

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

3028



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 23, 2007

**SUBJECT:** **SUBJECT:** GENERAL PLAN AMENDMENT NO. 809/CHANGE OF ZONE NO. 7340 – EA Exempt – Applicant: Pacific/Costanzo-Lewis – Engineer/Representative: Warner Engineering – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (LI) – Location: Southerly of Wildcat Drive, westerly of Washington Street, and easterly of Berkey Drive – 1 Gross Acre – Zoning: Industrial Park (I-P) (20,000 Sq. Ft. Min.) – **REQUEST:** The applicant proposes to amend the current general plan from “Light Industrial” (LI) to “Commercial Retail” (CR) and to change the zone from Industrial Park (I-P) to Scenic Highway Commercial (C-P-S) for an approximately 1 acre portion of an approximately 6.9-acre property within Parcel Map No. 34168.

**BACKGROUND:** This general plan amendment and change of zone is for an approximately 1 acre parcel which is a portion of an approximately 6.9-acre site. This site has been subject to previous approvals; Tentative Parcel Map No. 34168 to divide the 6.9-acre site into 6 parcels and Conditional Use Permit No. 3446 for a Rite-Aid pharmacy.

Conditional Use Permit No. 3446 was conditioned for a general plan amendment to change the land use designation from Light Industrial (LI) to Commercial Retail (CR) for Parcel 4 (subject parcel) and for a zone change form Industrial Park (I-P) to Scenic Highway Commercial (C-P-S) to best provide for a consistent land use designation and zoning for the 6.9 acre shopping center.

After Planning Commission recommendation, it was discovered that Airport Land Use Commission (ALUC) approval was needed. This was accomplished on February 8, 2007. The general plan amendment and change of zone may now proceed to the Board for action.

**RECOMMENDED MOTION:** The Planning Department recommended approval; and,

*Mark F. Balys for*  
Ron Goldman  
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 4/12/07

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.2

The Honorable Board of Supervisors  
RE: General Plan Amendment No. 809  
RE: Change of Zone No. 7340  
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**THE PLANNING COMMISSION RECOMMENDS BY 3-0 VOTE (COMMISSIONER'S PETTY AND SNELL ABSENT):**

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 809**, amending the Land Use Designation of the Western Coachella Valley Area Plan from Light Industrial (LI) to Commercial Retail (CR), in accordance with Exhibit 6, and based on the findings and conclusions incorporated in the staff report and the attached Planning Commission General Plan Amendment resolution; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7340** from Industrial Park (I-P) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit 3, based upon the findings incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.