

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

217 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 22, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 742 / CHANGE OF ZONE NO. 7138 / TENTATIVE TRACT NO. 32989 – EA40102 – Applicant: Victoria Homes, Inc. – Engineer / Representative: Nolte Associates, Inc. - Fifth Supervisorial District - University Zoning District - Highgrove Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Easterly of Mount Vernon and northerly of Center Street – 10.04 Gross Acres - Zoning: One Family Dwellings 20,000 sq. ft. (R-1-20,000) - **REQUEST:** The general plan amendment proposes to change the land use designation for the subject property from Community Development: Low Density Residential (LDR) to Community Development: Medium Density Residential (MDR). The change of zone proposes to change the current zoning classification for the subject property from One Family Dwellings 20,000 Sq. Ft. Minimum (R-1-20,000) to One Family Dwellings (R-1). The tentative tract map is a Schedule A subdivision of 10.04 acres for 27 single family residential lots and 2 open space lots for a paseo connection and water detention.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION UANIMOUSLY RECOMMENDS:

DENIAL of **GENERAL PLAN AMENDMENT NO 742** amending the land use designation in the General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR) and based on the findings and conclusions in the staff report; and,

DENIAL of **CHANGE OF ZONE NO. 7138** from R-1-20000 to R-1 based on the findings and conclusions in the staff report; and,

DENIAL of **TENTATIVE TRACT MAP NO. 32989**, based upon the findings and conclusions

David Mares For
Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/13/06
David Mares
Departmental Concurrence

Policy

Consent

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

3001 JUN 13 AM 10:20
COUNTY OF RIVERSIDE
PLANNING DEPARTMENT

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 742 / CHANGE OF ZONE NO. 7138 / TENTATIVE
TRACT NO. 32989

May 22, 2006

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incorporated in the staff report.