD CHAMBERS** **APPROVED** the revised Planning Commission Calendar, adding a hearing date on Wednesday, August 23, 2023, at 9:00am.
- 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. 190009, CHANGE OF ZONE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, CONDITIONAL USE PERMIT NO. 200030, PLOT PLAN NO. 200016 AND PLOT PLAN 200017 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ190048) – Applicant: Highgrove Inv. LLC., Steven Berzansky – Engineer/Representative: B & W Consulting Engineering Inc., c/o Andrew Woodard – First Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD: MDR) - Highgrove Community Policy Area – Location: North of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane – 9.17 Gross Acres - Zoning: One-Family Dwelling (R-1) - **REQUEST:** General Plan Amendment No. 190009 is to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion for Parcels 2 and 3 (2.05 acres) and to Community Development: High Density Residential (CD: HDR) for Parcel 1 (6.40 acres). Change of Zone No. 190006 proposes to change the site’s zoning for the commercial portion, Parcels 2 and 3, of the project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P). The zoning for the residential portion of the Project site will remain One-Family Dwelling (R-1). Tentative Tract Map No. 37743 is a Schedule “A” Condo Map that includes the subdivision of 9.17 gross acres into three (3) parcels. Conditional Use Permit No. 200030 is to allow for the off-site selling of beer and wine concurrently with the convenience store/gas station located within the commercial portion of the Project site on Parcel 3 and to approve the Public Convenience and Necessity Finding. The gasoline service station and convenience store are proposed to operate 24-hours a day, seven days a week. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m. Plot Plan No. 200016 is for the site design and development of the commercial portion of the project site. The proposed development includes **Planning Commission Action:**
Public Hearing: Closed.
By a vote of 2-2, Commissioner Sanchez absent, the item moved forward to the Board of Supervisors without a recommendation from the Planning Commission.

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the construction of a take-out/drive through food establishment located on Parcel 2 of the project site. Parcel 3 will include the construction of a gas station with a convenience store with six (6) pumps and 12 spaces. Plot Plan No. 200017 is for the site design and development of the residential portion of the project site within Parcel 1 which will include the construction of 52 single-family detached condominium units, open space area, and a water quality basin - APN: 255-150-001. Project Planner: Jose Merlan (951)955-0341 or email jmerlan@rivco.org.

- 4.2 **GENERAL PLAN AMENDMENT NO. 1205 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – Applicant: County of Riverside – First and Second Supervisorial Districts – Elsinore Area Plan – Mead Valley Area Plan – LOCATION: Generally located on a 6.8-mile-long noncontiguous corridor of Highway 74 in the unincorporated area between Interstates 15 and 215, between the cities of Lake Elsinore and Perris. The planning area contains approximately 2,220 acres of unincorporated County land, with portions of the unincorporated communities of Good Hope, Meadowbrook, and Warm Springs being within the project boundary. – **REQUEST:** The Highway 74 Community Plan has been prepared by the County to guide land use and planning decisions within the planning area. The proposed project includes GPA1205 to guide the development of potential future residential neighborhoods of varying densities, commercial retail, mixed use, light industrial, business park, public facilities, rural, open space, and recreation areas. In summary, GPA1205 would involve the following amendments: Modify the existing General Plan Land Use Designations, Policy Areas, and policies within the Highway 74 Community Plan planning area – Removal of the Rural Village Land Use Overlay (RVLUO) for all sites within the planning area – Either update both the foundational components and land use designations, or only land use designation of sites – Remove the Perris Policy Area, Good Hope Policy Area, and the Good Hope and Meadowbrook RVLUO’s – Remove the Warm Springs Policy Area that overlaps Neighborhood 3. Project Planner: Andrew Svitek (951)955-8514 or email at asvitek@rivco.org.

Planning Commission Action:

Public Hearing: Open

By a vote of 4-0, Commissioner Sanchez absent, the Planning Commission took the following actions:

APPROVED Staff’s request for continuance to a date certain of August 16, 2023.

5.0 **WORKSHOPS:**

None

6.0 **PUBLIC COMMENTS:**

Public Comments received.

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 10:27