

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



FROM: Supervisor Stone

SUBMITTAL DATE: February 7, 2005

SUBJECT: Assessor's Parcel Number 331-120-058 located northerly of Rouse Road and easterly of Interstate 215 and Encanto Drive in the northeastern quadrant of the Sun City/Menifee Valley Area Plan.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Initiate a General Plan Amendment and a Change of Zone on the above-referenced parcel to change the underlying General Plan designation from Commercial Retail to Medium Density Residential and to change the underlying zone classification from C-P-S (Scenic Highway Commercial) to R-1 (One Family Dwellings); and
2. Direct the Planning Department to process the general plan amendment and zone change at no cost to the parcel owner.

BACKGROUND: On March 16, 2004, the Board of Supervisors denied an application for R-1 zoning and a related fifteen lot subdivision on the above-referenced parcel. On December 21, 2004, the Board of Supervisors changed the General Plan designation on the above-referenced parcel from Medium Density Residential to Commercial Retail citing concerns regarding the propriety of residential development at that location. The parcel owner subsequently filed a legal action against the County entitled Ashby Financial Company, Inc. v. County of Riverside. The action was recently settled and the settlement agreement requires the County to initiate and process the above-referenced general plan amendment and zone change at no cost to the parcel owner.



Jeff Stone, Supervisor, Third District

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

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