

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

602B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 7, 2005

**SUBJECT:** CHANGE OF ZONE NO. 7177 / PLOT PLAN NO. 20642 / VARIANCE NO. 1775 – EA40234 – Applicant: Jim Knickerbocker – Engineer / Representative: Fomotor Engineering - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio – Location: Southerly of Country Club Drive, easterly of Yucca Lane, and westerly of Starlight Lane – 7.3 Gross Acres – Zoning: One-Family Dwellings – 12,000 Square Foot Minimum (R-1-12,000) - REQUEST: Change of Zone from One-Family Dwelling –12,000 Square Foot Minimum (R-1-12,000) to Industrial Park (I-P); Plot Plan proposes to construct and operate a mini warehouse and enclosed vehicle storage facility with accessory office at a building height of up to 36 feet; Variance proposes setback reduction of southerly property line from 50 feet. to 30 feet and a setback reduction from 25 feet to 20 feet along Country Club Drive.

**RECOMMENDED MOTION:**

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

**ADOPTION of a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40234**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40234**, 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,

Robert C. Johnson  
Planning Director

RCJ:mb

Departmental Concurrence:

REVIEWED BY EXECUTIVE OFFICE

DATE 12-23-05

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

Prev. Agn. Ref. | District: Fourth | Agenda Number:

The Honorable Board of Supervisors

RE: Change Of Zone No. 7177, Plot Plan No. 20642, Variance No. 1775

Page 2 of 2

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7177**, from One-Family Dwelling – 12,000 Square Minimum (R-1-12,000) to Industrial Park (I-P), subject to the attached Exhibit 3; and,

**APPROVAL** of **VARIANCE NO. 1775** to allow a reduction of the required setback from 50-foot to 30-foot along the southern property boundary where the industrial property abuts a residential zone and to reduce the required 25-foot setback to 2-foot on any street (County Club Drive); and,

**APPROVAL** of **PLOT PLAN NO. 20642**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.