



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 6, 2022 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> 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 Eric Kroencke (District 5)  
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

### 1.0 CONSENT CALENDAR:

NONE

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **CONDITIONAL USE PERMIT NO. 180008 (CUP180008) – CEQ180036 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Sameh Ibrahim – Engineer: Robert Reiner, Ventura Engineering Inland, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Mixed Use Area (CD:MUA) – Zoning: Mixed Use (MU) – Location: north of Elmwood Street, south of Cajalco Road, east of Haines Street, and west of Clark Street – 1.68 Acres. **REQUEST: CONDITIONAL USE PERMIT NO. 180008** proposes to construct a neighborhood shopping center to include a service station, mini-mart with drive through, and a restaurant with drive through and/or single or multi-tenant uses. Proposed structures will be comprised of approximately 9,128 sq. ft. and 85 parking spaces are proposed. Access will be provided onto the site from Cajalco Road and Clark Street. APN's 318-140-007, 318-140-028, and 318-140-029. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- Planning Commission Action:**  
Public Comments: Received. Public Hearing closed.
- By a vote of 4-0, the Planning Commission took the following actions:
- ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ180036**, 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,
- APPROVED CONDITIONAL USE PERMIT NO. 180008**, subject to the Advisory Notification Document and Conditions of Approval.

3.2 **PLOT PLAN NO. 210022, TENTATIVE PARCEL MAP NO. 38147 – Intent to Adopt a Mitigated Negative Declaration – CEQ210040** – Applicant: Benjamin Horning – Engineer/Representative: Norah Jaffan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Land Use Designation: Community Development: Light Industrial: (CD:LI) – Location: north of Perry Street, south of Markham Street, east of Beck Street, and west of Seaton Avenue – 9.8 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 210022** proposes to develop two (2) 49,470 sq. ft. warehouse buildings each provided with 2,500 sq. ft. of office space, 16 loading docks, separate truck trailer parking courts and separate parking lots. **TENTATIVE PARCEL MAP NO. 38147** proposes a Schedule E subdivision of 9.8 gross acres into two (2) lots. APN: 314-091-005. Project Planner: Manuel Baeza at (951) 955-9294 or email at [mbaeza@rivco.org](mailto:mbaeza@rivco.org).

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210040**, 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,

**APPROVED PLOT PLAN NO. 210022**, subject to the Advisory Notification Document and Conditions of Approval; and,

**APPROVED TENTATIVE PARCEL MAP NO. 38147**, subject to the Advisory Notification Document and Conditions of Approval.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **CONDITIONAL USE PERMIT NO. 210130 and DEVELOPMENT AGREEMENT NO. 2100115 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – Applicant: Sean St. Peter – Engineer/Representative: Caryn Bailey – Third Supervisorial District – REMAP – Community Development: Commercial Retail (CD:CR) – Anza Valley Policy Area – Location: north of Cahuilla Road, east of Bautista Road, and south of Mitchell Road – 1.74 net acres – Zoning: General Commercial (C-1/C-P). **REQUEST: CONDITIONAL USE PERMIT NO. 210130** is a proposal to use an existing 3,966 square foot structure as a storefront cannabis retailer to operate seven (7) days a week between the hours of 8:00 A.M. and 10:00 P.M. The alterations to the existing building would include interior demolition and replacement of existing walls and fixtures, as well as exterior façade improvements. Mobile deliveries are also proposed seven (7) days

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.

By a vote of 3-1 (Commissioner Shaffer voted No), the Planning Commission recommended that the Board of Supervisors take the following actions:

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures); and,

**TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 2100115**, based upon the findings in the staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

a week between the hours of 8:00 A.M. and 9:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per Ordinance No. 348. The project would provide 30 vehicle parking spaces, including two (2) accessible spaces for persons with disabilities, one (1) van accessible EV parking space, a secured bike rack area, and a gate-secured loading area located at the rear of the building. Landscaping and a trash enclosure are also proposed. **DEVELOPMENT AGREEMENT NO. 2100115** is the associated development agreement to CUP210130 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100115 and CUP210130. Project Planner: Kathleen Mitchell (951) 955-6836 or email [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**APPROVE CONDITIONAL USE PERMIT NO. 210130**, subject to the Advisory Notification Document and modified Conditions of Approval.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**7.0 DIRECTOR’S REPORT**

RECEIVED

**8.0 COMMISSIONER’S COMMENTS**

RECEIVED

**ADJOURNMENT:** 10:14 a.m.