

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

101 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 7, 2005

SUBJECT: APPEAL of SPECIFIC PLAN NO. 334 / CHANGE OF ZONE NO. 6862 – EIR No. 463 – Appellant: Bluestone Communities - 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: Northerly 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

Robert C. Johnson
DATE 12/8/05

Robert C. Johnson
Planning Director

RCJ:sn

(Continued On Attached Page)

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

RE: APPEAL of SPECIFIC PLAN NO. 334 / CHANGE OF ZONE NO. 6862

December 7, 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.

The findings of the denial stated the project was not in conformance with the community center overlay of the General Plan and not compatible with present and future logical development of the area.

RECOMMENDED MOTION:

CONSIDERATION of the above referenced appeal of the Planning Commission decision received on December 7, 2005.

THE PLANNING COMMISSION took the following actions on November 16, 2005:

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.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.3 & 16.4

1:30 p.m. being the time set for public hearing on the appeal of Bluestone Communities - AEI-CASC concerning the Planning Commission denial of Specific Plan 334 to develop 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; denial of Zone Change 6862 to change the zoning to Specific Plan (SP) and develop the SP zoning ordinance; and, denial of General Plan Amendment 744 for the deletion of a ¼ mile segment of Wickerd Road within the boundaries of the Specific Plan, from Haleblian Road westerly ¼ mile to westerly boundary of the Specific Plan project, located in the Antelope Valley Zoning Area – Sun City/Menifee Valley Area Plan, 3rd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter and mentioned change to Condition 30.Trans.2, 30.Trans.3 and 30.Trans.5 from 1001 dwelling units to 900 occupancy permits if the Board approves the Specific Plan.

Sam Alhadeff, representing the applicant, gave a PowerPoint presentation, and submitted letters in support.

Lynn Mattocks, in favor.

The following individuals spoke in opposition:

Julie Gagnon
Georgia Denny
Rick Croy
William Zeidlik
Phil Green
Les Nursey
Marc Miller
Ann Weston

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 20, 2005 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 20, 2005
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.
16.3 & 16.4

xc: Planning, Appellant, Applicant, COB