

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

720B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 8, 2007

SUBJECT: CHANGE OF ZONE NO. 7417 – CEQA EXEMPT – Applicant: Ryan Harry – Engineer / Representative: CLE Engineering, Inc - First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) and Open Space: Conservation (OS-C) – Location: Northerly of Grand Avenue and westerly of the City of Lake Elsinore – 0.95 Gross Acres - Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The Change of Zone proposes to change the portion of the project site that is currently classified as General Commercial (C-1/C-P) to One-Family Dwellings (R-1) as a consistency zoning application. The project site's General Plan Land Use designation was amended from Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) per General Plan Amendment No. 716 which was adopted on May 3, 2005.

RECOMMENDED MOTION:

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

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7417**, from General Commercial (C-1/C-P) to One-Family Dwellings (R-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report.

Mark Balys

Ron Goldman
Planning Director

RG:cv

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 3/12/07

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

15.2