

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

852B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 30, 2009

SUBJECT: CHANGE OF ZONE NO. 7675 AND TENTATIVE PARCEL MAP NO. 36016 –
CEQA Exempt – Applicant: Michael Dudek - Engineer/Rep: Leja Surveying Corp. - Fifth
Supervisory District – Banning Heights Zoning District – The Pass Area Plan – Rural
Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: Westerly of
Bluff Street, easterly of Gilman Street, southerly of Hillrise Drive– 2.38 Gross Acres – Zoning:
R-A-20,000 - **REQUEST:** The Change of Zone proposes to change the project site's current
zoning classification from Residential Agricultural - 20,000 sq ft minimum (R-A-20,000) to
Residential Agricultural – one acre minimum (R-A-1). The Tentative Parcel Map proposes a
schedule H subdivision of 2.38 gross acres into two (2) parcels with a minimum lot size of one
(1) gross acre - APN: 531-260-007

RECOMMENDED MOTION:

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

APPROVAL of **CHANGE OF ZONE NO. 7675**, from Residential Agricultural - 20,000 sq. ft.
Minimum (R-A-20,000) to Residential Agricultural – One Acre Minimum (R-A-1) in accordance
with Exhibit #3, and pending final Ordinance Adoption by the Board of Supervisors; and

APPROVAL of **TENTATIVE PARCEL MAP NO. 36016**, subject to the attached conditions of
approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db
11/1

REVIEWED BY EXECUTIVE OFFICE

DATE 8/17/09

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.5