



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – September 20, 2023  
COUNTY ADMINISTRATIVE CENTER

1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Gary Thornhill  
Chair

4<sup>th</sup> District  
Bill Sanchez  
Vice-Chair

5<sup>th</sup> 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 PARCEL MAP NO. 37675** – Applicant: Perthus, c/o Arne SAP Living Trust, - Fourth Supervisorial District - Bermuda Dunes District - Western Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) -0.70 Acres - Zoning: Industrial Park (1-P) – Location: South of Interstate 10 and Country Club Drive, north of Bermuda Dunes Airport, east of Adams Street, and west of Jefferson Street – APN: 607-400-002 – Approved Project Description: Schedule “E: subdivision that will create a single parcel of 0.70 acres with five (5) commercial condominium units for Vehicle, Recreation Vehicle (R-V), and boat storage. The commercial condominium units vary between 1,125 to 1,660 square feet in area – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 37675, extending the expiration date to August 19, 2026 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 37675, extending the expiration date to August 19, 2026.

1.2 **ADOPTION OF THE 2024 PLANNING COMMISSION CALENDAR**

**ADOPTED** The 2024 Planning Commission Calendar.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**  
**NONE**

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **PLOT PLAN NO. 23819 REVISION NO. 1 and CZ23000005 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301, Section 15303, & Section 15061(b)(3) – Applicant: Walt Allen Architects, c/o Chris Campbell - Representative/Engineer: Ventura Engineer, c/o Wilfredo Ventura – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Location: North of Rancho California Road, east of La Serena, and west of Calle Contento Road – 10.18 acres – Current Zone: Citrus Vineyard (C/V) – Proposed Zone: Wine Country-Winery Existing (WC-WE) – **REQUEST:** Change of Zone No. 2300005 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) to Wine Country-Winery Existing (WC-WE). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within. Plot Plan No. 23819 Revision No. 1 is a request to classify an existing winery as a Class III winery that is comprised of a 1,233 sq ft tasting room, 4,849 sq ft deck area,

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends the Board of Supervisors take the following actions:

**FIND** The project EXEMPT from the California Environmental Quality Act (CEQA); and,

**APPROVE** Change of Zone No. 2300005; and,

**APPROVE** Plot Plan 23819 Revision No. 1.

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600 sq ft office space, 1,500 sq ft barrel room, 1,500 sq ft receiving room, and 74 parking spaces. The Project scope also includes minor modifications to accommodate an additional use, which includes the conversion of the 1,500 sq ft barrel room into a commercial kitchen – APN 943-110-020 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org)

- 4.2 **CHANGE OF ZONE NO. 2000001** – Intent to Adopt a Negative Declaration – Applicant: Kok Development, Inc – Engineer/Representative: Arean Park – Location: Countywide – **REQUEST:** Change of Zone No. 2000001 is an amendment to Ordinance No. 348, Ordinance of the County of Riverside Providing for Land Use Planning and Zoning Regulations and Related Functions, Article XIX Advertising Regulations, Sections 19.2 and 19.4 regarding On-Site Advertising Structures and Signs. Change of Zone No. 2000001 will establish locations, development and operation standards, and a permitting process to allow for on-site digital signage. The intent of the digital signage is to provide information about onsite, associated businesses only and is not for general advertising. These changes apply to unincorporated areas of Riverside County. Project Planner: Rosana Franco at (951) 955-9549 or email at [rofranco@rivco.org](mailto:rofranco@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

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

**CONTINUED** item off calendar per staff request.

5.0 **WORKSHOPS:**  
NONE

6.0 **PUBLIC COMMENTS:**  
Public Comments received.

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**  
ADJOURNMENT: 9:10