



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 19, 2022 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
David Leonard
Chair

3rd District
Gary Thornhill
Vice-Chair

4th District
Bill Sanchez

5th District
Eric Kroencke

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Awad, Leonard, Thornhill, Sanchez, and Kroencke
Members Absent: None

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. 200049 and PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – CEQ200105 – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Clark Street, and westerly of Carroll Street – 3.20 Gross Acres – Zoning: Mixed Use (MU) – **REQUEST:** Conditional Use Permit No. 200049 and Plot Plan No. 200026 is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:
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. 200105; and,

APPROVED Conditional Use Permit No. 200049, subject to the advisory notification document and conditions of approval; and,

APPROVED Plot Plan No. 200026, subject to the advisory notification document and conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:
NONE

5.0 WORKSHOPS
NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADJOURNMENT: 9:12 a.m.