

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

840 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 17, 2007

SUBJECT: PLOT PLAN NO. 22147 / VARIANCE NO. 1813 – ADDENDUM TO EIR NO. 404 – Applicant: Nogle Onufer Associates – Engineer / Representative: Partmers Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio) – Location: Northerly of Murrieta Hot Springs Road, easterly of Sky Canyon Drive, and southerly of Technology Drive – 0.84 Gross Acres - Zoning: Specific Plan (SP No. 213 Amendment No. 4 (Silverhawk) - Planning Area No. 2) - **REQUEST:** The Plot Plan proposes to construct a 10,750 square foot single story medical office building with 44 parking spaces. The Variance proposes a ten foot rear yard setback in place of the required 15 foot rear yard setback and a 6 foot and 6 inches side yard setback. The rear setback is adjacent to open space and the side setback is adjacent to a slope.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on May 7th, 2007.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR:

ADOPTED the **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 404**, based on the findings incorporated in the initial study for Environmental Assessment No. 41057; and,

APPROVED PLOT PLAN NO. 22147, subject to the attached conditions of approval; and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED VARIANCE NO. 1813, based upon the findings and conclusions in the staff report.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 5/29/07 mg
Tina Grande

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

Prev. Agn. Ref

District: Third

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.9