

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

506B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 29, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 891 / CHANGE OF ZONE NO. 7608 / PLOT PLAN NO. 23188 – MITIGATED NEGATIVE DECLARATION – Applicant: Palm Desert Development – Engineer / Representative: Albert A. Webb Associates - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Catt Road, easterly of Arnett Road, and westerly of Fox Ridge Lane – 10.35 Gross Acres - Zoning: Rural Residential (R-R) - **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 - 5 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 Rural Residential (R-R) to General Residential (R-3). The Plot Plan proposes to construct a 209 unit senior affordable housing development on 10.35 gross acres. 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 proposes to construct 208 one and two bedroom units with one (1) managers unit (209 units) in ten (10) – two (2) story buildings and one community building. The project will construct 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drain facilities, improvements to Catt Road and community gardens. The community building will consist of a swimming pool, computer facility, gymnasium, library, and on-site care taker unit. The entire project will be constructed in three phases with the first phase comprised of four tenant

Damian Meins for
Assistant Planning Director

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE: 6/3/08

Tina Grande
Departmental Conference

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.4

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 891 / CHANGE OF ZONE NO. 7608 / PLOT PLAN NO. 23188

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buildings, associated parking, and the community building. The second construction phase will include four tenant buildings, the construction of Fox Ridge Lane and amenities. The third phase will consist of two tenant buildings and infrastructure improvements. The applicant will be required to construct and maintain Fox Ridge Lane as a private road.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** to **ENVIRONMENTAL ASSESSMENT NO. 41648**, 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. 891**, amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD-MDR) (2 - 5 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7608**, amending the zoning classification for the subject property from Rural Residential (R-R) 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. 23188**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.