



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 20, 2024 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Mussa Khiar

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Shellie Clack

4<sup>th</sup> District  
Bill Sanchez  
Chair

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Ruiz, Gruytch, Khiar, Sanchez  
Members Absent: Clack

### 1.0 CONSENT CALENDAR:

NONE

### 2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

### 3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN NO. 220003 (PPT220003) – No Further California Environmental Quality Act (CEQA) documentation Required** – Applicant: Majestic Freeway Business Center – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – March Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Westerly of Harvill Avenue, southerly of Oleander Avenue, northerly of Markham Street, and easterly of Decker Road/Ellsworth Street – 14.24 Acres (Gross) – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 220003 is a proposal for the construction and operation of a total of 249,136 sq ft warehouse/ distribution/ manufacturing development on 14.24-acres – APNs: 314-040-013, 314-040-014, 314-040-015, 314-040-021, 314-040-023, 314-040-024, 314-040-025, 314-040-026, 314-040-028, 314-040-031 – Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org)

#### Planning Commission Action:

Public Hearing: Closed

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

**FOUND** That No New Environmental Documentation is Required; and,

**APPROVED** Plot Plan No. 220003, subject to the conditions of approval.

#### Planning Commission Action:

Public Hearing: Closed

3.2 **GENERAL PLAN AMENDMENT No. 210003, CHANGE OF ZONE No. 2100010, TENTATIVE PARCEL MAP No. 38113 and PLOT PLAN No. 210015 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Hamo Rostamian Engineer/Representative: Denise Goodman – Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:HDR) – Location: North of Hidden River Road, south of 42<sup>nd</sup> Avenue, east of Washington Street, and west of Calico Glen Drive – 2.44 acres – Zoning: General Residential (R-3-2,000) and One-Family Dwellings (R-1-12,000) – **REQUESTS:** General Plan Amendment No. 210003 proposes to change the property's Land Use Designation to Community Development: Mixed Use (CD:MU). Change of Zone No. 2100010 proposes to change the zone for the property to Mixed Use (MU) and Tentative Parcel Map No. 38113 proposes to subdivide one (1) lot into two (2) lots; Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 sq ft of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities – APN: 609-020-024 – Project Planner Jose Merlan at (951) 955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org)

#### Planning Commission Action:

Public Hearing: Closed

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

**ADOPTED** Planning Commission Resolution No. 2024-011; and

**ADOPTED** a Mitigated Negative Declaration; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 210003; and,

**TENTATIVELY APPROVE** Change of Zone No. 2100010; and,

**APPROVE** Tentative Parcel Map No. 38113; and,

**APPROVE** Plot Plan No. 210015, subject to conditions of approval.

3.3

**CHANGE OF ZONE NO. 2300032 – No New Environmental Documentation is required**, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Koll Development – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community Estate Density Residential (RC-EDR) – Location: North of Summitville Street and east of Warren Road – 5.05 Acres – Zoning: Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) – **REQUEST:** Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05 acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery District that it is within APN: 915-690-007 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at [JLAparicio@rivco.org](mailto:JLAparicio@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 3-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

**FOUND** That No New Environmental Document is Required; and,

**TENTATIVELY APPROVE** Change of Zone No. 2300032

**4.0 GENERAL PLAN INITIATION PROCEEDINGS:**

**4.1 INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component)** – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) This item is being **CONTINUED OFF CALENDAR** per applicant request.

**Planning Commission Action:**

Public Hearing: Open

The Planning Commission took the following action:

**CONTINUED** off calendar.

**4.2 INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component** – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: North of Avenue D, east of Cole Avenue, south of Markham Street, and generally west of Ravenwood Drive – 103± Gross Acres – Existing Zoning: Very Low Density Residential (VLDR).

**Planning Commission Action:**

Public Hearing: Open

The Planning Commission took the following action:

**CONTINUED** off calendar.

GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail [twheeler@rivco.org](mailto:twheeler@rivco.org).

**PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024**

- 4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component** – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street – 97.25 Gross Acres – Existing Zoning: Very Low Density Residential (VLDR). This item is being continued per applicant request.
- Planning Commission Action:**  
Public Hearing: Open
- The Planning Commission took the following action:  
**CONTINUED** off calendar.
- 4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240044 (GPA240044) Foundation Component** – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Second Supervisorial District – Lake Mathews Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Open Space (OS) - Proposed: Community Development (CD) – Location: North of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, and west of La Sierra Ave – 36.09 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5 acre minimum) & R-A-1 (Residential Agriculture, 1-acre minimum).
- Planning Commission Action:**  
Public Hearing: Closed
- The Planning Commission recommendations were as follows:  
District 1 – Support  
District 2 – Support  
District 3 – Absent  
District 4 – Support  
District 5 – Support
- The Planning Commission took the following action:  
**RECOMMEND** That General Plan Amendment No. 240044 (GPA240044) move forward to the Board of Supervisors.
- 4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1-Acre Minimum (R-R-1)
- Planning Commission Action:**  
Public Hearing: Closed
- The Planning Commission recommendations were as follows:  
District 1 – Support  
District 2 – Support  
District 3 – Absent  
District 4 – Support  
District 5 – Support
- The Planning Commission took the following action:  
**RECOMMEND** That General Plan Amendment No. 240004 (GPA240004) move forward to the Board of Supervisors.
- 4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) Foundation Component** – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning Area/District – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Open Space (OS) - Proposed: Community Development (CD) – Location: North of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street – 173.85 Gross Acres – Existing Zoning: R-1-20000 (One-Family Dwellings) R-A-2 (Residential Agriculture, 2 acre minimum), R-5 (Open Area Combining Zone - Residential Developments).
- Planning Commission Action:**  
Public Hearing: Closed
- The Planning Commission recommendations were as follows:  
District 1 – Support  
District 2 – Support  
District 3 – Absent  
District 4 – Support  
District 5 – Support
- The Planning Commission took the following action:  
**RECOMMEND** That General Plan Amendment No. 240010(GPA240010) move forward to the Board of Supervisors.

**PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024**

4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240064 (GPA240064) Foundation Component** – Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue – 3.76 Gross Acres – Existing Zoning: C-P-S (Scenic Highway Commercial).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240064 (GPA240064) move forward to the Board of Supervisors.

4.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240066 (GPA240066) Foundation Component** – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Community Development (CD) - Proposed: Community Development (CD) – Location: North of Van Buren Boulevard, east of King Avenue, south of Tava Lane, and west of Washington Street – 9.42 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1 acre minimum) & C-P-S (Scenic Highway Commercial).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240066 (GPA240066) move forward to the Board of Supervisors.

4.9 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240070 (GPA240070) Foundation Component** – Applicant: Armando Benitez c/o Brandon’s Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue – 3.45 Gross Acres – Existing Zoning: R-A (Residential Agriculture) & C-R (Rural Commercial).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240070 (GPA240070) move forward to the Board of Supervisors.

4.10 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240077 (GPA240077) Foundation Component** – Applicant: Luis Mejia – Engineer / Representative: Alan Hillwig c/o Hillwig-Goodrow, Inc. – Second Supervisorial District – Gavilan Hills Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of El Baquero Road, east of Fort Lauderdale Lane, south of Los Beceros, and west of La Barranca Road – 66.77 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2 ½ acre minimum).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240077 (GPA240077) move forward to the Board of Supervisors.

**PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024**

**5.0 WORKSHOPS:**  
NONE

**6.0 PUBLIC COMMENTS:**  
Public comments received.

**7.0 DIRECTOR'S REPORT:**

**8.0 COMMISSIONER'S COMMENTS:**  
ADJOURNMENT: 1:49 p.m.