

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

701B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 17, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 30483, MINOR CHANGE NO. 1 – Exempt – Applicant: BVN Homes Inc. – Engineer/Representative: Warner Engineering – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Northerly of Avenue 42, southerly of Cliff Street, easterly of Hermitage Drive, and westerly of Hopewell Avenue – 10 Gross Acres – Zoning: One-Family Dwellings, 9,000 square foot minimum (R-1-9000) and Watercourse, Watershed and Conservation Areas (W-1) – REQUEST: The project proposes a Schedule A map to divide approximately 10 acres into 29 single family residential lots with minor changes proposing to modify original tract by realigning Hopewell Avenue and slightly adjust lot designs within original tract. The project also proposes one additional lot for water retention and an additional 1,200 square-foot lot which will eventually be merged into an existing adjacent parcel.

BACKGROUND:

The project was continued from November 1, 2006 Planning Commission hearing to the November 8, 2006 hearing. At the November 1, 2006 hearing, the Planning Commission requested that the applicant meet with Mr. Michael Mangan (the adjacent land owner to the east) and confer to resolve differences over right-of-way (ROW) on Hopewell Avenue.

The adjustment of Hopewell Avenue has been necessitated by the requirement of the Transportation Department for street improvements to that street and the lack of ability to obtain additional right-of-way along property to the east. Other right-of-ways needed to facilitate street improvement, and to provide access to adjoining land, particularly along the northwesterly boundary, have been obtained and are provided.

Robert C. Johnson
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

Departmental Concurrence

DATE 12/4/06 rmg

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

500P DEC -# 6W 1: 13

RECEIVED RIVERSIDE COUNTY

Prev. Agenda # [] District: Fourth | Agenda Number: []

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

1 . 2

The Bermuda Dunes Community Council approved the project at their meeting on October 12, 2006 with a proposal that no two-story residence be allowed. The applicant proposed only single-story buildings at a maximum height of 20 feet.

This minor change is related to a First Extension of Time request for this land division which was heard before the Planning Commission on November 8, 2006.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in Perris on November 8, 2006.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 3-2 VOTE: (COMMISSIONERS PETTY AND SNELL VOTED IN OPPOSITION)

APPROVED TENTATIVE TRACT MAP NO. 30483, MINOR CHANGE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.