

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

804B



FROM: County Counsel/Planning

SUBMITTAL DATE:
November 5, 2015

SUBJECT: Ordinance No. 348.4817
District 1

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4817 amending the zoning in the North Perris Area shown on Map No. 2.2382 Change of Zone Case No. 7672.

BACKGROUND:

Summary

Change of Zone Case No. 7672 (CZ 7672) changes the zoning from Manufacturing Service Commercial (M-SC) to Commercial Office (C-O) on approximately 3 acres. The public hearing for CZ 7672 was held on June 2, 2015 as Agenda Item No. 16-1. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41981 and tentatively approved CZ 7672. Pursuant Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4817 will finalize the Board's tentative action on CZ 7672, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

Gregory P. Priamos

Gregory P. Priamos
County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added
 Change Order

A-30
 4/5 Vote

Prev. Agn. Ref.: 16-1 6/2/15; 3-25 9/22/15

District: 1

Agenda Number:

2-4

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

FORM 11: Ordinance No. 348.4817

District 1

DATE: November 5, 2015

PAGE: Page 2 of 2

CZ 7672 is associated with General Plan Amendment No. 1058 (GPA No. 1058) and Conditional Use Permit No. 3599 (CUP No. 3599) which were heard concurrently at the public hearing. On June 2, 2015, the Board approved CUP No. 3599 for a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. On September 22, 2015 GPA No. 1058 received final approval and changed the site's land use designation from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO).

