

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.:

3007974 02 VW10: 11
FOR THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, CALIFORNIA

Prev. Agn. Ref.

District: Third

Agenda Number:

16.7

The Honorable Board of Supervisors

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

May 11, 2006

Page 2 of 2

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.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.3

1:30 p.m. being the time set for public hearing on the application submitted by Speedy Development Corporation / Cozad & Fox, Inc. for Change of Zone No. 6972 to change the zone from Multiple Family Dwellings – 4,000 SF Minimum to One-Family Dwelling, and Tentative Tract Map No. 32079, Schedule A, to subdivide 51.03 acres into 23 residential lots with 7,200 SF minimum, one detention basin and one remainder parcel, located in the Bautista Zoning Area – San Jacinto valley Area Plan, 3rd District, the Chairman called the matter for hearing.

Keith Gardner, Planning staff, recommended the matter be referred back to the Planning Commission.

Roger Bartels, applicant, submitted a statement into the record requesting the project to move forward with the condition that no grading be done unless approved by staff.

Stuart McKibbin, representing Riverside County Flood Control and Water District spoke in reference to the drainage issue.

Roger Bartels, applicant, rebutted.

Robert Johnson, Planning Director indicated the new manual requires all subdivisions are to submit topography maps that are no older than 2 years, and requested a continuance for a month.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, July 11, 2006 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on
June 13, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: June 13, 2006
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Nancy Romero* Deputy

AGENDA NO.
16.3

xc: Planning, Applicant, COB
NR