



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – July 24, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Sanchez, Awad, Gruytch,
Members Absent: Balderrama, Ruiz

1.0 CONSENT CALENDAR:

1.1 FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37078 – Applicant: John Brandoli–Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – General Plan Land Use Designation: Medium High Density Residential (MHDR) – Location: Northwest of Winchester Road/SR-79, north of Jean Nicholas Road, east of Leon Road, south of Whisper Heights Parkway (Near the City of Murrieta) – 30.62 Gross Acres – Zoning: General Residential (R-3) – Approved Project Description: The Tentative Tract Map No. 37078 Extension of Time No. 1 is a request to allow for the recordation of the final map to subdivide 30.62 acres into three (3) residential lots and three (3) open space lots for active recreation and detention basins. The three (3) numbered residential lots would be subdivided into 154 condominium units. Tentative Tract Map No. 37078 is proposed within Specific Plan No. 106 (Dutch Village), as modified by Amendment Number 17 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37078, extending the expiration date to June 08, 2027 – Project Planner: Jake Roberts at (951) 955-3107 or email at jroberts@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following action:

APPROVED First Extension of Time Request for Tentative Parcel Map 37078, extending the expiration date to June 8, 2027.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: **NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 PLOT PLAN NO. 26344 REVISION NO. 2 – CONDITIONAL USE PERMIT NO. 230018 – NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED – Applicant: Les Schwab Tire Company, Stacia Gerbers – Representative: Civil Design Studio Inc., Robert Winslow – Third Supervisorial District –Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Thompson Road, East of Winchester Road, and West of Breitner Way – 21.16 acres - Rancho California Zoning Area – Zoning: Specific Plan (SP 284, PAs 22 and 23) - **REQUEST:** Plot Plan No. 26344 Revision No. 2 is a proposal to revise the approved site design for approved Building 14 (Parcel 12 of PM37404) approximately 9,700 sq ft of building area within the French Valley Market Place to replace it with a 9,589 sq ft building for a tire center. Conditional Use Permit No. 230018 is a proposal to allow for the development of a 9,589 sq ft Les

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following action:

FOUND No New Environmental Document is Required; and,

APPROVED Plot Plan No. 26344 Revision No. 2, subject to the advisory notification document and conditions of approval; and,

APPROVED Conditional Use Permit No. 230018, subject to the advisory notification document and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024

Schwab Tire Center Facility within the French Valley Marketplace. APNs: 480-990-001 through 015 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

5.0

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:17 am