

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

416B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 17, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 28957 / VARIANCE NO. 1784 – EA37700 –
Applicant: Victoria Homes, Inc. – Engineer / Representative: Nolte Associates - Fifth
Supervisory District - University Zoning District - Highgrove Area Plan: Community
Development: Medium Density Residential (CD-MDR) (2 to 5 Dwelling Units per Acre) –
Location: Northerly of Spring Street, easterly of Garfield Avenue, southerly of Center Street,
westerly of Mount Vernon Avenue - 8.86 Gross Acres - Zoning: One-Family Dwellings (R-1) -
REQUEST: Schedule A subdivision of 8.86 acres into 36 single family residential lots with a
minimum lot size of 7,200 sq. ft. and a request for a variance from One-Family Dwellings (R-1)
development standard for average minimum depth of 100 feet for lot 10 on the proposed
tentative map.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the
Planning Commission on January 11, 2006.

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

ADOPTED MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT
NO. 37700**, 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,

Robert C. Johnson
Planning Director

RCJ:nl

(continued on next page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 1/24/06

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 28957 / VARIANCE NO. 1784

January 17, 2006

Page 2 of 2

APPROVED TENTATIVE TRACT MAP NO. 28957, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED VARIANCE NO. 1784, to allow lot 10 a minimum average depth of 80 feet based on the findings and conclusions incorporated in the staff report.