

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

820B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 26, 2006

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 702 / CHANGE OF ZONE NO. 6993 / TENTATIVE TRACT MAP NO. 32628 - EA39638 - Applicant: Brenson Communities - Engineer / Representative: Excel Engineering/Mike Levin - Third Supervisorial District - Antelope Valley Zoning Area - Sun City / Menifee Valley Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) - Location: Southerly of Craig Road and easterly of Antelope Road - 30.54 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The general plan amendment proposes to change the existing land use designation from Community Development: Business Park (CD-BP)(0.25-0.60 Floor Area Ratio) to Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre). The Riverside County General Plan Foundation Component will remain Community Development. The change of zone proposes to change the existing zoning from Industrial Park (I-P) to General Residential (R-3). The tentative tract map is a Schedule A subdivision of 30.54 acres into 5 multi-family parcels with a minimum lot size of 5 acres. This proposal also included the development of a residential condominium project comprised of 327 condominium attached units for sale. The residential two and three story units are comprised of 3 different building types with three different floor plans. The building units are dispersed throughout the site as triplexes and sixplexes compounds and each are clustered around a motor-courtyard. The proposed building's architecture provides a blend of Craftsman, Spanish and Ranch style. A recreational complex is proposed in the center of the project site, It includes a 5,163 square foot Community building, a pool, exercise room, a tennis court, and an open space play area. The proposed development will be served by 666 covered parking spaces. 97 uncovered parking spaces and 80 parking spaces for street parking. There will be 13.06 gross acres of open space and landscaping that include common areas, exterior and interior parkways. The proposal includes two water detention facilities for flood control purposes.

Departmental Concurrence

**RECOMMENDED MOTION:**

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICER

DATE 10/4/06 *ang*

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 702 / CHANGE OF ZONE NO. 6993 / TENTATIVE  
TRACT MAP NO. 32628

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The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39638**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 702**, from Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) to Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre) in accordance with Exhibit #6, and based on the findings and conclusion incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6993** from Industrial Park (I-P) to General Residential (R-3), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32628** to subdivide 30.54 gross acres into 327 condominium units subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.