

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

811 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 4, 2006

SUBJECT: CHANGE OF ZONE NO. 7243 – CEQA EXEMPT – Applicant: Tim Orozco & Daniel Klatt – Engineer / Representative: Kenneth Lambert - Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Wells Place, southerly of Newport Drive and easterly of Quail Place – 0.23 Gross Acres - Zoning: General Commercial (C-1 / C-P) - **REQUEST:** The Change of Zone proposes to change from General Commercial (C-1 / C-P) to One-Family Dwellings (R-1) on a 0.23 gross acre parcel pursuant to General Plan Amendment No. 716.

RECOMMENDED MOTION:

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

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7243**, from General Commercial to One-Family Dwellings, in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE

DATE 12/11/06
Departmental Concurrence

Mark J. Balys for
Robert C. Johnson
Planning Director

RCJ:cv

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

300P DEC 11 6H 5:15
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Third

Agenda Number:

16.8