

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

518 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 5, 2004

SUBJECT: CHANGE OF ZONE NO. 06992 - EXEMPT FROM CEQA - KB Home Coastal, Inc.
- First Supervisorial District - Alberhill Area Zoning District - 86.22 Acres - 96 proposed lots - R-1 zoning - Schedule A - located easterly of Horsethief Canyon Road, westerly of Sams Cutoff Drive, southerly of Mountain Road and northerly of the Cleveland National Forest - REQUEST: CZ6992 proposes to change the zone from R-1 to R-5 on lots 3-8 and 21 of TR26007.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

**The Planning Department recommended Approval; and
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:**

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 06992, from One-Family Dwelling (R-1) to Open Area Combining Zone-Residential Developments (R-5), in accordance with Exhibit No. 2 and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

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

[Signature]
Robert C. Johnson
Planning Director

RCJ:ck

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.1