

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

210B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 12, 2005

SUBJECT: CHANGE OF ZONE NO. 7103 / TENTATIVE TRACT MAP NO. 31374 - EA39716 - Applicant: Phil Mc Elroy - Engineer / Representative: SP2, Inc. - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of Union Avenue - 5.62 Gross Acres - Zoning: General Residential (R-3) - REQUEST: The Change of Zone proposes to change the zoning of the subject property from General Residential (R-3) to Single Family Residential (R-1). The tentative map is a Schedule A subdivision of two lots totaling 5.62 acres into 24 single family residential lots with a minimum lot size of 7,200 square feet, and one lot to be used as a detention basin.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39716**, 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. 7103** from General Residential (R-3) to One Family Dwelling (R-1), in accordance with Exhibit 3; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31374**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

David Marcus For
Robert C. Johnson
Planning Director

RCJ:sn

VIEWED BY EXECUTIVE OFFICE
James V. [Signature]
DATE 10/17/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

16.5