

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

742B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 15, 2008

SUBJECT: CHANGE OF ZONE NO. 7520 – CEQA EXEMPT – Applicant: County of Riverside – Engineer / Representative: County of Riverside - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre) – Location: Northerly of 37th Street and westerly of Crestmore Road – 4.76 Gross Acres - Zoning: One-Family Dwellings (R-1) and Vacant Land - **REQUEST:** The Change of Zone is a county initiated proposal to change the current zoning classification for 27 commercial lots from Rubidoux-Village Commercial (R-VC) to One-Family Dwellings (R-1) for consistency purposes. This proposal is a county initiated change of zone to permit the development of single-family dwellings consistent with the existing Community Development: Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre) General Plan Land Use Designation encompassing the subject parcels.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7520**, amending the zoning classification for the subject property from Rubidoux-Village Commercial (R-VC), in accordance with 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.

Mark F. Balys Mark Balys for
Deputy Planning Director
Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE *1/23/08*
Tina Grande
Departmental Concurrence

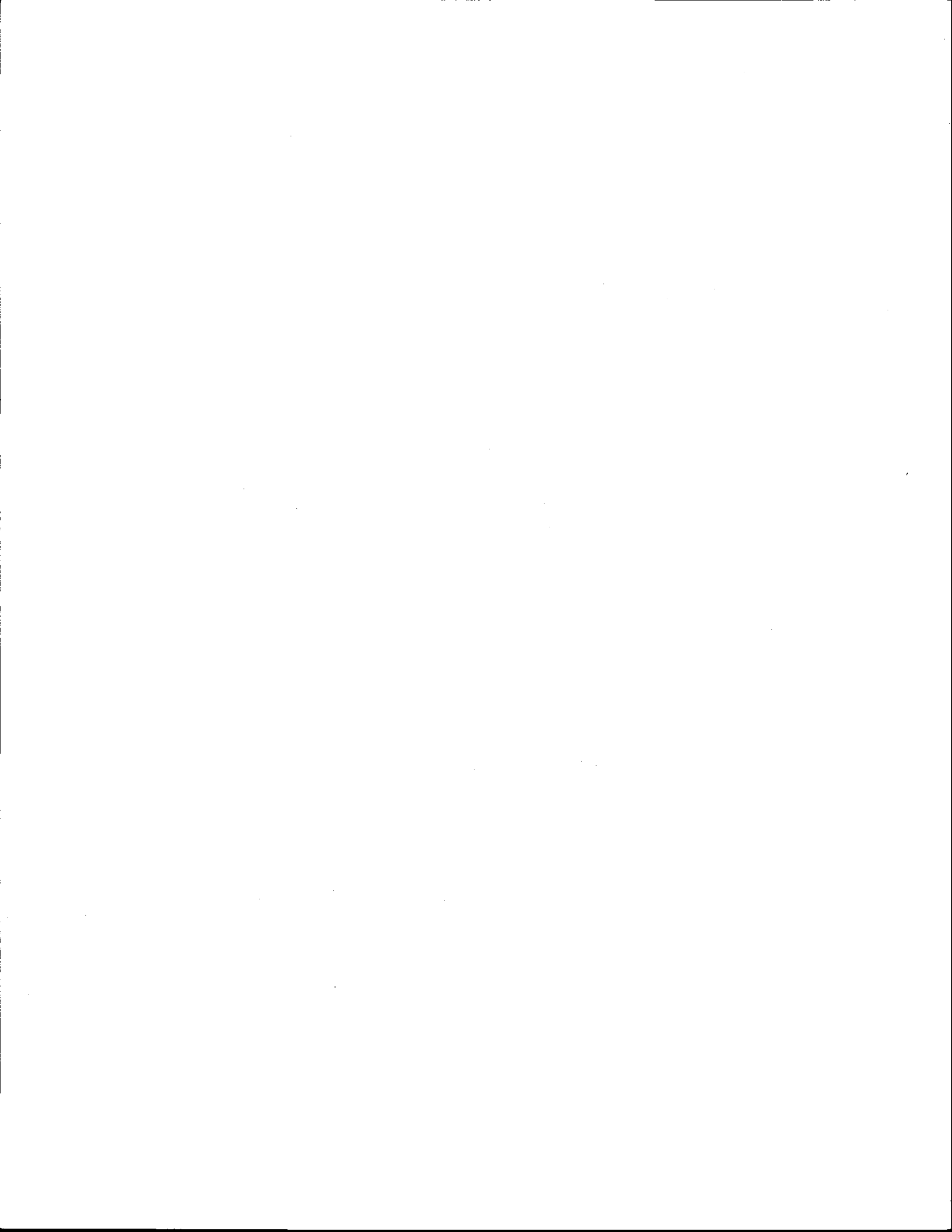
Policy Policy
Dept't Recomm.: Consent
Per Exec. Ofc.: Consent

Prev. Agn. Ref.

District: Second

Agenda Number:

15.6



Samuel Canales
Maria Canales
3571 Wallace St.
Riverside, CA 92509

Mar 13, 2008

Regarding Vacant lot at 3883 Wallace St.
Parcel # 181063010-6

Dear Mr. Andrew Gonzales, or Nancy Romero;

My name is Maria L. Canales and my husband is Samuel Canales. We own a vacant lot in the Rubidoux area, Village commercial (R-VC). Address is 3883 Wallace St. Parcel # 181063010-6. Cross main street is Mission Blvd. Our vacant lot was a residential lot back in 1995 before the County of Riverside de-demolished an old home on the lot and changed the zoning into commercial. We purchased the lot in 2000 and we haven't had any luck in getting any permits for a business because the Village commercial (R-VC) regulations are very strict and very expensive. We just can't afford it and have given up on owning a business for numerous reasons too, like the area and location of the lot. We even had put it on the market for sale twice, and didn't have any success on selling it because of where it is located, between homes. Our proposal is to ask the county with your help, to consider converting the vacant lot at 3883 Wallace into a residential lot so we can place our home on the lot and it would be the borderline of residential to commercial going to the main street into Mission Blvd. A business between two homes to us would be bad planning,

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because it would rise crime, especially in this neighborhood. A home would look much nicer between these other homes in between, and more appropriate for the area. And we're sure our neighbors would appreciate a home instead of a business next to them, our neighbors would feel happier and safer. Well, Mr. Andrew Gonzales ^{or Miss Romero} please help us in presenting this proposal to the board meeting, we will be present on Tuesday March 25, 2008 at 1:30 pm, we hope to meet you in person and thank you personally you and Miss. Nancy Romero.

Sincerely,

Maria Canales
Samuel Canales.

(951) 208-2251

P.S. Please don't ignore this letter, please write back..