



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 2, 2022 COUNTY ADMINISTRATIVE CENTER 1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:00 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

1.0 CONSENT CALENDAR

NONE

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. 26240 and CHANGE OF ZONE NO. 07932 – Intent to Adopt a Mitigated Negative Declaration** – EA43001 – Applicant: Marwan Alabbasi – Representative: Land Engineering Consultants – Third Supervisorial District – Harvest Valley/Winchester Area Plan -- Homeland Zoning Area – General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: Southerly of Highway 74, easterly of Amanda Avenue, northerly of Old Highway 74, and westerly of Winchester Road – 2.59 Acres – **REQUEST:** A Plot Plan to construct a total of 11,826 sq. ft. of commercial buildings on 2.59 gross acres. The buildings include a 4,276 sq. ft. drive thru restaurant and a 7,550 sq. ft. multi-tenant retail building, parking lots, and retention basin on three (3) parcels. A Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). APN's: 458-103-001, 458-103-002, and 458-103-042. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

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

ADOPT A MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 43001**, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7932 amending the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) as shown on the exhibit for Change of Zone No.

7932 subject to Board adoption of the Zoning Ordinance; and,

APPROVE PLOT PLAN NO 26240 subject to the modified conditions of approval and advisory notification document, and subject to final approval of Change of Zone No. 7932.

4.2 **CONDITIONAL USE PERMIT NO. 200018 (CUP200018) and TENTATIVE PARCEL MAP NO. 37850 (TPM37850) Intent to Adopt a Mitigated Negative Declaration** – CEQ200049 – Applicant: Salmanco, LP – Marwan Alabbasi – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northwesterly of State Highway 74, southerly of 7th Street, northerly of Ellis Avenue, and southeasterly of Clayton Street – 15.61 Gross Acres – Zoning: Mixed Use (MU) – **REQUEST:** The Conditional Use Permit is a proposal to develop six (6) buildings totaling approximately 28,485 sq. ft. on 15.61 gross acres. Two (2) buildings are proposed for restaurants with drive-thrus, two (2) buildings for retail, one (1) building for a convenience store, and one (1) building for a drive-thru car wash. Two (2) fuel canopy structures are proposed at 5,720 sq. ft. and 3,420 sq. ft. The Conditional Use Permit is also a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed. The Tentative Parcel Map is a proposal for a Schedule “E” subdivision of 15.61 gross acres into seven (7) lots. APN’s: 326-240-079 and 326-250-040. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Comments: Received. Public Hearing closed.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT CEQ200049** based on the findings incorporated in the initial study and the conclusion that the Project will not have a significant effect on the environment with the proposed mitigation; and

APPROVED TENTATIVE PARCEL MAP NO. 37850, subject to the advisory notification document and modified conditions of approval; and

APPROVED CONDITIONAL USE PERMIT NO. 200018, subject to the advisory notification document and modified conditions of approval.

4.3 **CHANGE OF ZONE NO. 2200005 – Exempt from the California Environmental Quality Act (“CEQA”),** pursuant to Section 15061(b)(3) (Common Sense Exemption). Applicant: County of Riverside. Location: Countywide. **REQUEST: CHANGE OF ZONE NO. 2200005** is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to modify a provision within the existing Article XIXa, Temporary Events. This amendment extends the ending time for Tier IV, Tier V, and Tier VI events from 2:00am to 4:00am, and

Planning Commission Action:
Public Comments: None. Public Hearing closed.

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

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA

applies to temporary events located within the unincorporated areas of Riverside County. Project Planner: John Hildebrand at (951) 955-1888, or email at jhildebr@rivco.org.

Guidelines Section 15061(b)(3) (Common Sense Exemption); and,

ADOPT CHANGE OF ZONE NO. 2200005 and the associated ordinance amendment.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

NONE

ADJOURNMENT: 9:45 a.m.