

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 21, 2005

SUBJECT: CHANGE OF ZONE NO. 7007/TENTATIVE TRACT MAP NO. 32671, AMENDED MAP NO. 4 – EA39692 – Applicant: Dennis Martin – Fourth Supervisorial District - Bermuda Dunes Zoning District – Western Coachella Valley - Located: Westerly of Starlight Lane, northerly of Darby Road at Bayside Court - 6 Acres – 21 lots - Zoning: R-1-12,000 and R-2-8,000 —Schedule A - REQUEST: Change of zone from R-1-12,000 and R-2-8,000 to R-1-10,000; A Tentative Tract Map (Planned Residential Development) to divide 6 acres into 21 condominium units, arranged in 10 duplex buildings and one single-unit building, at a building height of approximately 20 feet.


CONTROVERSIAL ISSUES:

Building design, local drainage, road access, gate locations, and the common entrance lot have been major issues. The land divider has worked with the Bermuda Dunes Security Association to address access issues from Starlight Lane. These issues have been resolved through discussion and recommended conditions of approval.

RECOMMENDED MOTION:

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

ADOPTION of a **De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39692**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,



Robert C. Johnson
Planning Director

RCJ:jo

REVIEWED BY EXECUTIVE OFFICE

DATE 7/19/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39692**, 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,

DENIAL of **CHANGE OF ZONE NO. 7007**, from R-1-12,000 and R-2-8,000 to R-2-8,000; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7007**, from R-1-12,000 and R-2-8,000 to R-1-10,000, in accordance with Exhibit 4; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32671, AMENDED MAP NO. 4**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the Planning Commission minutes dated May 25, 2005.