

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

104B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2005

SUBJECT: CHANGE OF ZONE NO. 06967 / TENTATIVE PARCEL MAP NO. 32106 / VARIANCE NO. 01770 - EA39548 - Amador Gonzales - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan - 2.25 Acres - 4 Lots - Schedule G - A-1 Zoning - Located on the southeast corner of Jurupa Road and Tyrolite Street - REQUEST: The proposes to change the site's zoning from Light Agriculture (A-1) to Residential Agriculture (R-A), and proposes to divide 2.25 acres into four residential lots, with a 20,000 square feet minimum lot size, and grant a variance to allow the widths of lots 1-4 to be below the required 100-foot minimum standard of the R-A zone.

RECOMMENDED MOTION:


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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39548**, 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. 06967** from Light Agriculture (A-1) to Residential Agriculture (R-A) in accordance with Exhibit 3 based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32106**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 01770**, based upon the findings and conclusions incorporated in the staff report.


Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
John P. Bryant
DATE 6/29/05
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Second | Agenda Number:

COUNTY OF RIVERSIDE
02 JUN 03 6:30:03
OFFICE
EXECUTIVE