

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

905 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 9, 2004

**SUBJECT:** TENTATIVE TRACT MAP NO. 29307 / VARIANCE NO. 1738 - EA38807 - Laughlin & Associates - First Supervisorial District - Glen Ivy Zoning Area - 10 Acres - 31 Lots - Schedule A - Located south of Interstate 15, north of Glen Ivy Road and east of Temescal Canyon Road - REQUEST: TR29307, proposes to subdivide 10 acres into 30 single family residential parcels and 1 open space dedicated to the preservation of an old oak tree currently on the property / VAR1738, proposes a variance on lot depths for proposed parcels 18 through 26.

**CONTROVERSIAL ISSUES:**

Issues expressed by homeowners living near the project site include: project design, density, grading, aesthetics, property value, security and obstructed views – resolved through Conditions of Approval.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on November 19, 2003.

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 4-1 (Commissioner Zuppardo abstained):

**ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 38807**, 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,

**APPROVED Tentative Tract Map No. 29307**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson  
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE

*Gemma J. Zuppardo*  
DATE 1/27/04

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

1.6 a+b

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 29307 / VARIANCE NO.1738 -

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**APPROVED Variance No. 1738**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.