

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

806 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 12, 2005

**SUBJECT:** CHANGE OF ZONE NO. 6742 / TENTATIVE TRACT MAP NO. 31787 - EA39266 - Applicant: Charles Beattie - Engineer/ Representative: A.J. Frick - Third Supervisorial District - Bautista Zoning Area - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Easterly of Fairview Avenue, southerly of Mayberry Avenue, and westerly of Thacker Drive - 10.11 Gross Acres - Zoning Light Agricultural - 10 Acre Minimum (A-1-10) - REQUEST: Change zone from Light Agriculture-10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1) zone. Schedule A subdivision of 10.11 acres into 34 residential lots with a minimum lot size of 7,200 square feet for seniors aged 55 years and older.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 31, 2005.

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

**DENIED CHANGE OF ZONE NO. 6742** from Light Agriculture-10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1), in accordance with Exhibit #2; and,

**DENIED TENTATIVE TRACT MAP NO. 31787**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICER:  
*[Signature]*  
DATE 9/16/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.5