

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

265 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 29, 2006

SUBJECT: CHANGE OF ZONE NO. 7219, VARIANCE NO. 1801 / TENTATIVE PARCEL MAP NO. 34020 – CEQA EXEMPT – Applicant: Riverside Housing Dev. Corp. – Engineer / Representative: IW Consulting Engineers Inc. - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre) – Location: Easterly of Wallace Street and northerly of 37th Street – .50 Gross Acres - Zoning: Rubidoux - Villiage Commercial (R-VC) - **REQUEST:** The change of zone proposes to change the existing zoning from Rubidoux - Village Commercial (R-VC) to One-Family Dwellings (R-1) on 2 lots totaling 0.50 acres. The variance proposes to modify Article VI, Section 6.2.b from a 7,200 square feet minimum lot size to 6,000 square feet for the property being divided. The tentative parcel map is a Schedule F subdivision of .50 acres into 2 residential parcels, one 6,238 sq. ft. and one 7,524 sq. ft..

RECOMMENDED MOTION:

The Planning Commission recommended approval; and,
THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7219** from Rubidoux-Village Commercial (R-VC) to One-Family Dwellings (R-1) in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1801**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34020**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report.


Robert C. Johnson
Planning Director

RJC:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 8/30/06 AG

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Second | Agenda Number:

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