

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

503 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 23, 2007

SUBJECT: TENTATIVE PARCEL MAP NO. 35107 – NO NEW DOCUMENTATION REQUIRED – Applicant: DRC, Inc – Engineer / Representative: DRC, 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: Easterly of Winchester Road, westerly of Sky Canyon Drive and northerly of Murrieta Hot Springs Road – 6.3 Gross Acres - Zoning: Specific Plan (SP No. 213 (Silverhawk) - Planning Area No. 10) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 6.3 acres into 2 commercial lots, each with one 40,000 Square Foot building within Planning Area 10 of Specific Plan No. 213 (Silverhawk). The minimum proposed lot size is 2.5 gross acres.

BACKGROUND:

Plot Plan No. 21337 was approved on the same project site at the July 24, 2006 Board of Supervisors hearing for the construction of two 40,000 Square Foot two-story office buildings (0.29 Floor Area Ratio).

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on March 21st, 2007.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

APPROVED TENTATIVE PARCEL MAP NO. 35107, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICER

DATE 4/30/07 M

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

SEARCHED 30 APR 11:51
INDEXED - [unclear]

Prev. Agn. Ref. **ATTACHMENTS FILED** District: Third Agenda Number:

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