

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

815B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 3, 2006

SUBJECT: FINAL R-6 ZONE SALES PRICES for TENTATIVE TRACT MAP NO. 18692 - Applicant: Mission Creek Garden Homes LLC - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwellings Per Acre) - Location: Easterly of Camino Real, southerly of Mission Boulevard and northerly of Jurupa Avenue - 8.9 Gross Acres - Zoning: Residential Incentive (R-6) - **REQUEST:** Approval of final R-6 zone sales prices for 152 condominiums for Tentative Tract Map 18692.

BACKGROUND: The Board of Supervisors first considered this item on October 25, 2005. At that time, the Planning Director recommended that the Board **not** approve the proposed sales prices submitted by the Applicant, Mission Creek Garden Homes. Since that time, the Applicant has revised the proposed sales prices to meet the requirements of the R-6 zone.

Change of Zone 3813 and Tentative Tract 18692 were approved by the Board of Supervisors in 1983. The tentative map proposed 152 condominium units ranging in size from 750 to 920 square feet within sixteen buildings arranged throughout the 8.9 acre site located at the Southeast corner of Camino Real and Mission Blvd. At that time, the Applicant requested, and the Board approved R-6 zoning (Residential-Incentive) for the project. Tentative Tract 18692 recorded in April 1987.

The property remains vacant 23 years after receiving Board approval.

At the time the tract was approved in 1983, the average sales price throughout the County was \$78,748. Pursuant to the R-6 zone, the tentative average sales price for this development was determined to be \$62,998.


Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 3/16/06

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second | Agenda Number:

3.18

The Honorable Board of Supervisors

RE: FINAL R-6 ZONE SALES PRICES for TENTATIVE TRACT MAP NO. 18692

March 3, 2006

Page 2 of 2

The current project developers, Mission Creek Garden Homes LLC, are proposing to utilize Section 8.203B within the R-6 zone. Section 8.203B requires that the selling price of 25% of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the County median income, as determined by the Board of Supervisors. Using this formula, 38 condominium units within this project must meet this requirement.

The conditions of approval for Tract 18692 require the Board of Supervisors, upon the recommendation of the Planning Director, to determine the final home sales price for this project. In this case, the Developer is requesting to increase the sales price from the \$62,998 figure approved in 1983 to the following sales prices:

One bedroom, one bath (750 square feet): \$208,751

Two bedrooms, one bath (805 square feet): \$236,004

These revised figures represent a reduction of \$39,488 and \$61,246 from the original sales prices submitted by the Applicant last October.

RECOMMENDED MOTION:

The revised sales prices are consistent with the provisions of the R-6 zone. Staff recommends the Board approve the revised sales prices for TR. 18692.

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



3.31

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the recommendation of the Planning Department regarding the Final R-6 Zone Sales Prices for 152 condominiums for Tentative Tract map No. 18692, is continued to March 28, 2006.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on
March 14, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated March 14, 2006
Nancy Romero, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: *Dina Schlemmer* Deputy

AGENDA NO.
3.31

xc: Planning, COB