

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

813 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 20, 2008

SUBJECT: PUBLIC USE PERMIT NO. 894 (FTA NO. 2007-16) – CEQA EXEMPT – Applicant: Ellis, LLC – Engineer / Representative: Petit, Inc - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Northerly of Indiana Avenue, easterly of Blair Street, southerly of Magnolia Avenue, and westerly of Ellis Street – 39 Gross Acres - Zoning: One-Family Dwellings (R-1) - **REQUEST:** The Public Use Permit proposes to convert an existing 3,027 square foot single story building into a three (3) classroom private (Montessori) school. The hours of operation will be from 6:00 a.m. to 6:00 p.m. There will be approximately 72 students, between the ages of two and five, attending the school. The project proposes 1,384 square feet of passive play areas, 1,286 square feet of active play areas, 2,445 square feet of playground area and turf, and 639 square feet of planter areas. The project includes ten (10) parking spaces.

RECOMMENDED MOTION:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on June 11<sup>th</sup>, 2008.

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

**APPROVED PUBLIC USE PERMIT NO. 894**, 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 6/25/08

Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.5