

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

301 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 23, 2008

SUBJECT: CHANGE OF ZONE NO. 7398/ PLOT PLAN NO. 22046 – EA41007 – Applicant: John Brudvick – Engineer/Representative: Ben Hertz – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) (0.25 to 0.6 FAR) – Location: northerly of Perras Avenue, easterly of Cook Street, and southerly of Chase School Road – 2.4 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project proposes a change of zone from Controlled Development Areas (W-2) to Industrial Park (I-P) and a plot plan application to construct an approximately 13,000 square-foot building for industrial, warehousing, and office uses with accessory parking, outside storage, and loading areas at a building height of approximately 25 feet.

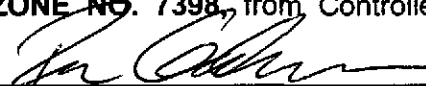
BACKGROUND: Change of Zone No.7398/Plot Plan No. 22046 was heard and unanimously approved by the Planning Commission on May 14, 2008.

The Planning Commission discussed the proposed building architecture and colors. A recommendation was made to provide colors that are more reflective of the proposed architectural style but is also compatible with the approved plot plan located northerly of the project site. The Commission addressed contrasting colors by adding conditions of approval 80 PLANNING 12 – “Color Compatibility.”

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41007**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7398**, from Controlled Development



Ron Goldman
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 7/23/08
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: Change of Zone No. 7398

RE: Plot Plan No. 22046

Page 2 of 2

Areas (W-2) to Industrial Park (I-P), subject to the attached 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 **PLOT PLAN NO. 22046**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.