



# 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, March 15, 2017

9:00 AM

County Administration Center

---

#### CALL TO ORDER:

#### PLEDGE OF ALLEGIANCE TO THE FLAG

#### OATH OF OFFICE: PLANNING COMMISSIONER CARL BRUCE SHAFFER

#### ROLL CALL

#### 1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33303** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Acres – Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) – Approved Project Description: Tentative Tract Map No. 33303 a Schedule “A” Subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018. Project Planner: Desiree Bowie at (951) 955-8254 or email at [dbowie@rivco.org](mailto:dbowie@rivco.org).

#### 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 **CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP NO. 33750** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard J. Scott – Engineer/Representative: Armstrong & Brooks Consulting – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD:LI) – Zoning: Dutch Village Specific Plan – Industrial Park (I-P) – Location: Northwesterly of Winchester, southerly of Nicholas Road, and easterly of Leon Road – 12.76 Acres – **REQUEST:** Change of Zone No. 7180 proposes to change the project site’s Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC). Plot Plan No. 20682 proposes to establish a self-storage and RV parking facility on 5.18 gross acres, a car wash on 1.66 gross acres, and to designate the remaining 5.84 gross acres as open space. The self-storage includes a 3,128 sq. ft. office and caretaker’s apartment, approximately 120,000 sq. ft. of storage buildings, and 29 RV parking spaces. The car wash includes one wash tunnel

with an administrative office and 30 parking spaces. Parcel Map No. 33750 proposes a Schedule "E" Subdivision into four (4) parcels; one (1) parcel for the self-storage and RV parking, one (1) parcel for the car wash, and two (2) lots for open space. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

- 4.2 **CONDITIONAL USE PERMIT NO. 3742** – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space. Project Planner: Desiree Bowie at 951-955-8254 or email at [dbowie@rctlma.org](mailto:dbowie@rctlma.org).
- 4.3 **CHANGE OF ZONE NO. 7920** – No New Environmental Documents Required – Applicant: Qing Huo, 1968 Cellars LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of State Highway 79, westerly of Woodchuck Road, easterly of Pauba Road, and southerly of Hughes Ranch Court – two (2) 10 acre parcels – Zoning: Residential Agricultural 10 acre minimum (R-A-10) – **REQUEST:** Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural – 10 acre minimum (R-A-10) to Wine Country-Equestrian (WC-E) Zone. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- 4.4 **CONDITIONAL USE PERMIT NO. 3750** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: 24 Apartment Complex Services – Second Supervisorial District – University Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (FAR 0.20 – 0.35) – Location: Northerly of Center Street, westerly of Iowa Avenue, and easterly of La Cadena Drive – 0.4 Acre – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit is for the construction of automobile sales and rental facility containing outdoor automobile storage. The project also proposes a 1,223 sq. ft. sales office/storage/garage building and 11 parking spaces for customers and employees. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@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**