

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

920B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 7, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 836 – NEGATIVE DECLARATION – Applicant: Riverside County – Engineer / Representative: Riverside County - Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), Low Density Residential (CD-LDR) (1/2 Acre Minimum), Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio), and Public Facilities (CD-PF) (Less Than or Equal to 0.60 Floor Area Ratio) – Location: Along Mission Boulevard between Conning Street, and Stanton Street – 66.51 Gross Acres - Zoning: General Commercial (C-1/C-P), Light Agriculture (A-1), and Manufacturing - Service Commercial (M-SC) - **REQUEST:** The General Plan Amendment is a County initialized proposal to eliminate much of the split land use designation of Commercial Retail (CD-CR) and Low Density Residential (CD-LDR) which currently apply to a number of individual parcels located along Mission Boulevard between San Sevaine Way and Stanton Street in the Community of Glen Avon Area Plan of Western Riverside County. (Attachment A) The amendment is intended to eliminate complications, unnecessary expense, and confusion caused by the split designation by applying a single land use designation of Commercial Retail (CD-CR) except for the two parcels owned by the Riverside County Flood Control. The designation of the two parcels will be Public Facilities (CD-PF).

Departmental Concurrence

BACKGROUND:

Many of the properties in the area have established residential and commercial uses, such as used automobile sales lot, convenience markets, houses of worship and single family residential units. Other parcels are still vacant. Several of the parcels are considered "flag lots" which are provided access via long and narrow easements from Mission Boulevard. The General Plan land use designation for the program area consists of approximately 500 ft. wide commercial retail along Mission Boulevard with low density residential designations behind the commercial retail.

Mark J. Balysfor
Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/29/07

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

RECEIVED RIVERSIDE COUNTY
MAY 3 11 AM '07

Prev. Agn. Ref.

District: Second Agenda Number:

15.7

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 836
March 7, 2007
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The project area is also contained by RCIP's (Riverside County Integrated Project) General Plan as Mission Boulevard Policy Area which encourages providing incentives for lot consolidation and other strategies to promote cohesive, unified planning of development. General Plan Amendment 00836 is an attempt to carry forward this goal of the RCIP General Plan.

RECOMMENDED MOTION:

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

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41148**, 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. 836**, based upon the findings and conclusions incorporated in the staff report.