



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 2, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE - COMMISSIONER MICHELLE “SHELLIE” CLACK

ROLL CALL: Members Present: Sanchez, Ruiz, Gruytch, Clack, Awad
Members Absent: none

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **CONDITIONAL USE PERMIT NO. 03776 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: John Rowland of Prime Development representing S2A Modular Inc. – Second Supervisorial District – Lakeland Village – Community Elsinore Area Plan – Community Development: Mixed Use (CD:MU) Zoning: R-3 (General Residential), W-1 (Watercourse Area), R-R (Rural Residential), and C-1/C-P (General Commercial) – Location: Southwest corner of the Corydon Road and Union Street, within the Lakeland Village Community of unincorporated Riverside County. The Project site is located south of City of Lake Elsinore and north of City of Wildomar composed of two (2) parcels totaling 10.02 acres – **REQUEST:** Conditional Use Permit No. 03776 proposes a Tesla powered smart mobile home gated senior community for 55 and older, consisting of 71 detached mobile home units with 71 two car garages. The site improvements include but are not limited to street improvements and street dedication, road access, trash enclosure, bio-retention area, and landscaping. The amenities include a club house, swimming pool, spa, barbecue/picnic area, fire pit area, walking trail, and dog park. The project will require an administrative Lot Merger of parcels APN’s: 370-310-002 and 370-310-012. Project Planner: Haide Aguirre at 951-955-1006 or email at haguirre@rivoco.org. Item was continued from September 18, 2024.

Planning Commission Action:

Public Hearing: Open

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

ADOPTED A Mitigated Negative Declaration (SCH2024090305); and,

APPROVED Conditional Use Permit No. 03776 subject to the advisory Notification Document and Conditions of Approval

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009), AND CHANGE OF ZONE NO. 2300031 (CZ2300031)** – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: Northeast of Lawson Road, and west of Temescal Canyon Road – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** PPT230049 is a proposal to build a 180,000 sq ft industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq ft) and Tenant Space

Planning Commission Action:

Public Hearing: Closed

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

ADOPT Planning Commission Resolution No. 2024-10; and,

The Planning Commission recommends the Board of Supervisors take the following actions:

ADOPT The Mitigated Negative Declaration; and,

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B (104,000 sq ft) The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. Tenant Space A is for the manufacture of plastic parts (thermoplastic elastomer [TPE]) by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motocross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37 acres) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (CPS) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895 – APNs:283-260-020, 283-18 Project Planner Jose Merlan (951) 955-0314 or email at jmerlan@rivco.org.

TENTATIVELY APPROVE General Plan Amendment No. 230009; and,

TENTATIVELY APPROVE Change of Zone No. 2300031; and,

APPROVE Tentative Tract Map No. 38895 subject to the advisory notification document and conditions of approval as modified; and,

APPROVE Plot Plan No. 230049 subject to the advisory notification document and conditions of approval.

3.2 CONDITIONAL USE PERMIT No. 230007 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15063 – Applicant: Don Shiveley (Quick Quack Carwash) Engineer/Representative: Kimley-Horn c/o Leticia Alvarez – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD:CR) – Location: South of Van Buren Boulevard., north of Krameria Avenue., east of Washington Street, and west of Gardner Avenue – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 23007 is a proposal for a 3,596 sq ft car wash facility with new sidewalks, three (3) drive aisles, landscaping, vacuum stations, and existing parking spots on a single 1.31 acre lot – APN: 274-040-049 – Project Planner: Jake Roberts at (951) 955-3107 or email at jroberts@rivco.org.

Planning Commission Action:
Public Hearing: Open

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

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

APPROVED Conditional Use Permit No. 230007 subject to the advisory notification document and conditions of approval as modified.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:
NONE

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:30 a.m.