



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# Planning Commission.

## Regular Meeting

### ~Agenda~

4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

<http://www.rivcocob.org>

Charissa Leach  
951-955-3200

Wednesday, February 19, 2020

9:00 AM

County Administration Center

**CALL TO ORDER:  
PLEDGE OF ALLEGIANCE TO THE FLAG  
ROLL CALL**

- 1.0 CONSENT CALENDAR:  
NONE**
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. as possible thereafter.  
(Presentation available upon Commissioners' request.)  
NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:  
NONE**
- 4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:**
- 4.1 CONDITIONAL USE PERMIT NO. 190015 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption) – Applicant: Sanjay Kumar – Representative: Sherrie Olson – Third Supervisorial District - Bautista Zoning Area - San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of Palm Avenue – 1.12 Acres – Zoning: C-P-S (Scenic Highway Commercial) – **REQUEST: Conditional Use Permit No. 190015** proposes to allow the sale of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Finding. The subject site is approximately 1.12 acres and includes a 1,900 sq. ft. convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of the building or any other portion of the site. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).**
- 4.2 PLOT PLAN NO. 190006 (PPT190006) – Intent to Adopt a Mitigated Negative Declaration – CEQ1900013 – Applicant: Newcastle Partners, Inc. – Engineer/Representative: T & B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Westerly of Harvill Avenue, northerly of Cajalco Road, southeasterly of Cajalco Expressway, and easterly of Seaton Avenue – 12.96 Acres (Gross) – Zoning: Industrial Park (I-P) – Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 289,556 sq. ft. warehouse/distribution/manufacturing development on 12.96 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).**
- 4.3 CHANGE OF ZONE NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 – Intent to Adopt a Negative Declaration – CEQ190069 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 1900036 (CZ1900036)**, proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 190009 (CUP190009)**, proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The**

first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m. with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 1900021** (CZ1900021), proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 1900005** (DA1900005), an associated development agreement with a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. (APN: 247-091-059, 062; Related Cases: RFP-CAN190080, PP05976, and PP17464). Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

4.4 **Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, and Tentative Parcel Map No. 37690 – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc. – Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (Menifee North 260) – **REQUEST:** Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).**

5.0 WORKSHOPS:

**NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS