

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

212B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 11, 2006

SUBJECT: CHANGE OF ZONE NO. 7223 – CEQA Exempt – Applicant: EMR Residential Properties – Engineer / Representative: JHA Consulting, Inc. - Second Supervisorial District – Rubidoux Zoning District - Jurupa Area Plan: Open Space: Recreation (OS-R) and Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of SH-60, easterly of Rubidoux Boulevard, westerly of the Santa Ana River and northerly of 34th Street – 58.3 Gross Acres - Zoning: Specific Plan (SP) (SP337-Emerald Meadows) - **REQUEST:** To update the approved zoning text for Specific Plan No. 337 (Emerald Meadows) to be consistent with the Approved Specific Plan Resolution. The updated text includes design standards for Planning Area 6c that were not included in the original zoning text.

BACKGROUND: On June 22, 2005, Specific Plan No. 337 appeared before the Planning Commission for the first time with the proposed land use designation map, attached here as Exhibit A-A. The project was continued twice to address design issues raised at the Planning Commission. In particular, Planning staff was concerned with the proposed design guidelines for Planning Area 6a, as it walled off the neighborhood from the adjacent school. Planning Staff encouraged the applicant to create design standards for P.A. 6a that eliminated block walls near the school, and encouraged a pedestrian friendly neighborhood that provided connectivity and walkability for future students and residents.

As a result, Planning Area 6a was modified. These changes resulted in a design that eliminated the walls separating P.A. 6a from the school site, created homes that faced onto the school site, and added multiple paseos connecting future residents in P.A. 6a to the school site. The change in design standards also resulted in a higher density designation for P.A. 6a, and the creation of P.A. 6c, so that the minimum number of lots originally intended for this area was maintained. Attached Exhibit B-B was presented to the Planning Commission on August 3, 2005, and was tentatively approved as part of the Specific Plan. The Board of Supervisors

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICER

DATE 8/22/06 only

Departmental Concurrence

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second | Agenda Number:

16.9

The Honorable Board of Supervisors
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approved the same plan on September 13, 2005, and adopted it as part of the final documents for SP337.

Although the Specific Plan documents, General Plan Resolution and Specific Plan Resolution reflected the change in P.A. 6a and the addition of P.A.6c, the SP zoning text adopted by the Board did not include these changes. The proposed change of zone is to update the zoning text for SP337, so that it is consistent with the Specific Plan as approved by the Board.

RECOMMENDED MOTION:

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

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7223**, in accordance with the attached Specific Zoning Ordinance text, and based upon the findings and conclusions incorporated in the staff report.