

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 10, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 863 / CHANGE OF ZONE NO. 7299 / CONDITIONAL USE PERMIT NO. 3500 (FTA No. 06-04) -MITIGATED NEGATIVE DECLARATION - Applicant: Coachella Valley Housing Coalition - Engineer / Representative: Hacker Engineering - Fourth Supervisoral District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) - Location: Northeasterly corner of Avenue 64 and Lincoln Street - 20 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - REQUEST: The project proposes a general plan amendment from Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC); a change of zone from Heavy Agriculture - (10 Acre Minimum) (A-2-10) to Mobile Home Subdivision and Mobile Home Parks (R-T); to construct and operate a 53-space mobile home park with a community building, mechanical building, and open space areas within a 10-acre portion of a 20-acre site.

BACKGROUND: Fast Track General Plan Amendment / Fast Track Change of Zone No. 7299 and Fast track Conditional Use Permit No. 3500 were heard and unanimously approved by the Planning Commission on September 5, 2007. Issues of affordable housing and appropriate densities were reviewed by the Planning Commission and resolved through discussion.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40712**, 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,

DENIAL of **FAST TRACK GENERAL PLAN AMENDMENT NO. 863**, proposing to amend the Eastern Coachella Valley Area Plan land use designation from Community Development: High



Ron Goldman
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

Departmental Concurrence

DATE 10/23/07
Tina Grande

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

The Honorable Board of Supervisors
RE: Fast Track General Plan Amendment No. 863
RE: Fast Track Change of Zone No. 7299
RE: Fast Track Conditional Use Permit No. 3500
September 10, 2007
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Density Residential (8-14 DU/AC) to Community Development: Medium High Density Residential (5-8 DU/AC) on the entire 20-acre property; but,

TENTATIVE APPROVAL of FAST TRACK GENERAL PLAN AMENDMENT NO. 863, amending the Eastern Coachella Valley Area Plan land use designation from Community Development: High Density Residential (8-14 DU/AC) to Community Development: Medium High Density Residential, (5-8 DU/AC) on a 10-acre portion of the 20-acre property, in accordance with Exhibit 7, and based on the findings and conclusions incorporated in the staff report and the attached Planning Commission General Plan Amendment resolution; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

DENIAL of FAST TRACK CHANGE OF ZONE NO. 7299, from A-2-10 to R-T on the entire 20-acre property as shown on Exhibit 3; but,

TENTATIVE APPROVAL of FAST TRACK CHANGE OF ZONE NO. 7299, from A-2-10 to R-T, on a 10-acre portion of the 20-acre property, in accordance with Exhibit 4, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors, and,

APPROVAL of FAST TRACK CONDITIONAL USE PERMIT NO. 3500, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.