

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 18, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7252 – CEQA EXEMPT – Applicant: Bruno Funji – Engineer / Representative: Guntant Thakkar - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Grand Avenue and westerly of Clinton Keith Road – 1.27 Gross Acres - Zoning: General Commercial (C-1/C-P) and Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the current zoning classification of the western portion of the project site from Rural Residential (R-R), to General Commercial (C-1/C-P), and Watercourse, Watershed and Conservation Areas (W-1) (0.27 acres net) within the identified 100 year flood zone that traverses the property.

**RECOMMENDED MOTION:**

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

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7252**, amending the zoning classification for the subject property from Rural Residential (R-R) and General Commercial (C-1/C-P) to General Commercial (C-1/C-P) and Watercourse, Watershed and Conservation Areas (W-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/26/07

Tina Grande  
Department of Administration

- Policy
- Policy
- Consent
- Consent
- Dept's Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

15.4