

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

454B



FROM: TLMA - Planning Department

SUBMITTAL DATE: 9/16/03

SUBJECT: APPEAL OF PLOT PLAN NO. 17430 - EA38481 - APPELLANT:
ECONOMIC DEVELOPMENT AGENCY - Second Supervisorial District - Pedley Zoning
District - .91 net acres - M-SC and zoning - Located north of Van Buren Boulevard,
south of 63rd Avenue and Limonite Avenue and west of Pedley Road -
REQUEST: Appeal of Planning Commission's approval of Plot Plan No. 17430 to
establish a towing/impound yard with parking for 47 vehicles and 6 tow truck parking
spaces.

CONTROVERSIAL ISSUES:

Compatibility with neighborhood
RCIP - Business Park Designation

BACKGROUND:

Plot Plan 17430 is a proposal to establish a towing/impound yard with a storage area for
47 vehicles, 6 tow truck parking spaces and 6 public parking spaces in the Pedley area.

Code Violation CV012635 was opened on August 27, 2001 for operating a towing
business without a permit

RECOMMENDED MOTION:

APPROVAL of the above referenced appeal based on the following findings and
conclusions:

Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Pages)

REVIEWED BY EXECUTIVE OFFICE
James S. Saper
DATE 9/17/03

- Department Recommendation: Consent
- Per Executive Office: Consent
- Policy
- Policy

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.6

CONCLUSIONS:

1. The proposed project is in conformance with the current Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the M-SC zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.
3. The proposed project is not designed to protect public health, safety and general welfare.
4. The proposed project is not compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This project will not preclude Multi-Species Habitat Conservation Plan reserve design.

FINDINGS:

1. The land uses on the subject site are a single-family residence and non-permitted towing/impound yard.
2. The land uses on surrounding parcels include vacant land to the west, residences to the north and east and Van Buren Boulevard to the south.
3. The zone on the subject site is M-SC (Manufacturing-Service Commercial).
4. Surrounding Zoning is M-SC.
5. The Comprehensive General Plan Open Space designation on the site is Areas Not Designated as Open Space.
6. The Comprehensive General Plan designation on the site is Industrial/Manufacturing, as designated in the Jurupa Community Plan.
7. The project site is surrounded by properties which are designated Industrial/Manufacturing.
8. The proposed use is permitted subject to approval of a plot plan in the M-SC zone.
9. The proposed use is permitted in the Industrial/Manufacturing designation.

10. The project is not consistent with the Redevelopment Plan for the Jurupa Valley.
11. Those issues identified in Environmental Assessment No. 38481 will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.
12. This project is not within a Multi-Species Habitat Conservation Plan cell criteria area.