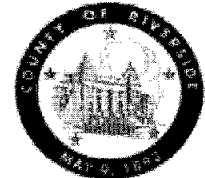


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

432B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 20, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 34786 – CEQA EXEMPT – Applicant: Morning Development LLC – Engineer / Representative: Hunsaker & Associates - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Columbia Street, and westerly of Cornell Street – 2.12 Gross Acres - Zoning: Multiple Family Dwellings - 3,500 Square Feet Minimum (R-2-3,500) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision for a condominium conversion of a 26 unit apartment complex currently under construction within a 2.12 Gross Acre Lot. The condominium complex consists of 7 buildings, 26 condominium units, one detention basin, one playground, one recreational area and 39 parking stalls.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision of the above referenced case acted on by the Planning Commission on April 18, 2007.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

APPROVED TENTATIVE TRACT MAP NO. 34786, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

Damian Meins for
Assistant Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 10/9/07

Tina Grande
Departmental Concurrence

Policy

Consent

Dept Recomm.:

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.8