

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

216B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 27, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 32081/CHANGE OF ZONE NO. 6968 - EA39551 - Philip Rheingans - Third Supervisorial District - Ramona Zoning District - 6.41 Acres - 16 proposed lots - R-1 and A-1-5 - Schedule A - located southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street - REQUEST: CZ6968 proposes to change the existing zone from A-1-5, and R-1 to R-1-10,000 for assessor parcel number 450-080-019 / TR32081 proposes to subdivide 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Zuppardo absent)
RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39551, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 6968 from A-1-5 and R-1 to R-1-10,000; in accordance with Exhibit No. A, Amended 1, dated August 23, 2004, and based upon findings and conclusions incorporated in the staff report.

APPROVAL of TENTATIVE TRACT MAP NO. 32081, subject to the attached amended conditions of approval, and based on the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ck

Departmental Concurrence

APPROVED BY EXECUTIVE OFFICER
[Signature]
2/7/05

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

COUNTY OF RIVERSIDE
02 FEB - 8 11:53 AM '05
OFFICE EXECUTIVE
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2