

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

436 B



REVIEWED BY EXECUTIVE OFFICE

DATE 7/14/11 mgj
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 35808 - CEQA Exempt – Applicant: David Whittle – Engineer/Representative: Megaland Engineers & Associates – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Laguna Avenue, easterly of Fairview Street, and westerly of Hill Street – 0.43 Net Acres – Zoning: General Residential (R-3) – **REQUEST:** The Tentative Parcel Map is a Schedule "F" subdivision of a 0.43 net acre parcel into two (2) parcels. Parcel '1' consists of 0.18 net acres with an existing dwelling and parcel '2' consists of 0.25 net acres.

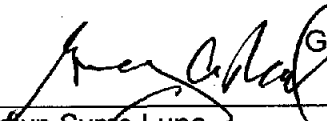
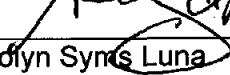
RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on October 5, 2009.

The Planning Department recommended Approval; and,

THE PLANNING DIRECTOR:

APPROVED an **EXCEPTION** to lot depth based on Ordinance No. 460, Section 3.1.C., for a minimum lot depth of less than 100 feet; Ordinance No. 460, 3.1.C. language reads "Exceptions from the requirement of this Ordinance relating to the design or improvement of land divisions shall be granted by the appropriate Advisory Agency or Appeal Board only when it is determined


Greg A. Neal, Deputy Director for

Cardyn Synes Luna
Planning Director

Initials:
CSL:vc/dm

(continued on next page)

Dep't Recomm.: Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors
Re: TENTATIVE PARCEL MAP NO. 35808
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that there are special circumstances applicable to the property such as but not limited to size, shape, topographic conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health or welfare or be damaging to other property in the vicinity"; and,

APPROVED TENTATIVE PARCEL MAP NO. 35808, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.