

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

538B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 25, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 33787 / VARIANCE NO. 1789 - EA40355 - Applicant: Capital Realty Advisors - Engineer/Representative: TKC - Fourth Supervisoral District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Community Development: High Density Residential (HDR) - Location: Northeasterly corner of Emerald Crest Drive and Washington Street - 18.6 gross acres - Zoning: Multiple-Family Dwellings (R-2-3000) - REQUEST: The project proposes a conversion of residential apartment property into a condominium project through a planned residential development to divide approximately 19 acres into 240 condominium dwelling units with common areas. A variance is requested to reduce the required off-street parking from 496 spaces to 476 spaces.

BACKGROUND:

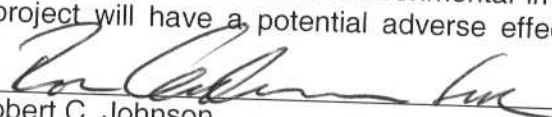
The applicant expressed concerns regarding Building and Safety Department condition of approval which was resolved through discussion. The Planning Commission consolidated the recommended variance conditions with the tentative tract conditions and made other minor housekeeping modifications to the tract conditions.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on April 19, 2006.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 4-0 Vote (Commissioner Petty Absent):

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40355**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on


Robert C. Johnson
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE
DATE 7/2/06 Departmental Concurrence

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

Prev. Agn. Ref.

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD
District: Fourth | Agenda Number:

1.9

The Honorable Board of Supervisors
RE: Tentative Tract Map No. 33787
RE: Variance No. 1789
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wildlife resources; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40355**, 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,

APPROVAL of **TENTATIVE TRACT MAP NO. 33787**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1789** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.