

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

207B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 30, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 701 / CHANGE OF ZONE NO. 6991 / TENTATIVE TRACT MAP NO. 33446 – EA40153 – Applicant: Frost Communities Inc. – Engineer / Representative: Jeffers Consulting Inc. - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) and Highway 79 Policy Area – Location: Southerly of McCall Boulevard, westerly of Encanto Drive, easterly of Interstate 215, and north of Coronado Way – 10.0 Gross Acres - Zoning: C-P-S (Scenic Highway Commercial) - **REQUEST:** The general plan amendment proposes to change the existing land use designation from Commercial Retail (CR) to Very High Density Residential (VHDR). The Riverside County Intergrated project (RCIP) General Plan Foundation Componet will remain Community Development. The change of zone proposes to change the existing Scenic Highway Commercial (C-P-S) zone to General Residential (R-3) zone. The tentative tract map is a schedule A subdivision of 9.89-acres into 2 lots (for phasing purposes) with 178 residential condominium units, an onsite leasing/management office, recreation room, swimming pool, gym, tot lot, basketball court and barbeque and picnic areas. The residential units consist of 5 different floor plans that are dispersed in 19 separate buildings. The proposed development will be served by 405 covered and uncovered parking spaces and provides 141,674 square feet of open space and landscaping that include common areas, exterior parkways and interior parkways. The project site takes access from Encanto Drive, a collector street that intersects with McCall Boulevard east of the I-215.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
**THE PLANNING COMMISSION, BY A VOTE OF 4-0, (COMMISSIONER PORRAS ABSENT),
RECOMMENDED TO THE BOARD OF SUPERVISORS;**

David Mares For
Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/5/06 *David Mares*

Departmental Concurrence

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

*Submittal - P. 6/11/06
Change in zoning 03/17/06*

Prev. Agn. Ref.

District: Third

Agenda Number:

16.6

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 701 / CHANGE OF ZONE NO. 6991 / TENTATIVE TRACT MAP NO. 33446

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ADOPTION of **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40153** based on the findings and conclusions incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

DENIAL of **GENERAL PLAN AMENDMENT NO. 701**, from Commercial Retail (CR) to High Density Residential (HHDR); but,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 701**, from Commercial Retail (CR) to Very High Density Residential (VHDR) in accordance with Exhibit #7, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7200** from the existing Scenic Highway Commercial (C-P-S) zone to General Residential (R-3) zone, in accordance with Exhibit #3, based on the findings incorporated in the staff report and pending final adoption of the final zoning ordinance by the Board of Supervisors; and

APPROVAL of **TENTATIVE TRACT MAP NO. 33446** to subdivide 10.0 net acres into 178 unit condominium complex; subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.