

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

704B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 16, 2006

SUBJECT: CHANGE OF ZONE NO. 7114 / CONDITIONAL USE PERMIT NO. 3325, REVISED PERMIT NO. 1 – EA40021 – Applicant: Mighty Development Inc. (John Wang) – Engineer / Representative: Southland Engineering - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Area Plan: Community Development - Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio): – Location: Northerly of Newport Road, southerly of McCall Boulevard, easterly of Bradley Road and westerly of Interstate 215 – 2.0 Net Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Change of Zone proposes to change the existing Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) and the Conditional Use Permit is a proposal to construct and operate a mini-storage facility comprised of one-story and two-story buildings totaling 82 square feet and 172 square feet of floor area.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40021**, 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. 7114** from Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) in accordance with Exhibit A pending final adoption of the zoning ordinance by the Board of Supervisors; and,

David Mares For

Robert C. Johnson
Planning Director

RCJ:nl

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 2/29/06

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

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

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7114 / CONDITIONAL USE PERMIT NO. 3325, REVISED
PERMIT NO. 1

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APPROVAL of **CONDITIONAL USE PERMIT NO. 3325, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.