

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

825B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 19, 2005

SUBJECT: CHANGE OF ZONE NO. 6889 / TENTATIVE TRACT MAP NO. 31583 - EA39178 - Applicant: HDL Management - Engineer / Representative: Hunsaker and Associates - Fifth Supervisorial District - Nuevo Zoning District - Lakeview / Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Aberdeen Avenue, southerly of San Jacinto Avenue, easterly of Pico Avenue, and westerly of Menifee Road - 57.81 Gross Acres - Zoning: Residential Agricultural (R-A) - REQUEST: Change of zone to alter the current zoning classification from Residential Agricultural (R-A) to One Family Dwellings (R-1) to be consistent with the General Plan Land Use Designation of Medium Density Residential (2-5 Dwelling Units Per Acre.) Schedule A subdivision of 57.81 gross acres into 176 residential lots with a minimum lot size of 7,200 square feet, ten open space lots, including one detention basin.

CONTROVERSIAL ISSUES:

The Planning Commission found that this project proposes serious conflict with the established land uses of the established rural community. Lot sizes within the proposed project are not consistent with the existing rural environment to the south and east. The proposed construction of block walls along the project perimeter segregates and divides this project from the surrounding land uses. The Planning Commission further finds that the established animal keeping uses to the south and east have the potential to negatively impact the future residents of this urbanized project. The Planning Commission also recommended decreasing the project's density, incorporating the uses of trails, providing trail connections offsite, and the inclusion of rural design themes such as open view and split-rail fencing, limiting the use of block walls to areas specifically needed for noise abatement, increasing lot sizes within the project consistent with the surrounding properties, and the use of "night-sky friendly" lighting elements within the project.

Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/19/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.6

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6889 / TENTATIVE TRACT MAP NO. 31583

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Based off of public testimony in opposition to the project, the Planning Commission further finds that the proposed project desegregates established land uses within the Lakeview/Nuevo Area Plan. The project does not adequately provide linkages to the surrounding communities and lacks integration with the established and surrounding land uses. The proposed buffer, shown as lots 178 through 180 on the Tentative Map, is insufficient and inadequate. The project lacks trail connections and trail heads to provide community linkage within the existing equestrian community. The project's close proximity and lack of a sufficient buffer to established agriculture and animal keeping uses has the potential to subject future residents to offensive odors.

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. 6889 from Residential Agricultural (R-A) to One Family Dwellings (R-1) based upon the findings and conclusions incorporated in the staff report; and,

DENIED TENTATIVE TRACT MAP NO. 31583, based upon the findings and conclusions incorporated in the staff report.