



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 5, 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 **FOURTH EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33225** – Applicant: City Development, Inc. Representative: Clark Ballantyne – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan - Land Use Designation: Community Development: Medium Density Residential (CD:MDR) – Zoning: One Family Dwellings (R-1) - Location: North of Simpson Road, south of Grand Avenue, west of Von Euw Drive – APN: 462-020-034 – Approved Project Description: 4.82 acres to be subdivided into 14 single-family residential lots with minimum lot sizes of 7,200 square feet – REQUEST: Fourth Extension of Time Request Tentative Tract Map No. 33225, extending the expiration date to March 1, 2024. Project Planner: Alexander Opulencia at (951) 955-0972 or email at aopulencia@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to March 1, 2024.

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. 26344 REVISION NO. 1, CONDITIONAL USE PERMIT NO. 220031** – No New Environmental Documents Required - Applicant: Halferty Development Company, James Halferty – Representative: MCG Architecture – Third Supervisorial District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Thompson Road, east of Winchester Road, and west of Breitner Way – 21.16 acres - Rancho California Zoning Area – Zoning: Specific Plan (SP 284, PAs 22 and 23) - **REQUEST:** Plot Plan No. 26344 Revision No. 1 is a proposal to revise the approved site design for approved Buildings six (6) and seven (7) (Parcel 4 of PM37404) approximately 12,600 sq. ft. of building area within the French Valley Market Place to replace it with a 3,359 sq. ft. building and a 237 sq. ft. accessory building for a car wash. Conditional Use Permit No. 220031 is a proposal to allow for the development of a car wash and accessory building within the French Valley Market Place. APNs: 480-990-001 through 480-990-015 Project Planner: Russell Brady, Phone (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

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

FOUND No New Environmental Document is Required; and,

APPROVED Plot Plan No. 23644 Revision No. 1, subject to the advisory notification document and conditions of approval; and,

APPROVED Conditional Use Permit No. 220031, subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS: None

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:18