



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 20, 2019**

**1.0 CONSENT CALENDAR**

- 1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR** – Change meeting location and time of the December 4, 2019 meeting to be heard in the City of Perris at 9:30.

**ADOPTED** the Revised 2019 Planning Commission Calendar – Changing the location of the December 4, 2019 meeting to be heard in the City of Perris at 9:30 a.m.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 CHANGE OF ZONE NO. 7954 and TENTATIVE PARCEL MAP NO. 37340 – Intent to Adopt a Negative Declaration** – EA43076 – Applicant: Shozo & Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) – Location: Northerly of Hibiscus Avenue, southerly of Gentian Avenue, easterly of Chicago Avenue, and westerly of Cecil Avenue – 2.27 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST: Change of Zone No. 7954** proposes to change the zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). **Tentative Parcel Map No. 37340** proposes a Schedule “H” subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Negative Declaration for Environmental Assessment No. 43076; and,

**TENTATIVELY** Approve Change of Zone No. 7954; and,

**APPROVE** Tentative Parcel Map No. 37340, subject to the conditions of approval.

- 4.2 CHANGE OF ZONE NO. 6946 and TENTATIVE TRACT MAP NO. 31810 – Intent to Adopt a Mitigated Negative Declaration** – EA39475 – Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering – Third Supervisorial District – Valley Vista Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – 42.52 Acres – Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue – Light Agriculture– 5 Acre Minimum (A-1-5) – Heavy Agriculture – 10 Acre Minimum (A-2-10) – Scenic Highway Commercial (C-P-S) – Mobilehome Subdivisions and Mobilehome Parks (R-T) – **REQUEST:** Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acres Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobile home Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is a proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 sq. ft., and five (5) open space lots which will include a park, paseos, and basins. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 39475; and,

**TENTATIVELY** Approve Change of Zone No. 6946; and,

**APPROVE** Tentative Tract Map No. 31810, subject to the conditions of approval.

- 4.3 CONDITIONAL USE PERMIT NO. 190008 and DEVELOPMENT AGREEMENT NO. 1900004 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Luke Beverly – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Center Street, southerly of Main Street, easterly

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,



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of Iowa Avenue, and westerly of Pacific Avenue – 0.36 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190008 proposes to establish a retail cannabis business (Adult-Use and Medical Storefront Retail, State License Type 10), where the storefront portion of the business will be located within an existing 2,365 sq. ft. building and the accompanying office space will be located within the adjacent, existing 1,437 sq. ft. building. Development Agreement No. 1900004 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includes terms for providing a community benefit to the Highgrove area. CAN190053. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@rivco.org](mailto:TEngelki@rivco.org).

**TENTATIVELY** Approve Development Agreement No. 1900004; and,  
**APPROVE** Conditional Use Permit No. 1900008, subject to the conditions of approval.

- 5.0** WORKSHOP
- 5.1 **ORDINANCE NO. 348 UPDATE**
- 6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0** DIRECTOR’S REPORT
- 8.0** COMMISSIONER’S COMMENTS