



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – November 1, 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, Sanchez, Awad, and Ruiz
Members Absent: Thornhill

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 210013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Keith Gardner & Michael Clark – Engineer/Representative: Dan Allenbach – Second Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Riverside Drive, east of Tempe Street, south of Grand Avenue, and west of Lake Terrace Drive – 2.09 Gross Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** Conditional Use Permit No. 210013 is a proposal to re-entitle an existing 30,980 sq. ft. mini-warehouse facility on a 2.09-acre site. The proposed Project consists of six (6) metal storage buildings, a 160 sq. ft. modular office, and a 560 sq. ft. modular manager’s residence. The modular office and manager’s residence will both be removed and replaced with a 560 sq. ft. permanent office structure. Office hours are Tuesday through Saturday from 9 a.m. to 5 p.m., with two (2) employees overseeing operations. Five (5) parking spaces are proposed, with one (1) space designated for ADA. The project, as proposed, does not seek to expand the existing structures or uses of the site, nor does it propose any new grading – APN: 387-081-013 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

FOUND the Project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 210013, subject to the advisory notifications document and conditions of approval.

4.2 **CHANGE OF ZONE NO. 2200026, CONDITIONAL USE PERMIT NO. 210129 & DEVELOPMENT AGREEMENT NO. 2100114 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense) – Applicant: Manpreet Gill – Engineer/Representative: Hide Iwagami – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of McWade Avenue, south of Highway 74, east of Homeland Avenue, and west of Guthridge Lane – 0.45 Gross Acres - Zoning: Scenic-Highway-Commercial (C-P-

Planning Commission Action:

Public Hearing: 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 Change of Zone 2200026; and,

PLANNING COMMISSION – REPORT OF ACTIONS – November 1, 2023

S) – **REQUEST:** Change of Zone No. 2200026 is a proposal to change the zoning classification of APN 459-094-002 from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to bring the site into compliance with the Commercial Retail (CR) land use designation. Conditional Use Permit No. 210129 is a proposal to operate a retail cannabis storefront. The first phase of the Project will operate within the existing 1,214 sq. ft. structure to operate seven (7) days a week between the hours of 6:00 a.m. to 10:00 p.m. The parking lot will have 27 parking spaces. Due to the required dedication to be given at the property frontage for the Highway 74 roadway expansion, the Project includes a second phase of development to be initiated five (5) years after the start of operations. The second phase proposes the deconstruction of the existing structure, and the reconstruction of a new 1,974 sq. ft. structure that would be out of the right of way dedication. The storefront will continue to operate the same hours, with 23 parking spaces to service the operations. Both phases will have 10 employees split amongst two (2) shifts, with five (5) employees per a shift. Improved landscaping and a trash enclosure are also proposed for both phases. Development Agreement No. 2100114 is the associated development agreement to CUP210129 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100114 and CUP210129 and will provide community benefits to the Harvest Valley/Winchester Area – APNs: 459-094-002 & 003 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

TENTATIVELY APPROVE Development Agreement No. 2100114; and,

APPROVE Conditional Use Permit No. 210129 subject to the advisory notification document and conditions of approval.

4.3 **CHANGE OF ZONE NO. 2300019 - No New Environmental Documentation Required**, (EIR524) – Applicant: Sri Yantra, LLC - Engineer: 4M Engineering and Development - Third Supervisorial District - Rancho California Zoning Area/District - Southwest Area Plan - Agriculture: (AG) - Location: North of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas - 11.01 Acres - Zoning: Citrus Vineyard ten (10) acre minimum (CV-10)- **REQUEST:** Change of Zone No. 2300019 is a proposal to change the zoning classification of the subject site from Citrus Vineyard ten (10) acre minimum (CV-10) 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 it is within - APN: 951-140-059 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

FIND No new environmental document is required (EIR No. 524); and,

TENTATIVELY APPROVE Change of Zone No. 2300019.

4.4 **CHANGE OF ZONE NO. 2300011 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) – Applicant: SSR Investment Company LTD c/o Violette Mirhan – Representative: MDS, LLC c/o Nancy Leaman – Third Supervisorial District – Winchester Area District – Harvest Area / Winchester Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) – Location: South of Grand Avenue, west of Leon Road, north of Simpson Road, and east of Briggs Road – 6.09 Acre Site – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2300011 proposes consistency zone change of four (4) parcels totaling 6.09 acres. The proposal is to change the zoning classification

Planning Commission Action:
Public Hearing: 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 Change of Zone No. 2300011.

PLANNING COMMISSION – REPORT OF ACTIONS – November 1, 2023

of the subject sites from Rural Residential (R-R) to Manufacturing Service - Commercial (M-SC). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation of Light Industrial (LI) – APN: 461-140-033, 461-140-034 thru 036 – Project Planner: Blanca Bernardino (951) 955-6503 or Email: BBernardino@rivco.org.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 9:39