

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

319B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 5, 2006

SUBJECT: DENIAL OF AN APPEAL AND APPROVAL OF TENTATIVE PARCEL MAP NO. 32244 – CEQA Exempt – Appellant: Sally Ann Frederick - Applicant: Anwar Markos – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) and Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Cherry Valley Boulevard and westerly of Union Street – 20 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) and General Commercial (C-1/C-P) - **REQUEST:** Receive and File the Planning Commission's Denial of an appeal and approval of Tentative Parcel Map No. 32244, which proposes a Schedule H parcel map subdivision of 20 acres into 4 single-family residential lots ranging from 1.01 net acres to 6.19 gross acres in size and one 9.5 gross acre remainder lot for future commercial development.

BACKGROUND: The proposed project was heard and approved at Director's Hearing on August 22, 2005. An appeal to the Director's decision was filed on August 30, 2005 by Sally Frederick.

The appellant's primary concern with the project involves the design of the proposed cul-de-sac. Although her parcel is not a part of the subdivision map, her residence is directly north of the map boundaries. The appellant's property is currently accessed through an easement that traverses along the proposed cul-de-sac in a northerly fashion. The appellant is concerned about losing access to her property through the project design.

The proposed map will create four residential lots and a Remainder Parcel. A cul-de-sac is designed to provide access to Parcel 4. All easements adjacent to the cul-de-sac will not be eliminated or abandoned under the proposed project design.

Robert C. Johnson
Planning Director

RCJ:aa

(Continued On Attached Page)

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
Jenny Wright
DATE 4/3/06

Policy Policy

Consent Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.4

The Honorable Board of Supervisors

RE: DENIAL OF AN APPEAL AND APPROVAL OF TENTATIVE PARCEL MAP NO. 32244

January 5, 2006

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Prior to the February 8th Planning Commission hearing, staff was made aware that this project required a 3.2.J finding to be made pursuant to Ord. 460 for offsite improvements required for the Vineland Avenue cul-de-sac. Staff was not able to resolve these issues prior to the hearing and this case was continued to the February 22nd Planning Commission hearing.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 22, 2006.

CONSIDERATION of the referenced appeal of the Planning Commission decision received on August 30, 2005.

THE PLANNING COMMISSION took the following actions on February 22, 2006.

DENIED the appeal of **TENTATIVE PARCEL MAP NO. 32244**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED **TENTATIVE PARCEL MAP NO. 32244**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.