

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

815B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2008

SUBJECT: SPECIFIC PLAN NO. 266 SUBSTANTIAL CONFORMANCE NO. 4 / CHANGE OF ZONE NO. 7656 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Lewis Investment Company LLC – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: High Density Residential (CD-HDR) (8 - 14 Dwelling Units Per Acre) – Location: Westerly of Interstate 15, easterly of Hammer Avenue, and southerly of Limonite Avenue – 34.7 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** The Specific Plan Substantiatial Conformance proposes to divide Planning Area No. 23 in two parts, Planning Area No. 23a (19.7 Acres) and Planning Area No. 23b (15 Acres); to modify the Development Standards to require elevators for all buildings which exceed two stories; allow five foot building setbacks from streets and exterior boundary lines; and allow three garage setbacks from interior streets and drives. The Change of Zone proposes to change the project site's current zoning classification from General Residential (R-3) to Specific Plan (SP No. 266 - Planning Area No. 23b).

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 6/25/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref. | District: Second | Agenda Number:

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 266 SUBSTANTIAL CONFORMANCE NO. 4 / CHANGE OF ZONE
NO. 7656

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APPROVAL of **SPECIFIC PLAN NO. 266 SUBSTANTIAL CONFORMANCE NO. 4**, subject to the attached conditions of approval; and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7656**, amending the zoning classification for the subject property from General Residential (R-3) to Specific Plan (SP No. 266 - Planning Area No. 23b), 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.