



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 15, 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, Awad, Thornhill, Sanchez, and Ruiz
Members Absent:

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **Change of Zone No. 2200006 and Plot Plan No. 220013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) - Applicant: Gloria Gomez – Engineer: Nicole Vann - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan - Community Development: Light Industrial (CD: LI) – Location: South of 4th Street, west of Hammond Road, and east of Highway 111 – 2.25 Gross Acres - Zoning: Manufacturing-Medium (M-M) - **REQUEST:** CZ2200006 is a request to change the site’s zoning classification from Manufacturing-Medium (M-M) to the Industrial-Park (I-P) Zoning Classification, which will allow for an emergency shelter as a by-right use. PPT220013 is a proposal to permit the uses currently operating at the Galilee Center, a non-profit providing social services, distribution of food and household items, and an accessory thrift store/warehouse. APN’s 727-185-003, 727-185-004 and 727-272-012. Project Planner: Scott Nesper at (760) 863-7050 or email at snesper@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 5-0, the Planning Commission recommended 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.2200006; and,

APPROVE Plot Plan No. 220013 subject to the advisory notification document and conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **Conditional Use Permit No. 220027 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15301 (Existing Facilities) – Applicant: Norman Gritton, Owner – Representative: Rawlings Consultants, c/o Steve Rawlings – First Supervisorial District – Elsinore Area Plan – Meadowbrook District – Community Development (CD) – Low Density Residential (LDR) - Mixed Use Area (MUA) – Mixed Use (MU) - CZ Number 7902 – Location: South of Meadowbrook Avenue, west of State Highway 74, east of Peach Street – 10.59 Net Acres – **REQUEST:** Applicant is seeking a permit to sell beer, wine, and distilled spirits for off-site consumption (ABC Type 21 License) at an existing convenience store that has been selling alcohol since 1994. APN: 349-080-078 – Project Planner: Calora Boyd (951) 955-6035 or email at cboyd@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 Determination of Public Convenience and Necessity; and,

APPROVED Conditional Use Permit No. 220027 subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 PLANNING DIRECTOR’S REPORT

8.0 PLANNING COMMISSIONER’S COMMENTS

ADJOURNMENT: 9:51am