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.
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.

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.

4.3 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.