The property is located in the Mead Valley Area Plan, more specifically the project is located northerly of northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

Impact on Citizens and Businesses

The impacts of processing Change of Zone Case No. 7672 and adoption of this ordinance have been evaluated through the environmental review and public hearing process by staff, the Planning Commission and the Board of Supervisors. The opportunity for public review and comment was provided during the public hearings scheduled for this change of zone and any verbal or written testimony provided by the public was considered by the hearing body at that time. Today's action will finalize the Board's tentative action that was taken on June 2, 2015 pursuant to Agenda Item No. 16-1 and formally change the property's zoning classification.

SUPPLEMENTAL:

Additional Fiscal Information

There is no fiscal impact to the County because the cost for processing Change of Zone Case No. 7672 has been borne by the applicant.

Contract History and Price Reasonableness

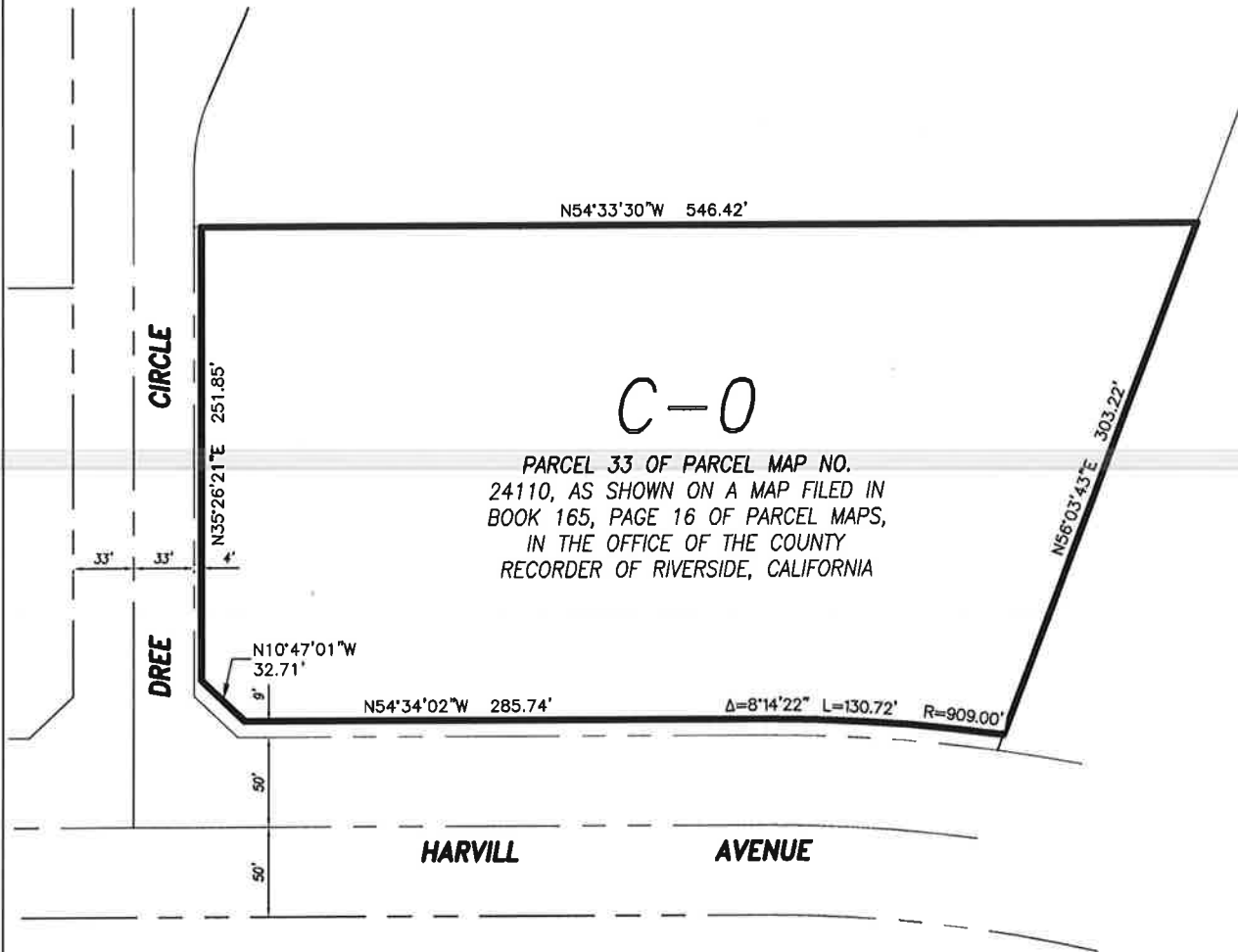
N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4817 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from June 2, 2015 Public Hearing

