



Planning Commission.

Regular Meeting

~Agenda~

4080 Lemon Street, 12th Floor
Riverside, CA 92501
<http://www.rivcocob.org>

Charissa Leach
951-955-3200

Wednesday, January 20, 2021

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:

- 3.1 CONDITIONAL USE PERMIT NO. 3771 – No New Environmental Documentation Required** – EA43010 – Applicant: Vohne Liche Kennels West – Engineer/Representative: Kathleen Browne – Fifth Supervisorial District – Beaumont/Banning Zoning District – The Pass Area Plan: Agriculture: Agriculture (AG) –Location: Northerly of Death Valley Road, southerly of Hilltop Drive, easterly of Sunset Avenue, and westerly of Turtle Dove Lane – 10 gross acres – Zoning: Light Agriculture (A-1) – **REQUEST:** Conditional Use Permit No. 3771 proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel. High and low explosives are securely kept on site to train police and military dogs to detect the odor of explosives. All explosive materials shall be maintained per federal, state, and local requirements. No ignition systems are kept on the site, and there is to be no detonation of explosive devices at the site. The expansion will include the construction of a 6,000 sq. ft. office and training facility, two (2) 3,000 sq. ft. kennels (each with a 30-dog capacity) not open to the public, additional OWTS facilities will be constructed. The hours of operation are 7:30am - 5:30pm, Monday through Friday. The dogs are to be trained for police and law enforcement agencies only, and not available for purchase by the general public. Continued from November 18, 2020 and December 16, 2020. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 CONDITIONAL USE PERMIT NO. 200015 and DEVELOPMENT AGREEMENT NO. 2000005 – 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(c) (New Construction or Conversion of Small Structures) – Applicant: Cannabis 21+ – Representative: Sean St. Peter – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) (0.25-0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – 1.78 Acres – Location: Northerly of Varner Road, and southerly of Wildcat Drive, specifically located at 39225 Washington Street – **REQUEST:** Development Agreement No. 2000005 would impose a life span on the proposed cannabis project and provide community benefit to the Western Coachella Valley. Conditional Use Permit No. 200015 proposes a commercial cannabis facility to include retail sales and distribution within an existing 13,969 sq. ft. building as a Cannabis Retailer-Storefront in accordance with Zoning Ordinance No. 348-4898. The parcel has been graded and improved with landscaping and parking stalls. The project will include four (4) existing ADA parking spaces and a minimum of 70 existing non-ADA parking spaces. Retail store hours of operation will be 6:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 6:00 a.m. to 9:00 p.m., 7-days a week. APN: 748-370-062. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
- 4.2 CHANGE OF ZONE NO. 2000030 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: Ruvdeep Randhawa – First Supervisorial District – Southwest Area Plan: Rural: Rural Mountainous (RM) – Rancho California Zoning Area: Residential Agricultural (R-A-20) – Location: Northerly of Monte Rancho Drive, easterly of and southerly of De Luz Road, and westerly of Camaron Road – 48.71 Acres – **REQUEST:** Change of Zone No. 2000030 the proposal is to change the existing zoning

classification of approximately 48.71 acres from R-A-20 (Residential Agricultural) to A-1 (Light Agriculture), which would allow the site to be included in the Rancho California Agricultural Preserve No.16 and help establish a Land Conservation Contract. Project Planner: Ruben Villalpando Jr. at (951) 955-9721 or email at rvillalp@rivco.org.

- 4.3 **CHANGE OF ZONE NO. 1900029, CONDITIONAL USE PERMIT NO. 190016, and DEVELOPMENT AGREEMENT NO. 1900009 – 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) – CEQ190088 – Applicant: People’s Riverside, LLC – Second Supervisorial District – North Riverside District – Highgrove Area Plan: Light Industrial: (LI) (0.25 – 0.60 FAR) – Location: Northerly of Kluk Lane, and westerly of La Cadena Drive – 0.37 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Change of Zone No. 1900029 is a proposal to change the existing zoning classification for the subject site from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC). Conditional Use Permit No. 190016 is a proposal for a retail cannabis business with delivery within an existing 4,400 sq. ft., two-story building on a 0.37-acre lot with parking and landscaping. Development Agreement No. 1900009 (DA No. 1900009) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190016 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. APN: 246-110-003. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

5.0 WORKSHOPS:

5.1 **REDISTRICTING WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS