

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

227B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 7, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 882, CHANGE OF ZONE NO. 7533, CONDITIONAL USE PERMIT NO. 3555,– (Mitigated Negative Declaration) – Applicant: Stadium Properties , LLC – Engineer / Representative: KWC Engineers - Second Supervisorial District – Prado-Mira Loma Area – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of 63rd Street, and southerly of Limonite Avenue – 4.30 Gross Acres - Zoning: Residential Agriculture (R-A), Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1) - **REQUEST:** The General Plan Amendment proposes to change the project site's current General Plan Land Use Designation from Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) per the Commercial Retail Overlay Area. The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural (R-A) to General Commercial (C-1/C-P) for consistency purposes. The Conditional Use Permit proposes to construct a Mini Warehouse facility consisting of two (2) two-story buildings and four (4) single-story buildings including an Office and Caretaker Residence; the project includes a total building area of 141,458 sq. ft., and 4 parking spaces. Building 'A' consists of 16,422 sq ft., Building 'B-1' consists of 4,973 sq. ft., Building 'B-2' consists of 8,794 sq. ft., Building 'B-3' consists of 9,169 sq. ft., Building 'C' consists of 49,700 sq. ft., and Building 'D' consists of 49,700 sq. ft. Building 'A' includes a 900 sq. ft. office and a 1,350 sq. ft. residence including a 450 sq. ft. garage.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41419**, 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 **GENERAL PLAN AMENDMENT NO. 882** amending the Land Use

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 11/07/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: General Plan Amendment No. 882 Change of Zone No. 7533, and Conditional Use Permit No. 3555

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designation for the subject property from "Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)" to "Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)"; in accordance with Exhibit # 6;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7533**, amending the zoning classification for the subject property from Residential Agricultural (R-A) to General Commercial (C-1/C-P), in accordance with Exhibit # 2; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3555**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.2

1:30 p.m. being the time set for public hearing on the application submitted by Stadium Properties, LLC - KWC Engineers on General Plan Amendment No. 882, Change of Zone No. 7533, Conditional Use Permit No. 3555. The General Plan Amendment proposes to change the project sites current General Plan Land Use Designation from Rural Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ration) per the Commercial Retail Overlay Area. The Change of Zone proposes to change the current sites current zoning classification from Residential Agricultural (R-A) to General Commercial (C-1/C-P) for consistency purposes and the Conditional Use Permit proposes to construct a Mini Warehouse facility consisting of two (2) two-story buildings and four (4) single-story buildings including an office and Caretaker Residence in the Prado-Mira Loma Area – Jurupa Area Plan, 2nd District, the Chairman called the matter for hearing.

Derek Hull, Planning Staff, recommended continuance.

Supervisor Tavaglione, stated still working on trying to resolve the issues.

Betty Anderson and Dan Rodriguez spoke in favor.

Charles Schultz, Applicant, requested a continuance to May 19, 2009.

On motion of Supervisor Tavaglione, seconded by Supervisor Stone, and duly carried, IT WAS ORDERED that the above matter be continued to May 19, 2009, at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Ashley

Nays: None

Absent: Wilson

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 21, 2009 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: April 21, 2009
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *James J. [Signature]* Deputy

AGENDA NO.

xc: Planning, Applicant, COB/
141

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