

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

101 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 9, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6842 / TENTATIVE TRACT MAP NO. 31552 - EA  
EXEMPT FROM CEQA - Southcoast Investment Properties LLC - Second Supervisorial District  
- Temescal Canyon Area Plan - 2.03 acres - 1 proposed lot - C-1/C-P zoning - Schedule A -  
Located north of Empressa Avenue, south of Magnolia Avenue, east of Camino Anguilla, and  
west of Lincoln Channel - REQUEST: CZ 6842, proposes to change the zoning from C-1/C-P to  
R-3 / TR 31552, proposes to subdivide 2.03 acres into 26 condominium units.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD  
OF SUPERVISORS:**

**TENTATIVE APPROVAL of Change of Zone No. 6842**, from C-1/C-P to R-3 in accordance  
with Exhibit "A"; and,

**APPROVAL of Tentative Tract Map No. 31552**, 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

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 9/18/04

Departmental Concurrence

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

Consent  Consent

Prev. Agn. Ref.

District: Second | Agenda Number:

16.3