

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

522B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 21, 2004

SUBJECT: CHANGE OF ZONE NO. 6772 - EA CEQA EXEMPT - William Lyon Homes, Inc. - First Supervisorial District - Lake Matthews Area Plan - Located north of Markham Street, south of Van Buren Blvd., east of Mockingbird Canyon - REQUEST: CZ6772, proposes to change lots 209-213 and 270 through 274 of Tract Map No. 29622 from W-2 to R-A-1 and the change lot 275 from R-A-1 to W-2.

CONTROVERSIAL ISSUES:

The land use plan for the Woodcrest Area Plan is not reflective of the latest substantial conformance to Specific Plan 224, which called for the relocation of the proposed equestrian center necessitating the proposed change of zone. The Area Plan land use designations of properties within adopted Specific Plans are provided only for informational and illustrative purposes, therefore no General Plan amendment is necessary at this time - RESOLVED THROUGH CONDITIONS OF APPROVAL.

RECOMMENDED MOTION:

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

APPROVAL of Change of Zone No. 6772, from W-2 to R-A-1 for lots 270 through 274, of Tract Map No. 29622 as well as change lot 275 from R-A-1 to W-2 zoning, based on the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/19/04

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.1