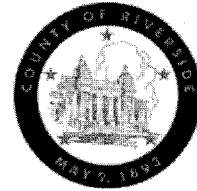


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.3
(ID # 3863)

MEETING DATE:
Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3750 – Applicant: 24 Apartment Complex Services - Engineer/Representative: Steven Murray – University Zoning District – Second Supervisorial District – Community Development: Commercial Retail (CD: CR) within the Highgrove Area Plan – Location: West of Iowa Avenue, north of Center Street, south of Church Street and east of Interstate 215 – 0.41 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Receive and file the Planning Commission's decision to approve Conditional Use Permit No. 3750 which allows for the construction of an automobile sales and rental facility which will be comprised of a 1,223 square foot office building and a 4,653 square foot outdoor automobile display area. Approximately 3,724 square feet of landscaping will be provided – APN: 247-020-006 – Applicant Fees 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on March 15, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 3/29/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 11, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:**

FOUND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversions of Small Structures), and based on the findings and conclusions incorporated in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3750, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Conditional Use Permit No. 3750, which allows for the construction of an automobile sales and rental facility will be comprised of a 1,223 square foot office building and a 4,653 square foot outdoor automobile display area. The proposed office building will consist of 863 square feet of office area and 360 square feet of storage area used for office supplies and indoor vehicle storage. Eleven (11) parking spaces will be provided, including an ADA accessible space. An illuminated monument sign is proposed within the northeastern landscaped planter area of the project site. Signage is also proposed on the building. Approximately 3,724 square feet of landscaping will be provided. This project is located within the Highgrove Area Plan, more specifically located west of Iowa Avenue, north of Center Street, south of Church Street and east of Interstate 215. The Project is accessible off of Iowa Avenue.

The Planning Commission heard the project on March 15, 2017. After taking public testimony, the Planning Commission closed the public hearing and approved the project with a 4-0 vote. Commissioner Ruthanne Taylor Berger was absent.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

SUPPLEMENTAL

Additional Fiscal Information:

All fees are paid by the applicant. There is no General Fund obligation.

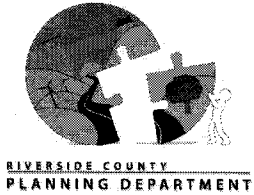
ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**



Tina Grande, Principal Management Analyst

3/30/2017



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 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.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Taylor-Berger Absent)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 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.

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Owen Wickstrand, Applicant's Representative, 13062 Caminito del Rocio, Del Mar, 92014, (858) 755-5458

Spoke in opposition:

Bonnie Mummert, Neighbor, 35566 Driftwood Street, Winchester, 92596.

Shirley Brown, Neighbor, 35554 Driftwood Street, Winchester, 92596.

Gerri Ann Capotosto, Neighbor, 35709 Jack Rabbit Lane, Murrieta, 92562.

Jeanne Halboak, Neighbor, 32716 Cottonwood Road, Winchester, 92596.

Spoke in a neutral position:

Joe B. Stables, Neighbor, 25109 Jefferson Avenue 200, Murrieta, 92562

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 40245; and

APPROVED Plot Plan No. 20682; and

APPROVED Plot Plan No. 26212; and

APPROVED Parcel Map No. 33750.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 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).

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.

Spoke in favor:

Bruce Jordan, Applicant, 131 Calle Iglesia, San Clemente, 92672, (749) 388-9090.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42880; and

APPROVED Conditional Use Permit No. 3742.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 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).

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Gil Mendoza, Applicant, 6185 Magnolia Avenue, Riverside, 92506, (951) 286-9520.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

A vote of 4-0 (Commissioner Taylor-Berger Absent)

RECOMMENDED the Board of Supervisors take the Following Actions:

FIND that No New Environmental Document is Required; and

TENTATIVELY APPROVE Change of Zone No. 7920.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 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).

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in a neutral position:

Angel McDonnell, Neighbor.

No one spoke in favor or opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

FOUND the Project Exempt from the California Environmental Quality Act; and

APPROVED Conditional Use Permit No. 3750.