

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

117 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: August 11, 2003

**SUBJECT:** TRACT MAP NO. 25145, AMENDMENT TO FINAL MAP NO. 1 - CEQA EXEMPT - Calvin Cree - Lower Coachella Valley Zoning District - 20 Acres - R-1-8,000 and R-1-10,000 zone - Easterly of Jackson Street, northerly of Rosa Avenue, southerly of Avenue 54 - Schedule A - Change conditions of approval for recorded TR25145 by reducing 25 foot front yard setbacks to 20 foot front yard setbacks.

**CONTRIVERSIAL ISSUES:** Front yard setbacks and retention basins in the front yard area of the lots, street lighting, and land use compatibility in the Vista Santa Rosa Community. The Planning Commission resolved these issues by allowing front yard setbacks to be reduced to a minimum of 20 feet as allowed in the R-1 zone and by limiting street lighting to street intersections within the tract map.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on August 6, 2003.

**The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY UNANIMOUS VOTE:**

**APPROVED TRACT MAP NO. 25145, AMENDMENT TO FINAL MAP NO. 1**, subject to the attached conditions, and based on the findings and conclusions incorporated in the staff report.

Robert C. Johnson, Planning Director

RCJ: jo

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 8/20/03

- Department Recommendation:  Consent  Policy
- Per Executive Office:  Consent  Policy

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO.

1.2