

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

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 26, 2006

SUBJECT: CHANGE OF ZONE NO. 7302/ TENTATIVE TRACT MAP NO.34120 (FTA No. 2006-14) - EA40723 – Applicant: CV Housing Coalition – Engineer/Representative: JHA Engineering Inc. – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD – MDR) (2 to 5 Dwelling Units Per Acre) -Location: Northerly of Avenue 66, southerly of Avenue 65, westerly of Johnson Street, and easterly of Home Avenue – 7.4 Gross Acres – Zoning: One-Family Dwelling (R-1) (7,200 Sq. Ft. Minimum) – REQUEST: The project proposes to change the zoning classification of the subject site from One- Family Dwellings (R-1) to Residential Incentive (R-6); a Schedule “A” map to divide approximately 7.4 acres into 41 residential lots with a minimum lot size of 5,000 square feet and a maximum lot size of approximately 10,000 square feet with retention basin lot.

BACKGROUND: Change of Zone No. 7302/Tentative Tract Map No. 34120 was heard and approved by the Planning Commission on November 1, 2006 by a vote of 4-0 (Commissioner Roth was absent). The project was approved by the Mecca Community Council on June 14, 2006. No residents spoke in favor or in opposition to the project at the Planning Commission hearing. Conditions regarding automatic garage door opening devices were reviewed by the Planning Commission with concerns resolved through discussion and amended conditions.

RECOMMENDED MOTION: The Planning Department recommended approval; and, **THE PLANNING COMMISSION RECOMMENDS BY A 4-0 VOTE (COMMISSIONER ROTH ABSENT):**

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40723**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on

Mark F. Balys
Rob Goldman
Interim Planning Director

RCJ:rp

REVIEWED BY EXECUTIVE OFFICE

DATE 11/6/07

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2

The Honorable Board of Supervisors
RE: Change of Zone No. 7302
RE: Tentative Tract Map No. 34120
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wildlife resources; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40723**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7302**, from One Family Dwellings (R-1) to Residential Incentive (R-6), subject to the attached Exhibit 2; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34120**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.