

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

104 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 11, 2006

SUBJECT: CHANGE OF ZONE NO. 6972 / TENTATIVE TRACT MAP NO. 32079 – EA39559
– Applicant: Speedy Development Corporation – Engineer / Representative: Cozad & Fox, Inc.
- 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:
Northerly of Acacia Avenue, southerly of Florida Avenue, and westerly of Grant Avenue – 15.03
Gross Acres - Zoning: Multiple Family Dwellings- 4,000 SF Minimum (R-2-4000) - **REQUEST:**
The change of zone proposes to alter the current zoning of Multiple Family Dwellings - 4,000 SF
Minimum (R-2-4000) to One-Family Dwelling (R-1). The tentative tract map is a Schedule A
subdivision of 51.03 acres into 23 residential lots with 7,200 SF minimum, one detention basin,
and one remainder parcel.

BACKGROUND: One letter of opposition was received after the Planning Commission hearing
via email from Mr. Tom Lubin, dated March 28, 2006. This letter has been included in the staff
report.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
**THE PLANNING COMMISSION BY A VOTE OF 3-0, (COMMISSIONER PORRAS AND
COMMISSIONER ZUPPARDO WERE ABSENT) RECOMMENDED:**

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL
ASSESSMENT NO. 39559**, 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:aa

(Continued on Attached Page)

Departmental Concurrence

EXECUTIVE OFFICE
DATE 5/23/06

Policy
 Policy

Consent
 Consent

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

3007NVA 53 VN1Q: 11
RECEIVED BIALEBIDE COMRA

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6972 / TENTATIVE TRACT MAP NO. 32079

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6972** from R-2-4,000 to R-1, in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32079**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.