

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

407B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 19, 2004

SUBJECT: PLOT PLAN NO. 18081/CHANGE OF ZONE NO. 6708 - EA38772 - Bruce Vanzanna - First Supervisorial District - Rancho California Zoning District - 3.84 Acres - R-R zoning - located northerly of Palomar Street, westerly of Central Avenue, and southerly of Baxter Road - REQUEST: CZ6708 proposes to change the zone from R-R to M-SC / PP18081 proposes permitting an existing commercial landscape supply company and light industrial office complex.

CONTROVERSIAL ISSUES:

In 2001, a Code Violation (CV003450) was issued to the property owner for operating a business without Planning Department approval. On August 16, 2002, the property owner submitted a Plot Plan application along with a Change of Zone to the Planning Department to initiate the development review process on the existing landscape supply and industrial office complex. The land use designation was changed through the RCIP public hearings to Light Industrial. Therefore, the project is consistent with the General Plan. The proposed block wall on the westerly property boundary was increased to eight (8) feet in height to satisfy neighboring property owners within the existing residential development to the west. Planning staff received one letter of opposition on the project, which is included within the staff report package.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/16/04

[Signature]

Robert C. Johnson
Planning Director

RCJ:ck

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

2004 DEC -3 11:55
PLANNING DEPARTMENT

Prev. Agn. Ref.

District: First

Agenda Number:

16.7

The Honorable Board of Supervisors
RE: PLOT PLAN NO. 18081/CHANGE OF ZONE NO. 6708 -
November 19, 2004
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RECOMMENDED MOTION:

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

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL
ASSESSMENT NO. 38772**, based on the findings incorporated in the initial study and the
conclusion that the project will not have a significant effect on the environment; and

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6708, from Rural Residential (R-R) to
Manufacturing – Service Commercial (M-SC), in accordance with Exhibit No. 2, and based upon
the findings and conclusions incorporated in the staff report; and,

APPROVAL of PLOT PLAN NO. 18081, subject to the attached conditions of approval, and
based upon the findings and conclusions incorporated in the staff report.