



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 19, 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, Sanchez, and Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36902** – Applicant: CPF Monroe 40, LLC – Engineer/Representative: MSA Consulting, c/o Mike Rowe & Nicole Vann - Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley District – General Plan: Community Development: Medium Density Residential (CD:MDR) – Zoning: One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000) – Location: South of 55th Avenue, east of Monroe Street, and west of Oasis Street in the unincorporated community of Vista Santa Rosa – Approximately 40 acres – Approved Project Description: Schedule A Tract Map subdivision of approximately 40 acres into 80 single family residential lots which range in size from 10,000 sq ft to 38,000 sq ft including private streets along with open space retention basin and perimeter buffers - APNs: 780-310-001 and 780-310-002 - **Request:** First Extension of Time Request for Tentative Tract Map No. 36902, extending the expiration date to June 9, 2026. Project Planner: Yuying Ma at (951) 955-6646 or email at YMa@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 36902, extending the expiration date to June 9, 2026.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **EXTRAORDINARY FOUNDATION COMPONENT GENERAL PLAN AMENDMENT No. 210117 – No Environmental Documentation Required** - Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan, EPD Solutions Inc. – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – The Pass Area Plan – Rural: Rural Mountainous (R: RM) and Rural: Rural Residential (R:RR) – Location: South of Fourth Street, east of Jack Rabbit Trail and west of Potrero Boulevard – 17.34 Acres – Zoning: W-2 Zone Controlled Development Zone (W-2-20) **REQUEST:** For the Planning Commission to provide a recommendation to the Board of Supervisors whether to initiate Extraordinary Foundation Component General Plan Amendment No. 210117 to amend the Foundation Component from Rural (R) to Community Development (CD) for one lot. APN 424-010-008 – Project Planner: Evan Langan (951) 955-3024 or email at elangan@rivco.org.

Planning Commission Action:

Public Hearing: Closed.

By a vote of 5-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

RECOMMEND Initiation of an Extraordinary Foundation Component General Plan Amendment for the proposed Project.

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4.2 **CHANGE OF ZONE NO. 2200035 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15301 (Existing Facilities) and 16061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules – APN: 963-070-023 - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

By a vote of 5-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

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

APPROVE Change of Zone No. 2200035

4.3 **CONDITIONAL USE PERMIT NO. 190010, DEVELOPMENT AGREEMENT NO. 1900006, VARIANCE NO. 210103 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: North of Jolora Avenue, east of Temescal Canyon Road, south of El Cerrito Road, and west of Arcadia Street – 0.54 Acre – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190010 proposes to use an existing building as a storefront for a retail cannabis business with existing parking. Development Agreement No. 1900006 would impose a lifespan on the proposed cannabis project and provide community benefit to the Temescal Canyon Area. Variance No. 210103 is a request to allow for a shorter distance of 990 ft. from the required 1,000 ft. from sensitive land uses per Ordinance 348 – APN: 277-110-040, 277-110-017, 277-110-015 – Project Planner: Jose Merlan (951)955-0314 or email at jmerlan@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

By a vote of 5-0, the Planning Commission took the following actions:

CONTINUED to May 17, 2023.

5.0 **WORKSHOPS:**
None

6.0 **PUBLIC COMMENTS:**

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 9:31