

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

619B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 3, 2005

SUBJECT: CHANGE OF ZONE NO. 6942 / TENTATIVE PARCEL MAP NO. 32159 / PLOT PLAN NO. 19224 – EA39444 – Applicant: Dufresne, Inc. – Engineer / Representative: Matthew Fagan - First Supervisorial District – Rancho California Zoning Area - Elsinore Area Plan: Community Development: Commercial Office (CD-CO) (0.35-1.0 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and westerly of Palomar Street – 9.6 Gross Acres - Zoning: Rural Residential - **REQUEST:** The Change of Zone proposes to change the existing Rural Residential (R-R) zoning to Community Office (C-O). The Schedule E parcel map subdivision of 9.6 acres into two commercial parcels, parcel 1 is 3.60 gross acres and parcel 2 is 6.24 gross acres. The Plot Plan proposes to construct a 55,300 square-foot multi-tenant office building complex. This project includes four detached two-story buildings, a central courtyard, 23,585 square feet of landscaping and 294 parking stalls.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39444**, 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. 6942** from Rural Residential (R-R) to Community Office (C-O), in accordance with Exhibit #2; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32159**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report; and,

David Mares For

Robert C. Johnson
Planning Director

RCJ:sn

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/15/05

Policy

Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6942 / TENTATIVE PARCEL MAP NO. 32159 / PLOT PLAN
NO. 19224

November 3, 2005

Page 2 of 2

APPROVAL of **PLOT PLAN NO. 19244**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report.