

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

613 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
October 7, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6647 / PLOT PLAN NO. 17435 - EA CEQA EXEMPT - Rafael and Bertha Vasquez - Fifth Supervisorial District - Mead Valley Area Plan - .76 acres - R-R zoning - Located north of Highway 74 and southwesterly of Edwards Street - REQUEST: CZ6647, proposes to change the zoning on the site from R-R to M-SC / PP17435, proposes to establish an auto sales and repair facility on .76 acres , 5 buildings and 15 parkings spaces already exist, no new structures are proposed.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**TENTATIVE APPROVAL of Change of Zone No. 6647**, from R-R to M-SC in accordance with Exhibit No. T, and subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of Plot Plan No. 17435**, subject to the attached conditions of approval, in accordance with Exhibit No. T, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 10/26/04

*[Signature]*

Robert C. Johnson  
Planning Director

RCJ:ar

- Dep't Recomm.:  Consent  Policy
- Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.3