



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – MAY 18, 2022

COUNTY ADMINISTRATIVE CENTER

1<sup>st</sup> FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:03 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 Shade Awad (District 1)

With Commission consensus, Chair Leonard moved the order of the agenda to hear Agenda Item 3.1 after Agenda Items 4.1 and 4.2.

### 1.0 CONSENT CALENDAR:

- 1.1 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: west of Van Buren St., south of 62nd Ave., east of Calhoun St., and north of 63rd Ave. – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” subdivision of 162 gross acres into 228 single family residential lots with common areas, including recreational trails, equestrian pastures, and open space lots, and one lot for an equestrian use. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 to April 17, 2024 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**Planning Commission Action:**  
Public Comments: None.

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

**CONTINUED** the **Fourth Extension of Time Request for Tentative Tract Map No. 32693** off calendar – date uncertain.

- 1.2 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694** – Applicant: Encore Housing Opportunity Fund – Engineer: David Evans & Associates, c/o Karl Mallick – Fourth Supervisorial District – Lower Coachella Valley

**Planning Commission Action:**  
Public Comments: None.

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

Zoning District – Eastern Coachella Valley Area Plan: Rural: Rural Residential (R:RR), Community Development: Medium Density Residential (CD:MDR), and Community Development: Public Facilities (CD:PF) – Location: west of I-86, east of Van Buren St., south of 62nd Ave., and north of 64th Ave. – 396.2 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R- 1-5), Planned Residential (R-4), & Open Area Combining Zone – Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule “A” Tentative Tract Map to subdivide 396 acres into 547 residential lots. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 to April 17, 2024. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**CONTINUED** the **Fourth Extension of Time Request for Tentative Tract Map No. 32694** off calendar – date uncertain.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 **CHANGE OF ZONE NO. 2100000** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide. **REQUEST: CHANGE OF ZONE NO. 2100000** is an amendment to County Ordinance No. 927 (Short Term Rentals) and Ordinance No. 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. All Districts. Project Planner Steven Jones at (951) 955-0314 or email at sjones@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:

**FIND** that **Ordinance No. 927.1** and **Ordinance No. 671.22** are **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15273, based on the findings and conclusions incorporated in the staff report; and,

**APPROVE CHANGE OF ZONE NO. 2100000**, an amendment to **Ordinance No. 927 (Short-Term Rentals)**, which is a comprehensive update to definitions, permitting, occupancy,

operations, and enforcement of Short-Term Rentals, with an additional provision allowing multiple bookings for verified hosted short-term rentals with five or fewer bedrooms; and an amendment to **Ordinance No. 671 (Consolidated Fees for Land Use)**, which includes the Short-Term Rental fees and increases the initial Short-Term Rental application fee to \$740.00 and the annual renewal fee to \$540.00, based on the findings and conclusions incorporated in the staff report.

**DIRECT STAFF** to schedule workshops with the Planning Commission to further review short-term rentals based on comments presented by the Commission and the public, such as: caps on number of permitted short-term rentals, locations, and limits based on proximity to other properties; hosted rentals versus un-hosted rentals; revisions to occupancy limits; and paved roads requirement.

#### 4.0 **PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **CHANGE OF ZONE NO. 2100237 – No New Environmental Documentation Required**, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR524) – Applicant: Newtech, Inc., c/o Pablo Brahim – Representative: BF5, Inc., c/o Ninive Parga – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Los Nogales Road, east of Rancho California Road, south of Monte de Oro Road, and west of Via las Ramblas – 5.01 Gross Acres – Zoning: Citrus Vineyard (C/V). **REQUEST: CHANGE OF ZONE. 2100237** is a proposal to change the zoning classification of the subject site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC- W). The applicant is requesting a change of zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that it is within. APN: 942-190-014. Project Planner Kathleen Mitchell at (951) 955-6836 or email at kmitchell@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:

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100237**, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

4.2 **PUBLIC USE PERMIT NO. 210002 and TENTATIVE PARCEL MAP NO. 38214 – Intent to Adopt a Mitigated Negative Declaration (CEQ210003)** – Applicant: Birkin Construction, LLC., c/o Robert Ritner and Richard Chou – Engineer/Representative: Creative Design Associates, Inc. c/o Kenneth Pang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) and Open Space: Conservation (OS:C) – Location: north of Markham Street, south of Landin Lane, east of Cole Avenue, and west of Barton Street – 30.79 Gross Acres – Zoning: Residential Agricultural – One (1) Acre Minimum (R- A-1) and Controlled Development Areas – 10 Acres Minimum (W-2-10). **REQUEST: PUBLIC USE PERMIT NO. 210002** is a proposal to construct a 53,466 sq. ft. temple facility on 30.79 gross acres. The temple facility would consist of the following: an exhibition building with reception area and restrooms; a main prayer hall; a two-story auditorium; two meeting room buildings; an office building; a Sunday school building with rooms; a dining hall with a kitchen and laundry room; a library building; and an en-suite building consisting of six (6) bedrooms and kitchen. The project proposes 248 parking spaces. The eastern portion of the proposed project site is within a Conservation area and would not be disturbed. **TENTATIVE PARCEL MAP NO. 38214** is a proposal for a four-parcel Schedule J Map of 30.79 gross acres for future residential subdivision. APN: 266-320-025. Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210003** (CEQ210003), 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 PUBLIC USE PERMIT NO. 210002**, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

**APPROVED TENTATIVE PARCEL MAP NO. 38214**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**7.0 DIRECTOR'S REPORT**

NONE

**8.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT:** 3:10 p.m.