

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

614 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 14, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6478 / TENTATIVE TRACT MAP NO. 30473 - EA38735  
- Kyle Butterwick - First Supervisorial District - Lake Mathews / Woodcrest Area Plan - 40.9 acres - 36 proposed lots - R-A-1 and R-A-5 zoning - Schedule A - Located east of La Sierra Avenue, north of Meadow Rock Drive, west of Tulip Tree Circle, and south of Orchard View Lane. - REQUEST: CZ6478, proposes to change the zoning from R-A-1 and R-A-5 to R-1 and R-5 / TR30473, proposes to subdivide 40.9 acres into 32 residential lots and 4 open space lots.

**CONTROVERSIAL ISSUES:**

Privacy issues, safety concerns, loss of cul-de-sac for current home owners by opening Tulip Tree, increased traffic speeds, negative impact to property values. On September 22, 2004, the Planning Commission continued TR30473 to the October 20, 2004 Planning Commission hearing to redesign the project proposal to reduce the number of lots to better fit the topography/features of the site.

On August 25, 2004, the Planning Commission continued TR30473 to the September 22, 2004 Planning Commission hearing in order for the applicants and the surrounding residents to meet and attempt to work out differences regarding the project proposal with respect to traffic and density issues – Resolved through discussion and Conditions of Approval.

**RECOMMENDED MOTION:**

The Planning Department recommends Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS BY A VOTE OF 4-1 (Commissioner Streeter opposed) RECOMMENDS:**

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38735,** based on the findings incorporated in the initial study and the conclusion that the project will not

Robert C. Johnson  
Planning Director

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(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 12/27/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

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have a significant effect on the environment; and,

**TENTATIVE APPROVAL of Change of Zone No. 6478**, from R-A-1 and R-A-5 to R-1 and R-5 in accordance with Exhibit "A"; and,

**APPROVAL of Tentative Tract Map No. 30473**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.