

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

238B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 3, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 844 / CHANGE OF ZONE NO. 7475 / TENTATIVE PARCEL MAP NO. 34696 / PLOT PLAN NO. 22456 / VARIANCE NO. 1823 (FTA NO. 2006-11) – MITIGATED NEGATIVE DECLARATION – Applicant: Mission Village Senior Apartments, L.P. – Engineer / Representative: Rod Giron David Evans & Associates - Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: High Density Residential (CD-HDR) (8 - 14 Dwelling Units Per Acre) and Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Bellgrave Avenue, northerly of Mission Boulevard, and westerly of Amarillo Street – 9.98 Gross Acres - Zoning: General Residential - 4,000 Square Feet (R-3-4,000), Manufacturing - Service Commercial (M-SC), Scenic Highway Commercial (C-P-S), and General Commercial (C-1/C-P) - **REQUEST:** The General Plan Amendment proposes to amend the existing general plan land use to the proposed Parcel 1 (PM34696) from Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD-HDR) (8 - 14 Dwelling Units Per Acre) to Community Development: Highest Density Residential (CD-HHDR) (20+ Dwelling Units Per Acre). The Change of Zone proposes to change the project site's current zoning classification from General Residential - 4,000 Square Feet (R-3-4,000), Manufacturing - Service Commercial (M-SC), Scenic Highway Commercial (C-P-S), and General Commercial (C-1/C-P) to General Residential (R-3). The Tentative Parcel Map is a Schedule H subdivision of 9.98 gross (9.60 net) acres from sixteen residential and commercial parcels into 2 residential parcels. Parcel 1 with 4.17 gross (3.95 net) acres and Parcel 2 with 5.81 gross (5.65 net) acres. The Plot Plan proposes to develop a three (3) story, 86,422 square feet, 102-unit senior apartment development "Mission Village Senior Apartments," on a 4.17 gross acre (3.95 net acre) site with 18% building lot coverage, 86,870 square feet (50%) of common area, 97 parking spaces, and 42,033 square feet (24%) of landscaping within the proposed Parcel 1 of PM34696. The Variance is a proposal to allow 90 dwelling unit size reductions within the senior project from a minimum of 750 square feet to a minimum of 546 square feet identified in Ordinance No. 348, Section No. 18.11.



Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/10/08
Tina Grande
Department Concurrence

Policy	<input checked="" type="checkbox"/>
Policy	<input checked="" type="checkbox"/>
Consent	<input type="checkbox"/>
Consent	<input type="checkbox"/>
Dep't Recomm.:	
Per Exec. Ofc.:	

Prev. Agn. Ref.

District: Second

Agenda Number:

15.4

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 844 / CHANGE OF ZONE NO. 7475 / TENTATIVE
PARCEL MAP NO. 34696 / PLOT PLAN NO. 22456 / VARIANCE NO. 1823 (FTA NO. 2006-11)

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Page 2 of 2

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41196**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 844**, amending the Land Use Designation for the subject property from Community Development: Commercial-Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD-HDR) (8 - 14 Dwelling Units Per Acre) to Community Development: Highest Density Residential (CD-HHDR) (20+ Dwelling Units Per Acre), in accordance with Exhibit # 6, and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

DENIAL of **CHANGE OF ZONE NO. 7475**, amending the zoning classification from General Residential - 4,000 Square Feet (R-3-4,000), Manufacturing - Service Commercial (M-SC), Scenic Highway Commercial (C-P-S), and General Commercial (C-1/C-P) to General Residential (R-3), in accordance with Exhibit # 3; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7475**, amending the zoning classification for the subject property from General Residential - 4,000 Square Feet (R-3-4,000), Manufacturing - Service Commercial (M-SC), Scenic Highway Commercial (C-P-S), and General Commercial (C-1/C-P) to General Residential - 525 Square Foot Minimum (R-3-525), 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 **TENTATIVE PARCEL MAP NO. 34696**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 22456**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

WITHDRAWAL of **VARIANCE NO. 1823**, based upon the findings and conclusions incorporated in the staff report.