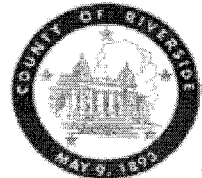


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

902B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 20, 2006

SUBJECT: SUBJECT: GENERAL PLAN AMENDMENT NO. 773/CHANGE OF ZONE No. 7255/CONDITIONAL USE PERMIT NO. 3486 – EA40565 – Applicant: Cocopah Nursery – Engineer/Representative: T.C. Morris - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) (RR) – Location: North of Avenue 66, south of Avenue 64, east of Highway 86, and west of Highway 111 – 53.6 Gross Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** To amend the existing Eastern Coachella Valley Area Plan from Rural: Rural Residential (5 Acre Minimum) (RR) to Community Development: Medium High Density Residential (5-8 DU/AC) (MHDR); to change the existing zone from Agriculture: Light Agriculture – 5 Acre Minimum (A-1-5) to Mobile Home Subdivisions and Mobile Home Parks (R-T); and a conditional use permit which proposes to construct and operate a mobile home park containing 382 spaces with accessory recreational open space areas and structures.

BACKGROUND: The project applications were presented before the Planning Commission on April 19, 2006. After taking testimony and discussion from the applicant and the general public, the Planning Commission closed the public hearing and tentatively denied the project. On May 31, 2006, the Planning Commission confirmed the denial action by adoption of a Planning Commission Resolution.

RECOMMENDED MOTION:

The Planning Department recommended denial; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Petty absent)
RECOMMENDS:

David Marcus For
Ron Goldman
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/20/06 by Departmental Concurrence

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

NOV 20 10:03

Prev. Agn. Ref.

District: Fourth

Agenda Number

15.1

The Honorable Board of Supervisors
RE: General Plan Amendment No. 773
RE: Change of Zone No. 7255
RE: Conditional Use Permit No. 3486
Page 2 of 3

DENIAL GENERAL PLAN AMENDMENT NO. 773, amending the designation from Rural: Rural Residential (5 Acre Minimum) (RR) to Community Development: Medium High Density Residential (5-8 DU/AC) (MHDR), in accordance with Exhibit 5; and,

DENIAL CHANGE OF ZONE NO. 7255, from Light Agriculture – 5 Acre Minimum (A-1-5) to Mobile Home Subdivisions and Mobile Home Parks (R-T), in accordance with attached Exhibit 2; and,

DENIAL CONDITIONAL USE PERMIT NO. 3486, based on the attached Planning Commission Resolution, and based upon the findings and conclusions incorporated in the staff report.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



15.3

1:30 p.m. being the time set for further public hearing on the application of Cocopah Nursery – T.C. Morris for General Plan Amendment No. 773 to amend the land use designation from Rural Residential (5 Acre Minimum) (RR) to Community Development Medium High Density Residential (5-8 DU/AC); for Zone Change 7255 to change the zone from Light Agriculture – 5 Acre Minimum (A-1-5) to Mobile Home Subdivisions and Mobile Home Parks (R-T); and, for Conditional Use Permit 3486 to construct and operate a mobile home park containing 382 spaces with accessory recreational open space areas and structures, located in the Mecca Zoning District, 4th District, the Chairman called the matter for hearing.

On motion of Supervisor Wilson, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, October 2, 2007 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 31, 2007 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 31, 2007
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By James Schimmel Deputy

AGENDA NO.
15.3

xc: Planning, Applicant, COB
me