

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 25, 2004

SUBJECT: APPEAL OF TENTATIVE TRACT MAP NO. 29307/VARIANCE CASE NO. 1738 - Laughlin & Associates - First Supervisorial District - Glen Ivy Zoning Area - 10 Acres - 31 Lots - Schedule A - Located west 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 lot dedicated to the preservation of an oak tree currently on the property.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

CONSIDERATION of the above referenced appeal of the Planning Commission decision received on January 27, 2004.

THE PLANNING COMMISSION took the following actions on November 19, 2003.

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,

APPROVED Variance No. 1738, based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE

Robert C. Johnson
2/26/04

Robert C. Johnson
Robert C. Johnson
Planning Director

(Continued On Attached Page)

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

Prev. Agn. Ref. | District: First | Agenda Number:

16.1 a+b

The Honorable Board of Supervisors

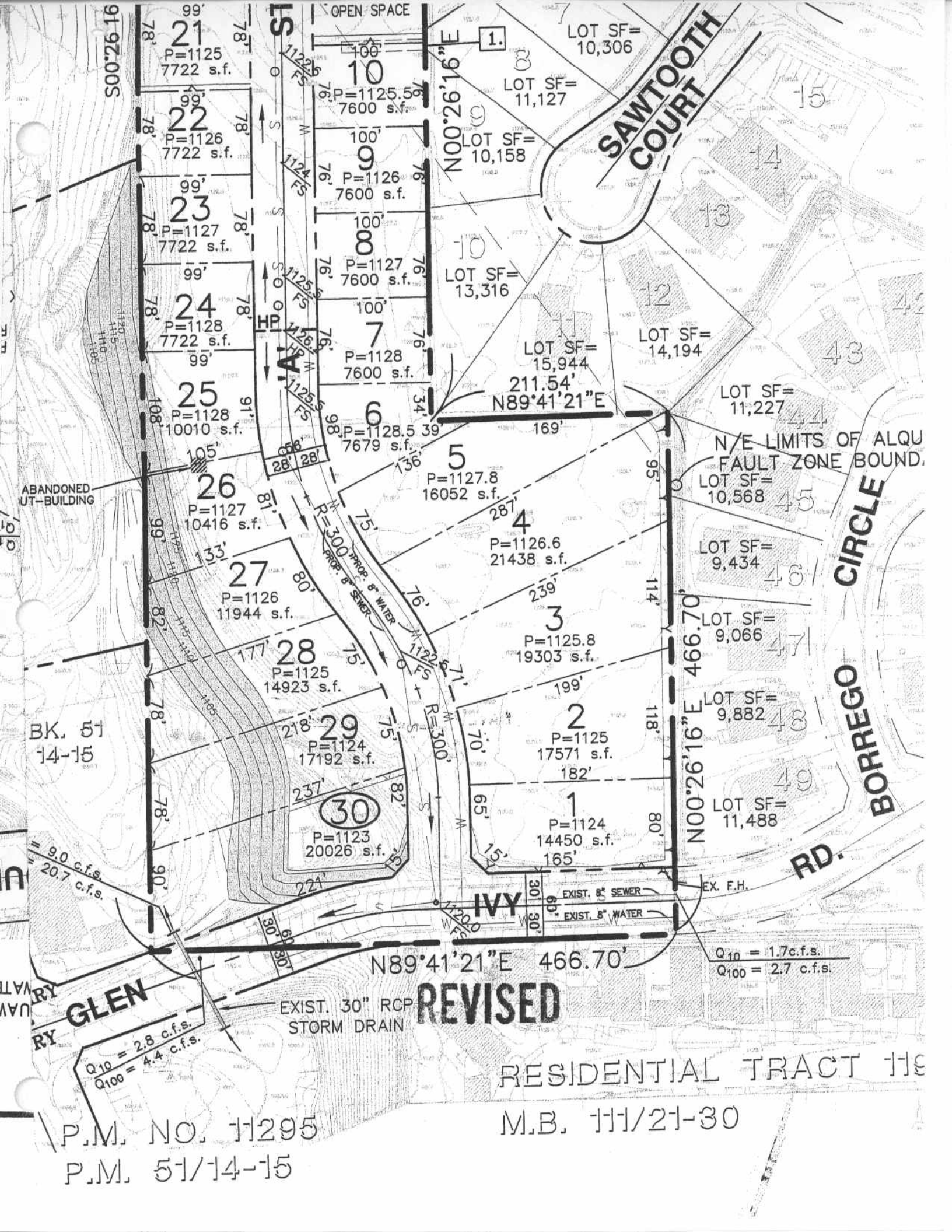
RE: APPEAL OF TENTATIVE TRACT MAP NO. 29307/VARIANCE CASE NO. 1738 -

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BACKGROUND: Tentative Tract 29307 and Variance No. 1738 were approved by the Riverside County Planning Commission on November 19, 2003. At the hearing several adjacent homeowners voiced concern about the design of the project. In response to their concerns, the applicant has revised the map which eliminates the cul-de-sac that was proposed at the southern end of the project.

The new design proposes lot depths of 165 feet to 287 feet on lots adjacent to the existing homes off Borrego Circle. Additionally, the applicant has agreed to construct one-story homes on lots 1 through 5. Planning staff also recommends that a condition of approval be added that requires that the homes on lots 1 through 5 be constructed at the 20 foot front setback line to ensure the maximum distance between the existing homes and proposed development. The Variance request needs to be amended to include a reduction of lot depth on lots 16 through 24 and on lot 6.



S00°26'16"

21 P=1125 7722 s.f.
 22 P=1126 7722 s.f.
 23 P=1127 7722 s.f.
 24 P=1128 7722 s.f.
 25 P=1128 10010 s.f.

10 P=1125.5 7600 s.f.
 9 P=1126 7600 s.f.
 8 P=1127 7600 s.f.
 7 P=1128 7600 s.f.
 6 P=1128.5 7679 s.f.

1 LOT SF= 10,306
 LOT SF= 11,127
 LOT SF= 10,158
 LOT SF= 13,316
 LOT SF= 15,944
 211.54' N89°41'21"E

LOT SF= 14,194
 LOT SF= 11,227
 N/E LIMITS OF ALQU FAULT ZONE BOUND.
 LOT SF= 10,568
 LOT SF= 9,434
 LOT SF= 9,066
 LOT SF= 9,882
 LOT SF= 11,488

ABANDONED UT-BUILDING

BK. 51 14-15

9.0 c.f.s.
20.7 c.f.s.

RY GLEN
 Q₁₀ = 2.8 c.f.s.
 Q₁₀₀ = 4.4 c.f.s.

EXIST. 30" RCP STORM DRAIN

REVISED

EXIST. 8" SEWER
 EXIST. 8" WATER

EX. F.H.

Q₁₀ = 1.7c.f.s.
 Q₁₀₀ = 2.7 c.f.s.

P.M. NO. 11295
 P.M. 51/14-15

RESIDENTIAL TRACT 119
 M.B. 111/21-30