

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

601 B



FROM: TLMA - Planning Department

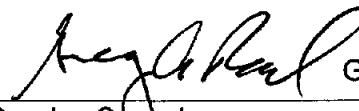
SUBMITTAL DATE:
July 14, 2011

SUBJECT: CHANGE OF ZONE NO. 7650, TENTATIVE PARCEL MAP NO. 35309, PLOT PLAN NO. 23358 - FAST TRACK NO. 2007-20 - Mitigated Negative Declaration - Applicant: Temescal Office Partners, LP - Engineer/Representative: Hunsaker & Associates - First Supervisorial District - Glen Ivy Zoning District - Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) - Location: Northerly of Temescal Canyon Road and Campbell Ranch Road intersection and westerly of Interstate 15 - 14.8 gross acres - Zoning: One-Family Dwellings (R-1) - **REQUEST:** The change of zone proposes to change the site's current zoning classification from One-Family Dwellings (R-1) to Commercial Office (C-O). The Tentative Parcel Map is a Schedule 'E' subdivision of 14.8 gross acres into three (3) parcels ranging in size from 0.6 to 10.6 acres (2 for open space purposes) and 26 condominium units. The plot plan proposes a commercial office center including nine (9) multi-tenant buildings creating 26 tenant suites. The project totals 83,799 square feet of gross building. The buildings range in size from 7,363 sq. ft. to 10,810 sq. ft.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41923**, 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. 7650**, amending the zoning classification for the subject property from One-Family Dwellings (R-1) to Commercial Office (C-O), in accordance with Exhibit #3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,


Greg A. Neal, Deputy Director for
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc/dm *DM*

(continued on next page)

REVIEWED BY EXECUTIVE OFFICE

DATE *7/20/11*

Tina Grande
Departmental Concurrence

☒ Policy

☐ Consent

Dep't Recomm.:

☒ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

ATTACHMENTS FILED | District: First

Agenda Number:

WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7650, TENTATIVE PARCEL MAP NO. 35309, PLOT PLAN NO.

23358 - FAST TRACK NO. 2007-20

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APPROVAL of **TENTATIVE PARCEL MAP NO. 35309**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23358**, 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



16.1

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on Change of Zone No. 7650 / Tentative Parcel Map No. 35309 / Plot Plan No. 23358 (Fast Track No. 2007-20) – Temescal Office Partners, LP – Hunsaker & Associates – Glen Ivy Zoning District – Temescal Canyon Area Plan – 1st District. Recommendation for Adoption of Mitigated Negative Declaration for Environmental Assessment No. 41923; Tentative Approval of Change of Zone No. 7650 to change the zone from One-Family Dwellings (R-1) to Commercial Office (C-0); Approval of Tentative Parcel Map No. 35309, Schedule E, to subdivide 14.8 acres into 3 parcels (two for open space purposes) ranging in size from 0.6 to 10.6 acres and 26 condominium units; and Approval of Plot Plan No. 23358 (FTA 2007-20), which proposes a commercial office center including nine multi-tenant buildings creating 26 tenant suites and totals 83,799 square feet of gross building area, wherein buildings range in size from 7,363 sq. ft. to 10,810 sq. ft, the Chairman called the matter for hearing.

David Mares, Principle Planner, presented the matter.

The following people spoke on the matter:

John Schrimsher
James Bach

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, September 13, 2011 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 16, 2011 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: August 16, 2011
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
16.1

xc: Planning, Applicant, COB