

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

805 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 30, 2005

SUBJECT: SPECIFIC PLAN NO. 334 / CHANGE OF ZONE NO. 6862 – EIR No. 463 – Applicant: Bluestone Communities – Engineer / Representative: AEI-CASC - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) – Location: Notherly of Scott road, Southerly of Garbani Road, westerly of Haleblian Road, and easterly of Antelope Road – 158.67 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The Specific Plan (Catalena) proposes the development of 158.7 acres into 10 Planning Areas to be utilized for residential and non-residential uses that would encompass up to 114.4 acres and provide for up to 1,079 dwelling units. The residential component of the specific plan would have densities ranging from Medium High Density (5-8 Dwelling Units Per Acre) to Very High Density (14-20 Dwelling Units Per Acre). The mixture of residential densities will be spread out among seven planning areas. The Change of Zone proposes to change the zoning to Specific Plan (SP) and develop the SP zoning ordinance.

Departmental Concurrence

BACKGROUND:

The project was denied by the Planning Commission on November 16, 2005. As such, the Specific Plan and Change of Zone must be received and filed by the Board of Supervisors, while the General Plan Amendment will be set for a public hearing before the Board of Supervisors.

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/1/05

Robert C. Johnson

Robert C. Johnson
Planning Director

RCJ:sn

(Continued On Attached Page)

Policy

Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:



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

802 B

SUBMITTAL DATE:
November 30, 2005

FROM: TLMA - Planning Department

SUBJECT: SPECIFIC PLAN NO. 384, CHANGE OF ZONE NO. 8885 - FIR No. 403 -
Applicant: Bluestone Communities - Engineer / Representative: ABE-CASO Third
Supervisory District - Antelope Valley Zoning Area - Sun City/Menifee Area Plant Community
Development: Business Park (CD-SP) (0.58-0.60 Floor Area Ratio) - Location: Nuisance
Scott road, Southern of Garden Road, westerly of Halfway Road, and easterly of Antelope
Road - 158.67 Gross Acres - Zoning: Industrial Park (I-P) - REQUEST: The Specific Plan
(Antelope) proposes the development of 158.7 acres into 10 Planning Areas to be utilized for
residential and non-residential uses that would encompass an 114.4 acres and provide for up
to 1,079 dwelling units. The residential component of the specific plan would have densities
ranging from Medium High Density (3-5 Dwelling Units Per Acre) to Very High Density (14-20
Dwelling Units Per Acre). The mix of residential densities will be spread out among seven
planning areas. The Change of Zone Ordinance will change the zoning to Specific Plan (SP) and
develop the SP zoning ordinance.

BACKGROUND:

The project was denied by the Planning Commission on November 16, 2005. As such, the
Specific Plan and Change of Zone must be received and filed by the Board of Supervisors,
while the General Plan Amendment will be set for a public hearing before the Board of
Supervisors.

Robert C. Johnson
Robert C. Johnson
Planning Director

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RCJ:sl

RECEIVED RIA EXECUTIVE OFFICE

COUNTY OF RIVERSIDE
05 NOV 31 AM 9:16
EXECUTIVE OFFICE

2005 NOV 31 PM 2:50

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

DATE RECEIVED
 15-16-05
 15-17-05
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1.5

The Honorable Board of Supervisors
RE: SPECIFIC PLAN NO. 334 / CHANGE OF ZONE NO. 6862
November 30, 2005
Page 2 of 2

CONTROVERSIAL ISSUES:

Residents do not want a development of this magnitude in their community due to the rural lifestyle already established in the area. Schools are already at its highest capacity. The residents that participated in the RCIP hearings as well as CTAP feel the conclusion at that time should remain and should not be compromised by the proposed project. The land taken by this project is zoned for light industrial which residents of the Sun City Menifee area would like to maintain as such. Commissioner Petty does not see a support core and on economical value, traffic issues are overwhelming, and Community Center not in its entirety is a problem. The project does not present a strong case for Community Center. Wrong project in the wrong location, the high density is not justified as it is proposed.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on November 16, 2005.

The Planning Department recommended Denial; and,
THE PLANNING COMMISSION, BY A VOTE OF 3-2, (Commissioners Roth, Snell, and Petty in favor for Denial), (Commissioners Zuppardo and Porras oppose):

DENIED SPECIFIC PLAN NO. 334, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

DENIED CHANGE OF ZONE NO. 6862 from Industrial Park (I-P) to Specific Plan (SP) zoning, in accordance with Exhibit #3.

CONTROVERSIAL ISSUES:

Residents do not want a development of this magnitude in their community due to the total density already established in the area. Council has already at its highest capacity. The residents that are impacted in the ROI's nearby as well as CTAP level the conclusion at that time should remain and should not be compromised by the proposed project. The land taken by this project is zoned for light industrial which residents of the 500 City identified as would like to maintain as such. Commissioner Perry does not see a support case for the proposed project as such. Traffic issues are overwhelming and Community Center not in its entirety is a problem. The project does not present a strong case for Community Center. Wrong project in the wrong location. The findings are not justified as proposed.

RECOMMENDED MOTION:

RECEIVE AND FILE the motion of Council as the above referenced case acted on by the Planning Commission on November 16, 2005.

The Planning Department recommended Council with
THE PLANNING COMMISSION BY A VOTE OF 3-2 (Commissioners Roth, Shell, and Perry in favor for denial); (Commissioners Zupardo and Pirtos oppose).

DENIED SPECIFIC PLAN NO. 804, subject to the attached conditions of approval, and based on the findings and conclusions presented in the staff report and

DENIED CHANGE OF ZONE NO. 602 from Industrial Park (IP) to Specific Plan (SP) zoning, in accordance with Exhibit 13.