

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

435



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 22, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 890 / CHANGE OF ZONE NO. 7601 / PLOT PLAN NO. 23169 – MITIGATED NEGATIVE DECLARATION – Applicant: Palm Desert Development – Engineer / Representative: Albert A. Webb Associates - Third Supervisorial District – Sun City Zoning District – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Northerly of Newport Road, southerly of Irvine Lane, easterly of Winter Hawk Road, and westerly of Bradley Road – 4.84 Gross Acres - Zoning: One-Family Dwellings (R-1) - **REQUEST:** The General Plan Amendment proposes to amend the project site's existing land use designation from Community Development: Medium Density Residential (CD-MDR) (2 to 5 dwelling units per acre) to Community Development: Very High Density Residential (CD-VHDR) (14 to 20 dwelling units per acre). The Change of Zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to General Residential (R-3). The Plot Plan proposes to develop 4.84 gross acres (4.19 net acres) into an 81-unit multifamily senior affordable housing development. A senior housing development shall be defined by the Housing for Older Persons Act of 1995 (HOPA), a further amendment to the Civil Rights Act of 1968. In accordance with HOPA, housing is restricted to residents 55 years and older. HOPA permits the construction of senior housing developments without violating Fair Housing Law under the Civil Rights Act of 1968. In addition, the senior housing development has income limitations for its occupants who must meet income requirements of Very Low (30% below the median income), Low (60% below the median income), and moderate (80% below the median income), as indicated by the State of California CDBG's and HOME's Table of 2008 Income Limits. The Plot Plan includes sixty-four (64) one-bedroom units, sixteen (16) two-bedroom units, and one (1) manager's unit. The project consists of the construction of five apartment buildings and one maintenance building, totaling 78,105 square feet, all of which encompass approximately 1 acre, or 22 percent, of the net site acreage. The square footage of each of the six buildings are: (1) 20,655 square feet, (2) 21,911 square feet, (1) 6,524 square feet, (1) 6,870 square feet, and (1) 234 square feet. The project also includes approximately 51,200 square

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

GMC 5/29/08
Departmental Concurrence GARY CHRISTMAS

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 890 / CHANGE OF ZONE NO. 7601 / PLOT PLAN NO. 23169

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feet of private roadways, 86,000 square feet of landscaped area, and 33,000 square feet of hardscaped area including 107 parking spaces. This development will provide affordable rental housing for seniors, which includes a pool area, shuffle board, rose-garden, putting green, and tenant gardens.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41632**, 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. 890**, amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD-MDR) (2 to 5 dwelling units per acre) to Community Development: Very High Density Residential (CD-VHDR) (14 to 20 dwelling units per acre), in accordance to 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7601**, amending the zoning classification for the subject property from One-Family Dwellings (R-1) to General Residential (R-3), in accordance with Exhibit # 3, 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 **PLOT PLAN NO. 23169**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report.