

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

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 8, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 740 / CHANGE OF ZONE NO. 7213 / PLOT PLAN NO. 19469 – EA39598 – Applicant: Kensington West, LLC – Engineer / Representative: CSL Engineering - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwellings Per Acre) – Location: Easterly of I-215 freeway, westerly of Bavaria Drive, southerly of Tate Road, and north of Tally Road – 20.00 Gross Acres - Zoning: Multiple Family Dwellings 6,500 Square Foot Minimum (R-2-6,500), Residential Agricultural 10 Acre Minimum (R-A-10) - **REQUEST:** The general plan amendment proposes to change the existing general plan designation on the site from a split Medium High Density Residential (MHDR) and Rural Mountainous (RM) designation to completely Medium High Density Residential (MDHR) as a general plan correction and is not subject to the restriction on general plan foundation component changes. The change of zone proposes to change the zoning on this 20 acre site from Multiple Family Dwellings with a 6,500 square foot minimum lot size (R-2-6,500) and Residential Agricultural with a 10 acre minimum lot size (R-A-10) to Multiple Family Dwellings (R-2). The plot plan proposes to construct a senior's apartment complex with a total of 32 buildings for 148 one and two-bedroom units and a recreation center. The development includes a variety of recreational amenities and 305 total parking spaces (186 garage and 119 open).

BACKGROUND: The plot plan and the general plan amendment were approved by Planning Commission on August 31, 2005 without a change of zone. The change of zone was added to the project on a later date and was approved at Planning Commission on December 12, 2005. The environmental assessment has been modified to include the change of zone in its study. Please refer to the end of the packet to view the change of zone staff report.

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 3/30/06
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 740 / CHANGE OF ZONE NO. 7213 / PLOT PLAN
NO. 19469

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RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT. NO. 39598**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 740**; from Community Development; Medium High Residential and Rural; Rural Mountainous to Community Development Medium High Residential, in accordance with Exhibit 5; and,

TENATIVE APPROVAL of **CHANGE OF ZONE NO. 7213**, from Residential Agriculture 10 Acre Minimum (R-A-10) and Multiple Family Dwellings 6,500 Square Foot Minimum (R-2-6,500) to Multiple Family Dwellings (R-2), in accordance with Exhibit 3, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 19469**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.