Attachment A

NORTH PERRIS AREA
SEC. 12 T.4S.,R.4W.S.B.B & M

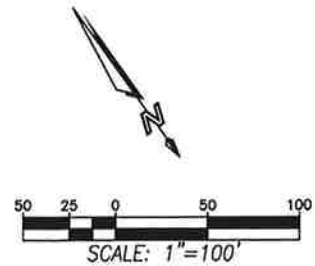


C-0
PARCEL 33 OF PARCEL MAP NO.
24110, AS SHOWN ON A MAP FILED IN
BOOK 165, PAGE 16 OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY
RECORDER OF RIVERSIDE, CALIFORNIA

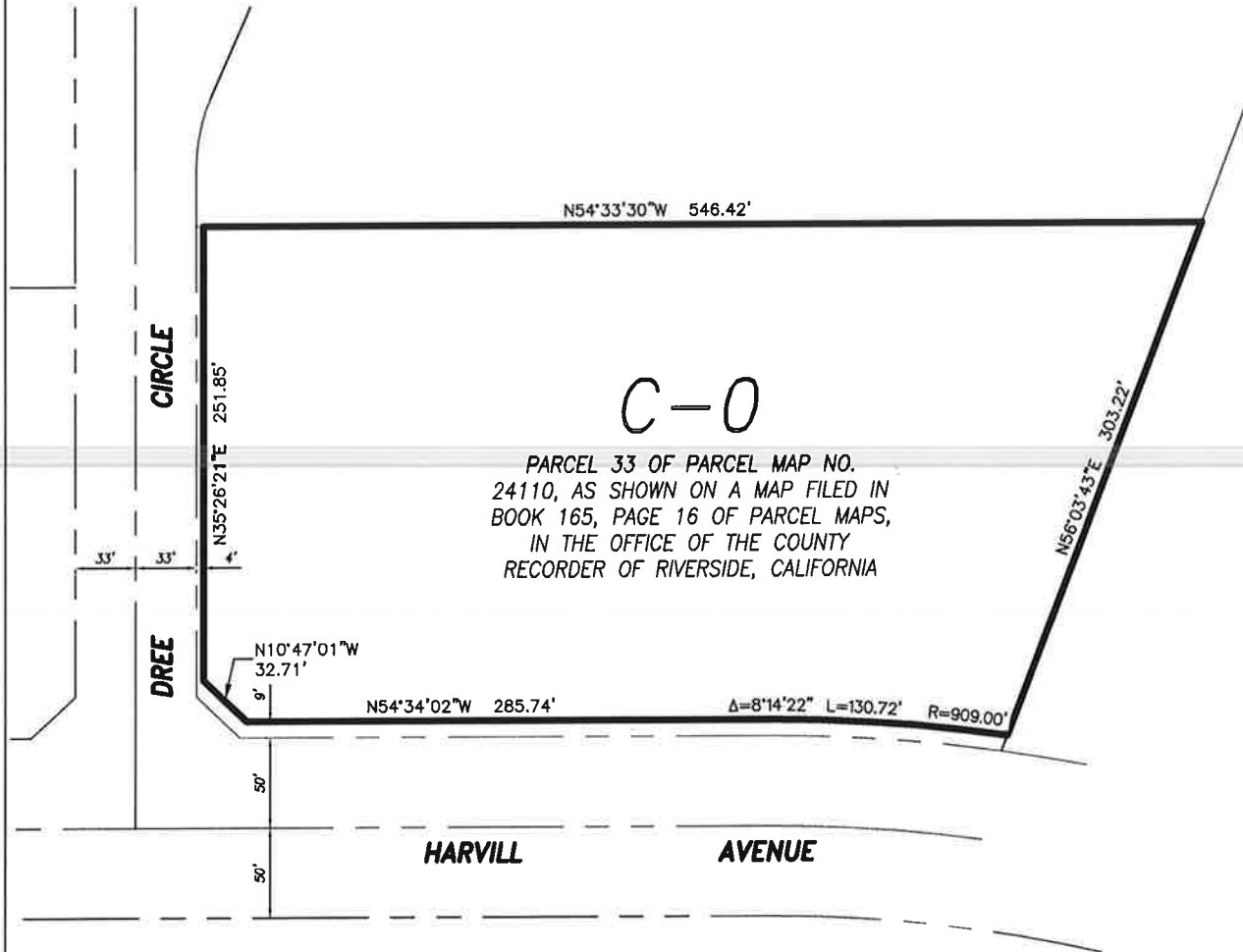
C-0 COMMERCIAL OFFICE

MAP NO. 2.2382
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7672
ADOPTED BY ORDINANCE NO. 348.4817
DATE
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 317-110-039-1



NORTH PERRIS AREA
SEC. 12 T.4S.,R.4W.S.B.B & M



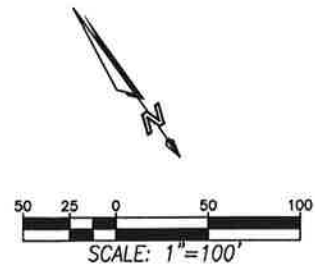
C-0

COMMERCIAL OFFICE

MAP NO. 2.2382
CHANGE OF OFFICIAL ZONING PLAN
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MAP NO. 2, ORDINANCE NO. 348
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ADOPTED BY ORDINANCE NO. 348.4817
DATE

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 317-110-039-1



Attachment B

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07672 GPA1058 CUP03599
VICINITY/POLICY AREAS

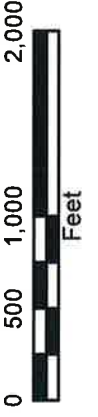
Supervisor Jeffries
 District 1

Date Drawn: 03/04/2015
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. This vicinity map was prepared by the Riverside County Planning Department offices in Riverside at (951)925-3200. (Western County) or in Palm Desert at (760)965-9877. (Eastern County) or Website: <http://www.riverside.ca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

