

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

505 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 3, 2005

SUBJECT: CHANGE OF ZONE NO. 7110 / TENTATIVE PARCEL MAP NO. 32058 - CEQA Exempt - Applicant: Bryan Hull - Engineer / Representative: SDH and Associates - First Supervisorial District - El Cerrito Zoning District - Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) - Location: Northerly of Leroy Road and easterly of Temescal Canyon Road - 1.75 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (A-1) - REQUEST: The Change of Zone is a consistency zone change proposal to amend the zoning from Residential Agriculture with 1-Acre Minimum (R-A-1) to Residential Agriculture (R-A) on parcel one and Industrial Park (I-P) on parcel two. The Parcel Map subdivision of 1.75 gross acres into two parcels, parcel 1 is 20,000 square feet and parcel 2 is 56,532 square feet.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7110** from Residential Agriculture 1 Acre Minimum (R-A-1) to Residential Agriculture (R-A) on parcel one and Industrial Park (I-P) on parcel two; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32058**, subject to the attached conditions of approval and abased upon the findings and conclusions incorporated in the staff report.

David Mares for
Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFIC

DATE 11/8/05 *A. Duggan*

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

16.2