

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

114 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 23, 2004

SUBJECT: CHANGE OF ZONE NO. 06990/ PLOT PLAN NO. 19512 - EXEMPT FROM CEQA - Robert Blackburn - Third Supervisorial District - Antelope Valley Zoning Area - .18 acres - C-P-S zoning - located northerly of Keller Road, southerly of Scott Road, westerly of Interstate 215 and easterly of Bailey Park Boulevard - REQUEST: CZ06990 proposes a change from Scenic Highway Commercial to General Commercial / PP19512 allows the current billboard, which does not have a planning permit, to remain on site as a legal use.

CONTROVERSIAL ISSUES:

Staff is concerned with Change of Zone No. 6990 due to the current surrounding zones: Scenic Highway Commercial (C-P-S) and Industrial Park (I-P). Riverside County Ordinance No. 348 defines billboards as Outdoor Advertising Displays which are permitted only in the C-1/C-P, M-SC, M-M and M-H zones. By supporting the zone change to General Commercial (C-1/C-P) on the subject property, staff would be supporting "spot zoning" which is inconsistent with current planning practices. Additionally, the Riverside County Ordinance No. 348, Section 19.2 (S) (2) states that significant resources are defined as any county site, which has significant scenic resources. Under this section, Scenic Highways are listed and Interstate 215 qualifies as a county eligible scenic highway within the project location. In addition, this location is adjacent to Interstate 215 and Scenic Highway Commercial (C-P-S) is the most appropriate zone.

REVIEWED BY EXECUTIVE OFFICE

DATE 11-24-04

Departmental Concurrence

Robert C. Johnson
Planning Director

RCJ:ck

(Continued On Attached Page)

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

The Honorable Board of Supervisors
RE: CHANGE OF ZONE NO. 06990/ PLOT PLAN NO. 19512 -
November 23, 2004
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MINUTE ORDER: OCTOBER 20, 2004
AGENDA ITEM 3.3: Page 2

Plot Plan No. 19512 was submitted due to the billboard not having the proper planning permits. Under the old general plan, billboards were not permitted by the Sun City-Menifee community plan. According to the Sun City/Menifee Area Plan, this section of Interstate 215 from McCall Boulevard south to Scott Road is a county eligible scenic highway. Policy 16.1 within the Scenic Highway portion of the general plan states that

“(To) protect the scenic highways in the Sun City/Menifee Valley Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with the scenic corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.” - UNRESOLVED

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced cases acted on by the Planning Commission on October 20, 2004.

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

DENIED CHANGE OF ZONE NO. 6990, from Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P), in accordance with Exhibit No. 2 and based upon the findings and conclusions incorporated in the staff report.

DENIED PLOT PLAN NO. 19512, for an existing billboard and based upon the findings and conclusions incorporated in the staff report.