

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

403 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 13, 2008

**SUBJECT:** CHANGE OF ZONE NO. 7249 / TENTATIVE TRACT MAP NO. 33926 / VARIANCE NO. 1793 – MITIGATED NEGATIVE DECLARATION – Applicant: Dennis DeMontigny – Engineer / Representative: CJ Consulting - 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 easterly of Ethlene Drive – 3.15 Gross Acres - Zoning: General Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from General Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1) to One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1). The Tentative Tract Map is a Schedule A subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 square feet (net) and a 1.42 net acre Open Space Lot. The Variance is a request to reduce the required average lot depth pursuant to Section 6.2.c of Ordinance No. 348. The reduction is proposed for Lots 1 and 5 from a required minimum average lot depth of 100 feet to a minimum average lot depth of 50 feet.

**RECOMMENDED MOTION:**

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

  
Ron Goldman  
Planning Director

Damian Meins for  
Assistant Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 5/15/08  
Tina Grande  
Departmental Concurrence

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

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7249 / TENTATIVE TRACT MAP NO. 33926 / VARIANCE NO. 1793

May 13, 2008

Page 2 of 2

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40552**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7249**, amending the zoning classification for the subject property from General Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1) to One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33926**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1793**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

## **BACKGROUND**

On April 30, 2008, **CZ7249, TR33926, and VAR1793** appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modification: that the proposed Access Drive to Lot No. 6 be reduced from 30 feet in total width to 22 feet. As such, the proposed project has been conditioned accordingly (see COA 50.PLANNING.36). Since eight feet (8') of excess area will be created, this area will be equally distributed among Lots 2, 3, and 4 as noted in COA 50.PLANNING.36. To ensure that the Access Drive is not obstructed, the Planning Department has subsequently condition the project to prohibit parking within the Access Drive (see COA 50.PLANNING.36 and 90.PLANNING.26). The proposed modifications were discussed at the April 30, 2008 Planning Commission hearing and agreed upon by the applicant.

Furthermore, a letter in opposition to the project from an adjacent property owner was received after the Planning Commission public hearing, the letter written by Ms. Diane George dated April 28, 2008 is being provided for your consideration.