

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

3058



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 22, 2007

SUBJECT: CHANGE OF ZONE NO. 7414/ TENTATIVE TRACT MAP NO. 34546 – MITIGATED NEGATIVE DECLARATION – Applicant: Joe Birdsell – Engineer/Representative: Essi Shahandeh – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2 to 5 Dwelling units per Acre) – Location: Southerly of Darby Road, westerly of Adams Street, and northerly of Zenith Way – 8.5 Gross Acres – Zoning: One-Family Dwellings, 12,000 Sq. Ft. Minimum – (R-1-12,000) – REQUEST: The project proposes a change of zone from R-1-12,000 to R-1 (7,200 Sq. Ft. Minimum) and a Schedule A subdivision to divide approximately 8.5 gross acres into 29 residential lots with a remainder lot and two common open space lots.

BACKGROUND: Change of Zone No. 7414/Tentative Tract Map No. 34546 was heard and approved by the Planning Commission on January 24, 2007 by a vote of 5-0.

The project is within the City of La Quinta's sphere of influence. The City of La Quinta recommended that Darby Road maintain a street right-of-way (ROW) of seventy-four feet (37 feet half-width). The Riverside County Transportation Department recommended that a thirty-five feet half-width ROW along Darby Road be dedicated for public use. The Planning Commission rejected the City's request and supports the Transportation Department's recommendation, as permanent structures were already built in the proposed seventy-four feet ROW at various locations along Darby Road.

The City also requested a twenty-five feet setback of all building structures along Darby Road and Adams Street. The street side yard setback for both the County and the City is ten feet. The County's rear yard setback for the proposed zoning is ten feet while the City's setback is twenty feet. The Planning Commission recommended that the County's standards be applied with variations in the rear yard setback allowing for some residences to have setbacks greater than fifteen feet to give a harmonious and varied appearance for building setbacks along Adams

Ron Goldman
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 4/16/07

Policy
 Policy

Consent
 Consent

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

The Honorable Board of Supervisors
RE: Change of Zone No. 7414
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Street.

The project was approved by the Bermuda Dunes Community Council on January 11, 2007.

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

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41047, 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. 7414, from One-Family Dwellings, (12,000 Sq. Ft.) (R-1-12,000) to One-Family Dwellings (R-1), (7,200 Sq. Ft. Minimum) subject to the attached Exhibit 3; 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. 34546, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.