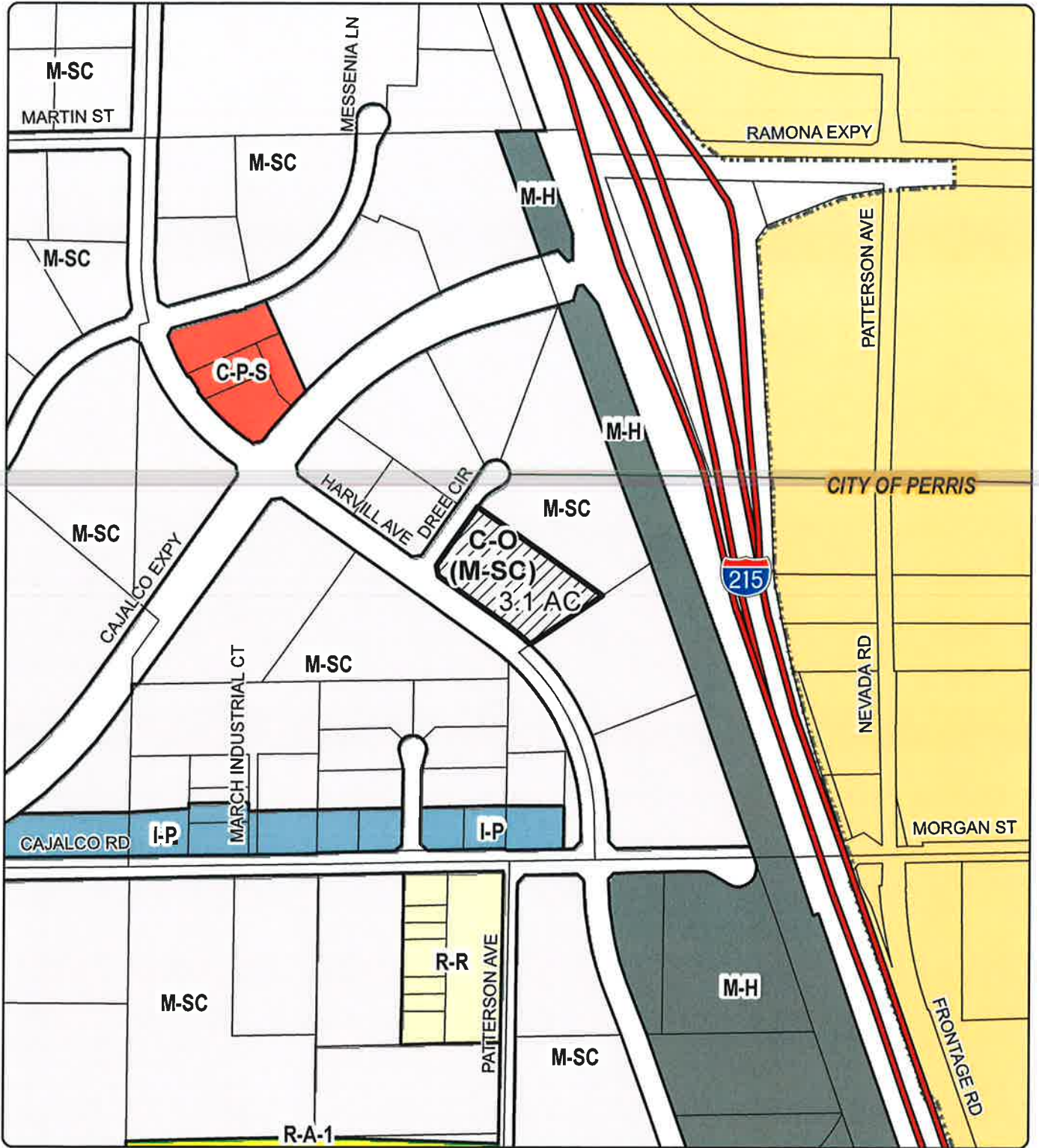
CZ07672 GPA01058 CUP03599

PROPOSED ZONING

Supervisor Jeffries
District 1

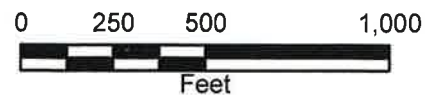
Date Drawn: 03/04/2015

Exhibit 3



Zoning Area: North Perris

Author: Vinnie Nguyen



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MEMORANDUM

RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE

DATE: November 3, 2015
TO: Steve Weiss, AICP *SW*
Planning Director
FROM: Shellie Clack *sc*
Deputy County Counsel
RE: Form 11 for Change of Zone No. 7672

Attached is the Form 11 for the adoption of the zoning ordinance for Change of Zone No. 7672 which was tentatively approved on June 2, 2015. Please sign and submit it to the Executive Office to be placed on the Board's Agenda for November 17, 2015. Thank you.

MPC:sk