

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

502B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 12, 2008

SUBJECT: CHANGE OF ZONE NO. 7593 / TENTATIVE PARCEL MAP NO. 35752 – CEQA EXEMPT – Applicant: Panottoni Development – Engineer / Representative: KCT Consultants, Inc. - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) – Location: Southerly of Philadelphia Avenue, easterly of Grapevine Street, and westerly of the San Sevaire Food Control Channel – 5.02 Gross Acres - Zoning: Manufacturing - Medium - 3 Acre Minimum (M-M-3) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Manufacturing - Medium - 3 Acre Minimum (M-M-3) to Manufacturing - Medium (M-M). The Tentative Parcel Map is Schedule E subdivision of 5.02 gross acres into 2 industrial parcels, Parcel 1 is 2.07 acres and Parcel 2 is 2.95 acres.

RECOMMENDED MOTION:

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

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7593**, amending the zoning classification for the subject property from Manufacturing - Medium - 3 Acre Minimum (M-M-3) to Manufacturing - Medium (M-M), 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; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35752**, 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 OFFICE

DATE 3/24/08
Tina Grange
Departmental Conference

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.1