

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

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FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 16, 2007

SUBJECT: SPECIFIC PLAN NO. 208, AMENDMENT NO. 3 / CHANGE OF ZONE NO. 7035 / PLOT PLAN NO. 20371 – EA39761 – Applicant: Rafat Ibrahim – Engineer / Representative: Jehn Engineering - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Newport Road and easterly of Bradley Road – 1.88 Gross Acres - Zoning: General Residential (R-3) - Planning Areas 2-4 - **REQUEST:** The Specific Plan proposes to amend the text within Planning Areas 2-4 of the Cal Neva Specific Plan to allow the development of restaurants and other eating establishments. The Change of Zone proposes to change the site's current zoning classification from General Residential (R-3) to Scenic Highway Commercial (C-P-S). The Plot Plan proposes to construct a 7,560 square foot restaurant building, including 3,549 square feet of service area, and a 3,723 square foot office building providing 89 parking spaces and 23.7% for landscape areas.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39761**, 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 ADOPTION of **SPECIFIC PLAN NO. 208, AMENDMENT NO. 3**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,


Ron Goldman
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 1/16/07 TML

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

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COUNTY OF RIVERSIDE

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 12

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 208, AMENDMENT NO. 3 / CHANGE OF ZONE NO. 7035 / PLOT
PLAN NO. 20371

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7035** from General Residential (R-3) 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. 20371**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.