

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

706 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 24, 2004

SUBJECT: APPEAL of CHANGE OF ZONE NO. 6670/TENTATIVE TRACT MAP NO. 30142/ENVIRONMENTAL IMPACT REPORT NO. 445 - APPELLANT: Millennium Properties c/o KB Homes Coastal - Third Supervisorial District - Antelope Valley Area - Zoning R-A-1 - Schedule A - 166.02 Acres - 523 Lots - Located northerly of Garbani Road on the easterly side of Murrieta Road - REQUEST: Change of Zone 6670 proposes to change zone from R-A-1 to R-1, R-4 and R-5; Tentative Tract Map No. 30142 proposes to subdivide 166.02 acres into 523 single family lots.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

CONSIDERATION of the above referenced appeal of the Planning Commission decision received on April 22, 2004.

THE PLANNING COMMISSION took the following actions on April 21, 2004.

DENIED CHANGE OF ZONE NO. 6670; and,

DENIED TENTATIVE TRACT MAP NO. 30142; and,

DENIED the exception request to the County Ordinance No. 460, Section 3.8C, regarding length to width lot ratios for lots 117 and 382 of Tentative Tract Map No. 30142.

Robert C. Johnson
Planning Director

GS:nl

COPY TO CLERK OF SUPERVISORS
04 MAY 28 AM 3:57
OFFICE EXECUTIVE

REVIEWED BY EXECUTIVE OFFICE
Robert C. Johnson
DATE 5/24/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.7



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



22 Planning Department

Richard K. Lashbrook
Agency Director

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS
Robert E. Johnson
Planning Director

APPLICATION FOR APPEAL

PAID

RE: CASE NO(S): CZ #06670, TR #30142, EIR# 00445 DATE: 4/22/04 AMOUNT: \$91,400

LIST ALL RELATED CASE NO(S): NA REC'D BY: Emily [unclear]

APPELLANT'S NAME: MILLENNIUM PROPERTIES c/o KBHOME COASTAL

ADDRESS: 12235 EL CAMINO REAL #100

CITY: SAN DIEGO STATE: CA ZIP: 92130

TELEPHONE NUMBER: (858) 509-2025 Fax: 858 509-2029 Email: dvanhuis@kbhome.com

PLEASE COMPLETE REVERSE SIDE OF THIS FORM STATING REASON(S) FOR APPEAL. THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES AND SURROUNDING PROPERTY OWNER'S LABELS. OBTAIN LABEL PACKAGE INSTRUCTIONS FROM INFORMATION SERVICES CENTER.

HEARING BODY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH:
Planning Director	<u>East Area Planning Council</u> for: Parcel Maps, Plot Plans, Accessory WECS, 18.45 Plot Plan (Kennels and Catteries), Temporary Use Permits, and Certificates of Historic Appropriateness in Eastern Riverside County. <u>Board of Supervisors</u> for: Temporary Outdoor Events and Substantial Conformance Determinations for WECS. <u>Planning Commission</u> for all other decisions.	<u>Planning Department</u> for appeals before the East Area Planning Council and the Planning Commission. <u>Clerk of the Board of Supervisors</u> for appeals before the Board of Supervisors.
East Area Planning Council	Board of Supervisors	Clerk of the Board of Supervisors
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
Change of Zone Denial by the Planning Commission Commercial WECS Permit Conditional Use Permit Hazardous Waste Facility Siting Permit Public Use Permit Variance Specific Plan denial by the Planning Commission Substantial Conformance Determination for WECS Surface Mining and Reclamation Permit	Within 10 days after the notice of decision appears on the Board of Supervisors' agenda.
Land Divisions (Tract Maps and Parcel Maps) Revised Tentative Map Minor Change to Tentative Map Extension of Time for Land Division (Not Vesting Map)	Within 10 days after the notice of decision appears on the Board of Supervisors' agenda.
Extension of Time for Vesting Tentative Map	Within 15 days after the notice of decision appears on the Board of Supervisors' agenda.
Large Family Day Care Home Permits	Within 10 days after the date of the mailing of the decision of the Planning Director.
Outdoor Advertising Displays (Off-site signs)	<u>If no public hearing is held:</u> Within 10 days after the notice of decision is mailed to the applicant by the Planning Director. <u>If a public hearing is held:</u> Within 10 days after the notice of decision appears on the Board's agenda.

