

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

325 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 22, 2004

SUBJECT: CHANGE OF ZONE NO. 6835 / TENTATIVE TRACT MAP NO. 31405 - EA39132
- Chandler Street Partners LP - Second Supervisorial District - Prado-Mira Loma zoning district -
20 acres - 79 proposed lots - Schedule A - A-2-5; A-2-10 zoning - Located east of Hellman
Avenue, near the Intersection of Chandler Street and Hall Avenue - REQUEST: CZ 6835,
proposes to change the zoning designation from A-2-5 and A-2-10 to R-1; TR 31405, proposes
to subdivide 20 acres into 79 single-family residential lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS TO THE BOARD OF
SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39132,
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. 6835, from A-2-5, and A-2-10 to R-1, in
accordance with Exhibit No. 2 pending final adoption of the final zoning ordinance by the Board
of Supervisors; and,

APPROVAL of Tentative Tract Map No. 31405, subject to the attached conditions of approval,
and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 4/23/04

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

Prev. Agn. Ref.

District: Second | Agenda Number:

16.2