

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



133

FROM: TLMA - Planning Department

SUBMITTAL DATE: 10/7/03

SUBJECT: CHANGE OF ZONE NO. 6666 / CONDITIONAL USE PERMIT NO. 3363 - EA 38580 EXEMPT FROM CEQA- Karin/Kyle Buxton - Third Supervisorial District - Harvest Area Plan - 5 self-storage facility buildings - 267 covered parking areas for recreational vehicles - SP zone - Located within Planning Area 31 of SP 260, and is more particularly located at the southwest corner of Highway 74 and Emperor Road in the Romoland Area of Riverside County - REQUEST: CZ6666, proposes to allow self-storage facilities within Planning Area 31 of SP No. 260 / CUP3363, proposes to construct five self-storage facility buildings (bldg A) is 6,900 sq. ft; (bldg. B) is 13,560 sq. ft; (bldg. C) is 25,800 sq. ft; (bldg. D) is 30,000 sq. ft; and (bldg. E) is 5,200 sq. ft. and 267 recreational vehicles.


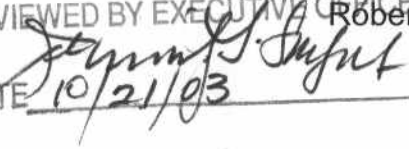
CONTROVERSIAL ISSUES: Flood control, lighting, hours of operation and land use compatibility – resolved through conditions of approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS TO THE BOARD OF SUPERVISORS:

TENTATIVE APPROVAL of Change of Zone No. 6666, modifying the zoning ordinance text within Specific Plan No. 260 to allow for self-storage facilities in Planning Area 31; and,

APPROVAL of Conditional Use Permit No. 3363, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.


REVIEWED BY EXECUTIVE OFFICE
Robert C. Johnson, Planning Director
DATE 10/21/03


RCJ: AR

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.3