

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

202 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 16, 2006

SUBJECT: County Initiated General Plan Amendment – Applicant: Riverside County – Engineer / Representative: None – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development Foundation Component: Commercial Retail and Low Density Residential – Location: The site is located along both sides of Mission Boulevard from State Highway 60 to Bellegrave Avenue - Zoning: General Commercial (C-1/C-P) and Light Agriculture (A-1) Zone – **REQUEST:** The proposed amendment would eliminate the split land use designations which currently apply to a number of individual parcels located along Mission Boulevard in the Glen Avon Area of Riverside County.

RECOMMENDED MOTION:

INITIATE A GENERAL PLAN AMENDMENT to eliminate split land use designations on individual parcels along Mission Boulevard in the Glen Avon area of Riverside County.

BACKGROUND:

Under the existing Jurupa Area Plan, there are a large number of individual parcels located on both sides of Mission Boulevard from State Highway 60 to Bellegrave Avenue in Mira Loma which have split land use designations. The land use designation for the portion of these parcels fronting on Mission Boulevard is generally Commercial Retail, whereas the back portion of these parcels may be designated Low Density Residential or Business Park. The parcels affected by this split designation are generally long and narrow. The size and shape of these parcels make development of the front of the parcel for commercial use and the rear of the parcel for residential use difficult or in some cases impossible. For these reasons, the County Planning Department is initiating a general plan amendment to correct this situation. Potential options to correct this situation include: changing the designation on these parcels to a single designation, applying a specific community development designation overlay or policy area.

Robert C. Johnson
Planning Director

initials

REVIEWED BY EXECUTIVE OFFICE

DATE 8/16/06

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District:

Agenda Number:

3 112