

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



9036

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2004

SUBJECT: CHANGE OF ZONE NO. 6561/TENTATIVE TRACT MAP NO. 29972/ENVIRONMENTAL IMPACT REPORT NO. 435 - SFU Investments - Third Supervisorial District - Winchester Area - Zoning A-1-2 1/2 and A-1-5 - Schedule A - 148.25 Acres - 377 Lots - Located northerly of Garbani Road, approximately 1.3 miles east of Interstate 215 and Antelope Road, south of Newport Road and west of Briggs Road - REQUEST: Change of Zone 6561 proposes to change the zone from A-1-2 1/2 and A-1-5 to R-1; Tentative Tract Map No. 29972 proposes to subdivide 148.25 acres into 377 single family lots.

CONTROVERSIAL ISSUES: The site is located in an area of large lot residential and agricultural land uses and so neighborhood compatibility is an issue of potential concern.

RECOMMENDED MOTION:

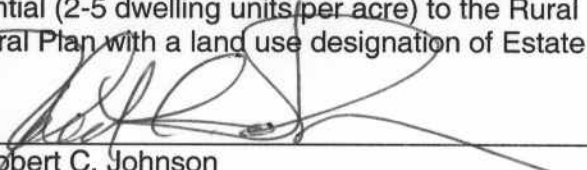
RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on May 19, 2004.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSISON RECOMMENDED BY A VOTE OF FOUR TO ONE:

DENIED CHANGE OF ZONE NO. 6561; and

DENIED TENTATIVE TRACT MAP NO. 29972; and

The Planning Commission also recommended that the general plan designation on the site be changed from the Community Development Foundation Component of the General Plan with a land use designation of Medium Density Residential (2-5 dwelling units per acre) to the Rural Community Foundation Component of the General Plan with a land use designation of Estate


Robert C. Johnson
Planning Director

MH:mh

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 8/26/04

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

Prev. Agn. Ref.

District: Third

Agenda Number: