

**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)

EXECUTIVE OFFICE
DATE 5/23/06

Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

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



16.7

1:30 p.m. being the time set for further public hearing on the application of Speedy Development Corporation/Cozad & Fox, Inc. for Zone Change 6972 to change the zoning from Multiple Family Dwellings – 4,000 square foot Minimum (R-2-4,000) to One Family Dwelling (R-1); and, Tentative Tract Map 32079, a Schedule A subdivision of 51.03 acres into 23 residential lots with 7,200 square foot minimum, one detention basin and one remainder parcel, located in the Bautista Zoning Area, 3rd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, recommended a 30 day continuance.

Roger Bartels, applicant, requested continuance to August 1, 2006.

Stuart McKibbin, Flood staff, explained that more time is needed to review provisions to address the flooding on map.

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, August 29, 2006 at 1:30 p.m.

Roll Call:

Ayes: Buster, Stone, Wilson and Ashley

Nays: None

Absent: Tavaglione

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 11, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 11, 2006
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: Jane Schlemmer Deputy

AGENDA NO.

16.7

xc: Planning, Applicant, COB
NN