



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – March 6, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Awad, Ruiz, Balderrama
Members Absent: Sanchez

1.0 CONSENT CALENDAR:

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 37590 – Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - General Plan Land Use Designation: Commercial Retail (CR), High Density Residential (HDR), Medium Density Residential (MDR) - Location: North of Middleton Street, south of 66th Avenue, east of Harrison Street, and west of Tyler Street - Zoning: C-1/C-P (General Commercial), R-3 (General Residential), W-2 (Controlled Development Areas) – Approved Project Description: Tentative Parcel Map No. 37590 is a Schedule "E" subdivision of 26.2 acres into four (4) developable lots and realignment of Middleton Avenue - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 37590, extending the expiration date to April 27, 2027 – APN(s): 751-160-004, 751-160-007, 751-160-009, 751- 160-012, 751-160-014 – Project Planner: John Obing at (951) 955-6573 or email jobing@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37590, extending the expiration date to April 27, 2027

1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37358 - Applicant: Pacific Communities Builder Inc., c/o Nelson Chung - Third Supervisorial District-Harvest Valley/Winchester Area Plan - General Plan Land Use Designation: Medium Density Residential (MDR) - Zoning: R-1 (One-Family Dwellings) - Location: North of Mapes Road, south of Vista Road, east of Sherman Road, and west of Antelope Road – Zoning District: Romoland Area – Approved Project Description: Tentative Tract Map No. 37358 proposes a Schedule "A" Subdivision of 45.6 acres into 153 residential lots and seven (7) open space lots - **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37358, extending the expiration date to March 9, 2027 – APN(s): 327-180-005, 327-180-006, 327-180-013, 327-462-028, and 327-463-010 - Project Planner: John Obing at (951) 955-6573 or email jobing@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED First Extension of Time Request for Tentative Tract Map No. 37358, extending the expiration date to March 9, 2027.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

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4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **SPECIFIC PLAN NO. 265-SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 2000034, PLOT PLAN NO. 200033 – Intent to Adopt a Mitigated Negative Declaration**
– Applicant: Scott Yorkison – Engineer: Cross Engineering Services, c/o Joseph Cross – Third Supervisorial District – Rancho California Zoning Area – Highway 79 Policy Area – Southwest Area Plan – Community Development: – Light Industrial (CD: LI) – Location: North of Auld Road and the French Valley Airport, east of Temeku Court, west of Leon Road, and south of Benton Road – 2.24 Net Acres – Specific Plan-Borel Airpark Center #265, Planning Area No. 3 (SP265-PA3, M-SC zone) – REQUEST: Specific Plan No. 265, Substantial Conformance No. 3 is a proposal to incorporate changes to the Specific Plan Zoning Ordinance to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265 (Borel Airpark Center). Change of Zone No. 2000034 is a proposal to modify the Specific Plan Zoning Ordinance for Specific Plan No. 265 to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265. Plot Plan No. 200033 is a proposal to construct on approximately 2.24 net acres a 5,215 sq. ft. automated drive-thru car wash with 18 vacuum parking stalls, a 2,535 sq. ft. drive-thru restaurant with indoor dining, and a 729-sq. ft. drive-thru restaurant with outdoor dining only. Total shared parking proposed for this development is 53 parking spaces, including the 18 vacuum stalls, three (3) ADA parking spaces, four (4) EV parking spaces, and loading spaces for the restaurants. The project also includes landscaping, trash enclosures, and stormwater retention chambers throughout the development – APN: 963-070-018 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

APPROVED Staffs request to continue Specific Plan No. 265-Substantial Conformance No. 3, Change of Zone No. 2000034, and Plot Plan No. 200033 to a date certain of March 20, 2024.

4.2 **GENERAL PLAN AMENDMENT NO. 220011 – Intent to Consider an Addendum to a Mitigated Negative Declaration**
– Applicant: GCRE & Butterfield Stage Center, LLC c/o Amy Williams – Engineer/ Representative: Temecula Engineering Consultants, Inc c/o Stanley D. Heaton – Third Supervisorial District – Rancho California Zoning Area – South West Area Plan – Commercial Retail (CR) – Location: North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path – 23.98 Gross Acres – Zoning: General Commercial (C-1/ C-P) – REQUEST: Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. Project Planner: Krista Mason at (951)955-1722 or email at kmason@rivco.org.

Planning Commission Action:
Public Hearing: Closed

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

ADOPTED Resolution No. 2024-003, and;

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

ADOPT Addendum NO.1 to Mitigated Negative Declaration for Environmental Assessment No. 39564, and;

TENTATIVELY APPROVE General Plan Amendment No. 220011.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
NONE

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:
ADJOURNMENT: 9:12am