

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

209 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 20, 2007

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 850 / TENTATIVE TRACT MAP NO. 32704 / VARIANCE NO. 1815 – MITIGATED NEGATIVE DECLARATION – Applicant: Mark Michael Developments, LLC – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) – Location: Northerly of Jurupa Road, southerly of Galena Street, easterly of Pyrite Street, and westerly of Tyrolite Street – 7.24 Gross Acres - Zoning: One-Family Dwellings (R-1) - **REQUEST:** The General Plan Amendment proposes to amend the existing land use designation from Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre). The Tentative Tract Map proposes a Schedule A subdivision of 7.24 gross acres into 25 single family residential lots with a minimum lot size of 7,200 square feet, and three (3) open space lots (lots 26, 27, and 28). The Variance proposes to change the property depth requirement and allow a minimum lot depth less than 100 feet between lots: 12 and 13 from 100 feet to 92 feet, lots 23 and 24 from 100 feet to 93 feet, and lots 24 and 25 from 100 feet and 73 feet, based on the site's unique configuration, paseo (Lot 27), bio-swale and easement situation requirements. Lots 1-11, 14-22, and 26-28, are proposed with a minimum lot depth of 100 feet.

**RECOMMENDED MOTION:**

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

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE *8/20/07*

Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.6

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 850 / TENTATIVE TRACT MAP NO. 32704 /

VARIANCE NO. 1815

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39703**, 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 **GENERAL PLAN AMENDMENT NO. 850**, amending the designation from Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), in accordance with Exhibit # 6, and based on the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1815**, based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32704**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,