

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

522B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 18, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 797 / CHANGE OF ZONE NO. 7308 / PLOT PLAN NO. 21558 – MITIGATED NEGATIVE DECLARATION – Applicant: A.G. Spanos Construction Inc. – Engineer / Representative: Albert A. Webb Associates - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.35 -1.0 Floor Area Ratio) and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Northerly of Iseral Ln., southerly of McCall Blvd., easterly of Antelope Rd., westerly of Aspel Rd – 19.06 Gross Acres - Zoning: Commercial Office (C-O) - **REQUEST:** The General Plan Amendment proposes to change the land use designation on a portion of the subject property from Community Development: Commercial Office (CD-CO) (0.35 -1.0 Floor Area Ratio) to Community Development: Very High Density Residential (CD-VHDR) (14-20 Dwelling Units Per Acre). The Change of Zone proposes to change the zoning on the subject property from Commercial Office (C-O) to General Residential (R-3) and Open Area Combining Zone - Residential Developments (R-5). The Plot Plan proposes the development of approximately 16.18 acres of the 19.06 acres (gross) project site for a 248 unit multi-family apartment complex, including common recreation facilities with an overall density of 15.3 dwelling units per acre. Total parking for the site shall be 523 of which 250 are carport parking spaces with 8 being handicap accessible, 77 are garage parking spaces with 2 being handicap accessible, and 196 are uncovered parking spaces with 9 being handicap accessible. The southeast corner of the project site will remain as natural open space.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/20/07

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 797 / CHANGE OF ZONE NO. 7308 / PLOT PLAN NO. 21558

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40754**, 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. 797**, amending the Land Use Designation from Commercial Office (CD-CO) (0.35 -1.0 Floor Area Ratio) to Community Development: Very High Density Residential (CD-VHDR) (14-20 Dwelling Units Per Acre), in accordance with Exhibit # 6, and based on the findings and conclusions incorporated in the staff report; and,

DENIAL of **CHANGE OF ZONE NO. 7308**, from Commercial Office (C-O) to General Residential (R-3), in accordance with Exhibit # 3; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7308**, from Commercial Office (C-O) to General Residential (R-3) and Open Area Combining Zone - Residential Developments (R-5), in accordance with Exhibit # 4, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 21558**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.