



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 16, 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: 9:05 a.m.

ROLL CALL: Members Present: Awad, Leonard, Thornhill, and Sanchez
Members Absent: Kroencke

1.0 **CONSENT CALENDAR:**

1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026** – Applicant: Lake Elsinore Lakeside Estates, LLC c/o Erik Lunde – First Supervisorial District – South Elsinore Zoning Area - Elsinore Area Plan – Community Development: Medium Density Residential (CD-MDR) - Rural Community: Very Low-Density Residential (RC-VLDR) - Rural: Rural Mountainous (R-RM) – Location: Southwest of Grand Avenue, west of Quail Trail, southeast of Stoneman Street, and northwest of Jasmine Court – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – APN(s): 382-100-001, 002, 003, 004; 370-180-001, 022, 023, 024; 370-190-001 – Approved Project Description: Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, 1.74-acre Reservoir site, 0.16-acre Water Pump Station site, 6.02-acre Debris Basin, 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement–**REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to December 23, 2023. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to December 23, 2023.

1.2 **GENERAL VACATION and TERMINATION of MAINTENANCE of a portion of El Mineral Road in the Lake Matthews Area** - Applicant: Paulino Rodriguez - First Supervisorial District - Lake Matthews/Woodcrest Area Plan - Location: El Mineral Road in the Lake Matthews Area - **REQUEST:** The Transportation Department is proposing to vacate and terminate maintenance of El Mineral Road, pursuant to County of Riverside policies and procedures. Project Planner: Chris Trinidad at (951) 955-6846 or email at ctrinida@rivco.org.

APPROVED General Vacation and Termination of Maintenance of a portion of El Mineral Road in the Lake Matthews Area.

1.3 **ADOPTION OF THE 2023 PLANNING COMMISSION CALENDAR**

ADOPTED the 2023 Planning Commission Calendar

1.4 **ELECTION OF THE 2023 PLANNING COMMISSION CHAIRMAN**

ELECTED Commissioner Gary Thornhill as the 2023 Planning Commission Chairman.

1.5 **ELECTION OF THE 2023 PLANNING COMMISSION VICE-CHAIRMAN**

ELECTED Commissioner Guillermo (Bill) Sanchez as the 2023 Planning Commission Vice-Chairman.

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS NONE**

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS: NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT No. 210005 – Intent to Adopt a Mitigated Negative Declaration – CEQ210016 – Applicant: Kenneth Jackson – Engineer/Representative: Matthew Fagan – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Land Use: Rural: Rural Mountainous (R-RM) – Location: North of Red Mountain Road, southwest of Bautista Road, and east of Cactus Valley Road – 48 Acres – REQUEST: Conditional Use Permit No. 210005 proposes the remodel and expansion of five (5) existing buildings, and the construction and/or placement of 10 new buildings for use as the “Center of Excellence” substance abuse treatment facility and wildfire research and training facility; in conjunction with the remodel of various accessory recreation facilities, placement of new landscaping (including groundcover and a variety of new trees), improvement of roads and pedestrian pathways, and new or expanded septic systems. 43700 Cactus Valley Road – APN: 569-020-034. Project Planner: Evan Langan at (951) 955-3024 or email at elangan@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. CEQ210016; and,

APPROVED Conditional Use Permit No. 210005, subject to the advisory notification document and conditions of approval.

4.2 **General Plan Amendment No. 220006 (GPA220006), Change of Zone No. 2200025 (CZ2200025), and Conditional Use Permit No. 220008 (CUP220008) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense) – Applicant: Helen Jeong – Fifth Supervisorial District – Representative: Steven Paul Murray – The Pass Area Plan – Zoning Area/District: Cherry Valley District – Community Development: Commercial Office (CD-CO) (0.25 – 1.0 FAR) – Location: North of Dutton Street and east of Winesap Avenue – 4.06 Gross Acres – Zoning: Two-Family Dwellings (R-2) – REQUEST: General Plan Amendment No. 220006 proposes to revise the Foundation Component for a portion of APN 402-060-017 from Rural Community (RC) to Community Development (CD), and to concurrently revise the Land Use for that property and APN 402-060-019 from Very Low Density Residential (VLDR) and Commercial Office (CO), respectively, to Medium Density Residential (MDR) - 2 – 5 du/ac. An associated Lot Line Adjustment (LLA210002) would expand the boundaries of APN 402-060-017 to include the area of the proposed GPA; Change of Zone No. 2200025 proposes to revise the zoning classification for a portion of APN 402-060-017 from Residential Agricultural (1 acre minimum - R-A-1) to Multiple Family Dwellings (R-2). The Applicant is requesting a Change of Zone to align the subject site’s zoning classification more closely with the proposed GPA, the remainder of the subject site’s current zoning classification, and the proposed use; Conditional Use Permit No. 220008 proposes to establish a new “Residential Care Facility for the Elderly” (as defined in Article XIXe of Riverside County Ordinance No. 348) within an existing, 7,797 sq. ft. building, providing varied, full-time personal care, protective supervision and health-related services for a maximum of 30 individuals. Sixteen full time employees would serve these residents in staggered shifts 24 hours a day. Office hours are between 9:00 a.m. and 5:00 p.m. – 10001 Bellflower Avenue, Cherry Valley, CA, 92223 – APN’s: 402-060-019 & 402-060-017. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.**

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve General Plan Amendment No. 220006; and,

TENTATIVELY Approve Change of Zone No. 2200025; and,

APPROVE Conditional Use Permit No. 220008, subject to the advisory notification document and conditions of approval.

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4.3 **CONDITIONAL USE PERMIT NO. 210120 and DEVELOPMENT AGREEMENT NO. 2100111 – 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), (CEQ210209) – Applicant: Community Veterans of Rivco, c/o Daniel Wise – Representative: Cake Enterprises c/o Charlena Berry – Third Supervisorial District – San Jacinto Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Florida Avenue Corridor Policy Area – Location: North of Acacia Avenue, east of New Chicago Avenue, and south of Highway 74 – 0.65 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 sq. ft. tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate seven (7) days a week between the hours of 9:00 a.m. to 10:00 p.m. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 6:00 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. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed.

By a vote of 4-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Development Agreement No. 2100111

APPROVE Conditional Use Permit No. 210120, subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ADJOURNMENT: 10:56am