KELLY LAW FIRM

CHARLES S. KELLY
CHARLES S. KELLY, JR.*
G. STEVEN DAVIS
TIMOTHY J. BOXX

*ALSO LICENSED IN COLORADO



MAILING ADDRESS:

P.O. BOX 507
802 TROY AVENUE
DYERSBURG, TENNESSEE 38020
(731) 285-3541 TELEPHONE
(731) 286-2886 FACSIMILE

LEGAL ASSISTANTS

SUSAN WALLER
SUSAN PITTMAN
KAREN BELL
BRENDA WEAKE

INVESTIGATOR

JACK D. WESSON, CIVIL

April 22, 2004

RE: Millennium Properties of the West, LLC

To Whom It May Concern:

Please be advised that, as attorney for and managing member of, Millennium Properties of the West, LLC, we nominate and appoint Mr. Barry Burnell as our agent with the authority to sign an application for appeal from the actions of the planning commission of Riyerside County, California, of April 21, 2004, of their denial and refusal to approve the tentative map submitted to them.

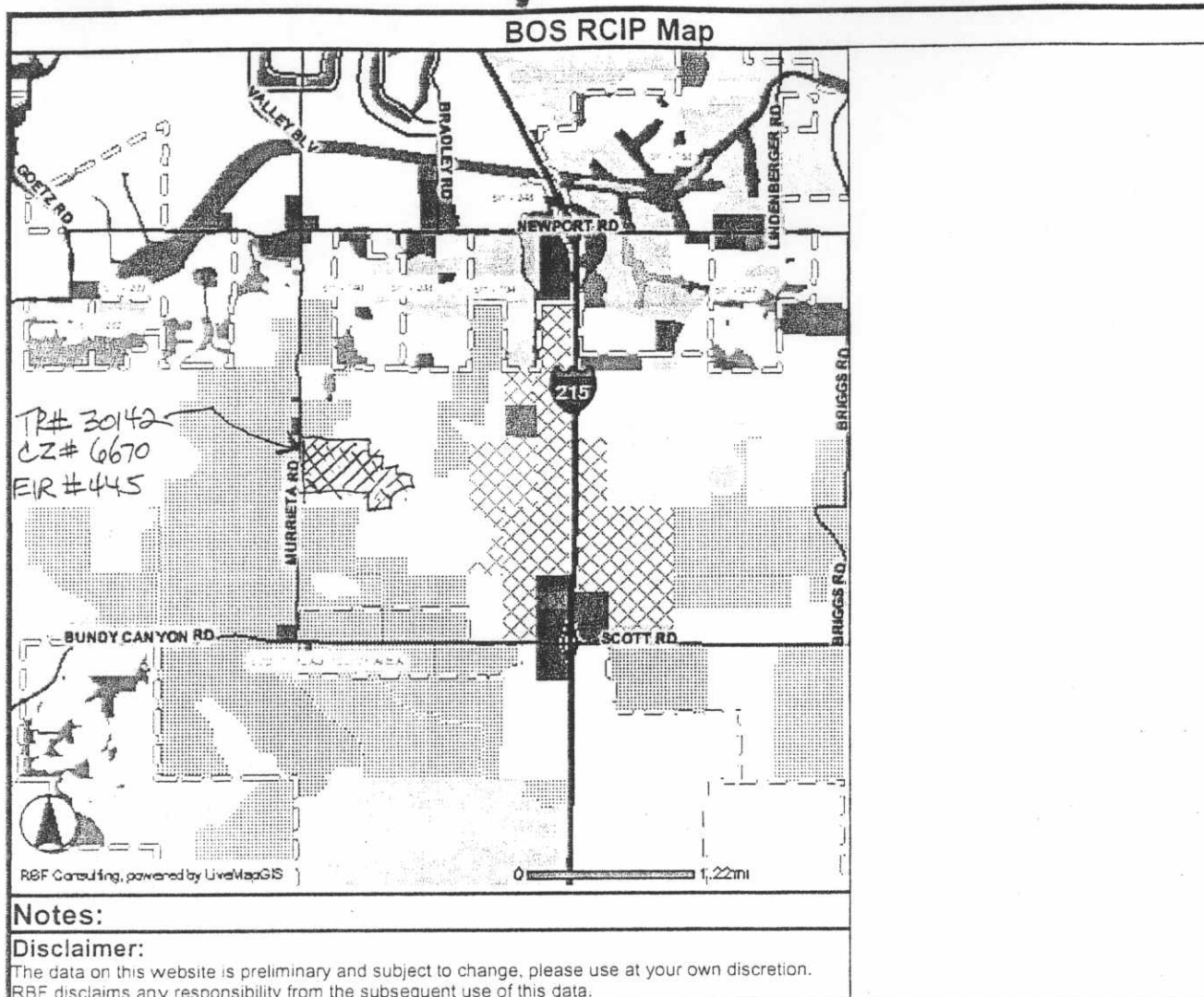
With best wishes, I remain

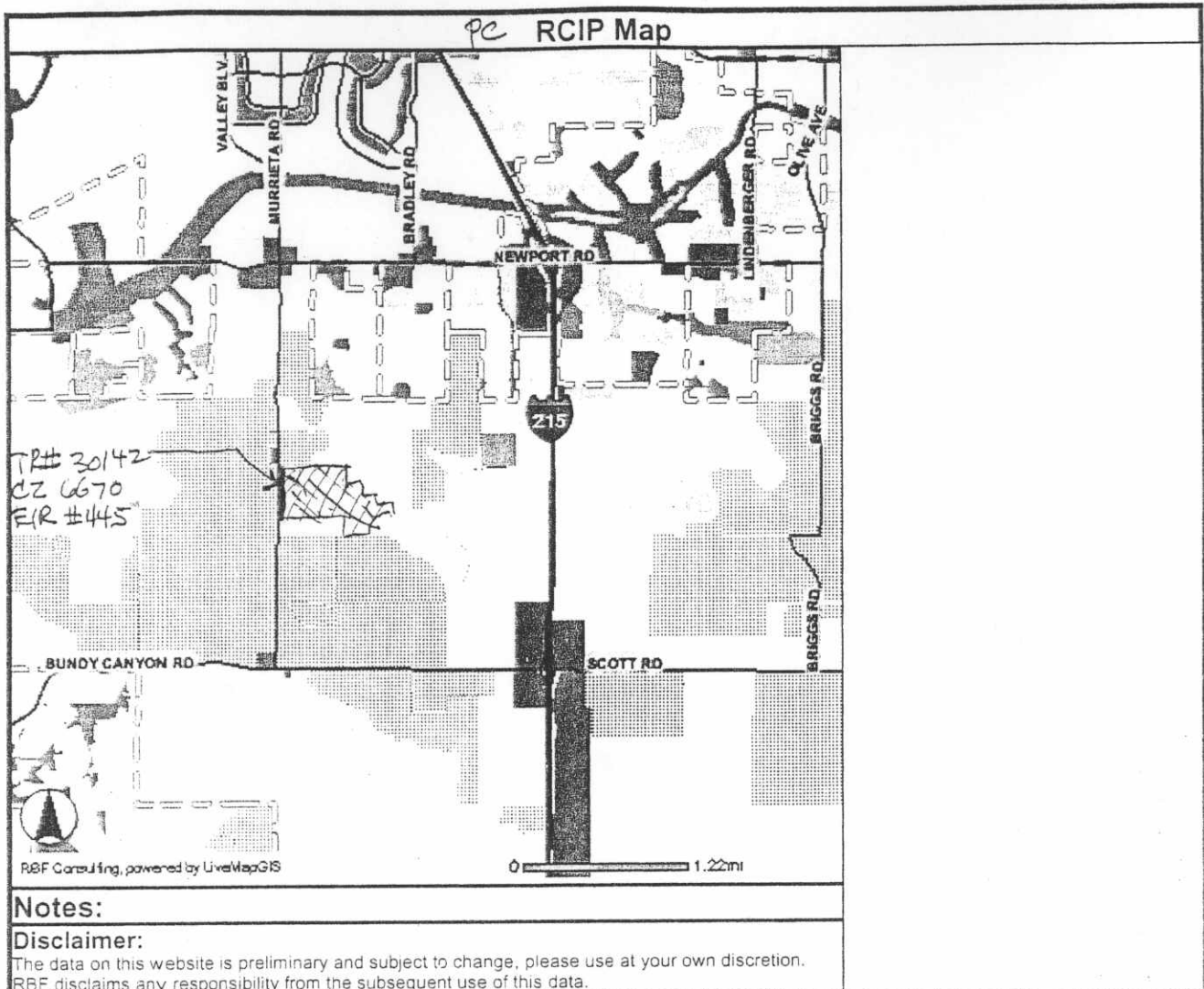
Very truly yours,

KELLY LAW FIRM

Charles S. Kelly, Sr.

CSKsr:kb





pc Adopted

