

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

607B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 8, 2009

SUBJECT: CHANGE OF ZONE NO. 7570, TENTATIVE PARCEL MAP NO. 34835 – (CEQA EXEMPT) – Applicant: Ernie Ysiano – Engineer/Representative: Steve Lantis - Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan – Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) – Location Northerly of Carmen Avenue, southerly of Bonita Avenue, easterly of Magnolia Street and westerly of Brett Road.– 9.35 Gross Acres - Zoning: Controlled Development Area with Mobile Homes (W-2-M-2 ½) - **REQUEST:** The Change of Zone proposes to alter the zoning classification of the site from Controlled Development Areas with Mobile homes – 2 ½ Acre Minimum (W-2-M-2 ½) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map proposes a schedule 'H' subdivision of 9.35 gross acres into four (4) residential parcels and one (1) remainder parcel, with a minimum lot size of one (1) gross acre. Currently existing onsite is one (1) single family residence which shall remain. – APN: 519-294-001

RECOMMENDED MOTION:

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

APPROVAL of the **CHANGE OF ZONE NO. 7570**, amending the zoning classification for the subject property from Controlled Development Areas with Mobile Homes – 2 ½ Acre Minimum (W-2-M-2 ½) to Residential Agricultural – 1 Acre Minimum (R-A-1) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE PARCEL MAP NO. 34835**, 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

REVIEWED BY EXECUTIVE OFFICE

DATE 10/14/09
Tina Grande
Departmental Concurrence

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.3