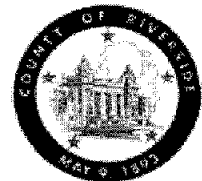


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

225B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 30, 2008

SUBJECT: CHANGE OF ZONE NO. 7585/PLOT PLAN NO. 23109 – MITIGATED NEGATIVE DECLARATION – Applicant: Glen Hartigan – Engineer/Representative: Lloyd Watson – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.6 Floor Area Ratio) – Location: Northerly of Perras Avenue, easterly of Cook Street, and southerly of Chase School Road – 7.9 Gross Acres – Zoning: Controlled Development Areas (W-2) (20,000 square feet minimum) – REQUEST: The project proposed to change the zoning from W-2 (20,000 square fee minimum) to I-P (20,000 square feet minimum) and to construct 11 buildings of approximately 96,000 square feet of total building area for industrial, warehousing, and office uses with accessory parking, outside storage, and loading areas to provide support for nearby commercial enterprises at a building height of approximately 36 feet.

BACKGROUND:

Change of Zone No. 7585 and Plot Plan No. 23109 were heard and recommended for approval by the Planning Commission on January 23, 2008 by a vote of 5-0. Two third-party members of the community spoke in favor of the project.

The project is located across the street from the Xavier College Preparatory High School. It is also located approximately 300 feet to the northwest of Specific Plan No. 343 which consist of 456 acres of a multi-phased development consisting of an existing 18-hole golf course and club house and two proposed five-story executive office buildings. Industrial use for research and development, a 300-room hotel, resort time-share condominium units, commercial retail, along with associated parking, landscaping and utility improvements are proposed for future development. Even though the project is industrial related, it is located within an area that is currently being developed with high-end resort uses. Staff has requested that the applicant provides enhanced architecture for the proposed elevations and provide focal landscaping treatment especially at the property frontage along Cook Street and Chase School Road.

Ron Goldman
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE *3/1/08*

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.2

The Honorable Board of Supervisors
RE: Change of Zone No. 7585
RE: Plot Plan No. 23109
January 30, 2008
Page 2 of 2

The Planning Commission discussed the proposed building elevations and deemed them as satisfactory as it relates to building projections and shading. However, the Planning Commission made no change to conditions of approval 80 PLANNING 1 – “Conform to Elevations,” which requested that the elevations be restudied and resubmitted to the Planning Department for approval prior to the issuance of building permits.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41597**, 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,

DENIAL of **CHANGE OF ZONE NO. 7585**, from Controlled Development Areas (W-2) to Manufacturing Service Commercial (M-SC) as shown on Exhibit 3; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7585**, from Controlled Development Areas (W-2) to Industrial Park (I-P), subject to the attached Exhibit 4; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **PLOT PLAN NO. 23109**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.