

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

105B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 5, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 758 / CHANGE OF ZONE NO. 6969 / PLOT PLAN NO. 19414 – EA39553 – Applicant: Sunbelt Properties Management – Engineer / Representative: LHA Architects, Inc. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Location: Southeasterly corner of Auld Road and Leon Road – 4.16 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** The General Plan Amendment proposes to amend the site's current Land Use Designation from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) to Community Development: Commercial Office (CD-CO) (0.35-1.0 Floor Area Ratio). The Change of Zone proposes to change the site's current zoning classification from Light Agriculture - 5 Acre Minimum (A-1-5) to Scenic Highway Commercial (C-P-S). The Plot Plan proposes to construct a 78,410 square foot three-story building for office and retail use with 304 parking spaces and 26,747 square feet of landscaping.

RECOMMENDED MOTION:

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



Ron Goldman
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 1/10/07 by [signature]

Departmental Concurrence

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

TS: JMA 01 MAR 2006
RECEIVED BY RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 11

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 758 / CHANGE OF ZONE NO. 6969 / PLOT PLAN NO. 19414

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Page 2 of 2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39553**, 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 **GENERAL PLAN AMENDMENT NO. 758**, amending the Land Use Designation from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) to Community Development: Commercial Office (CD-CO) (0.35-1.0 Floor Area Ratio) in accordance to Exhibit 6, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6969**, from Light Agriculture – 5 Acre Minimum (A-1-5) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 19414**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.