

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

329 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 14, 2008

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 860 (ENTITLEMENT/POLICY AMENDMENT) – Applicant: Pacific Real Estate Investment Group – Engineer/Representative: Larry McDermott – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.6 FAR) – Location: Northerly of Avenue 55, southerly of Avenue 54, easterly of Shady Lane, and westerly of Rulon Lane – 30 Gross Acres – Zoning: Controlled Development Areas (W-2-5) and Manufacturing Service Commercial (M-SC) – REQUEST: The applicant proposes to amend the General Plan from “Community Development: Light Industrial” (CD-LI) to “Community Development: Medium High Density Residential” (CD-MHDR) (5-8 du/ac) for an approximately 15-acre portion of a 30-acre property.

**RECOMMENDED MOTION:** The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 860. The adoption of such an order does not imply that the proposed general plan amendment will be approved.

**BACKGROUND:**

Comments were requested from the Planning Commission on May 14, 2008. The Planning Commission provided comments in the form of a unanimous recommendation that the Board of Supervisors adopt an order initiating General Plan Amendment No. 860.

General Plan Amendment No. 860 is accompanied by Change of Zone Case No. 7519, which proposes to change the zoning on the underlying property from Controlled Development Areas (W-2-5) and Manufacturing Service Commercial (M-SC) to General Residential (R-3); Conditional Use Permit No. 3148, Revised Permit No. 1, proposed to revise an existing conditional use permit for a mobile park that occupies 10 acres of a contiguous 30-acre site by adding a new club house building with various associated site improvements including landscaping and a swimming pool; increasing the space size of each lot from 3,150 square feet

Ron Goldman  
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 8/20/08  
Tha Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.3

to 3,500 square feet and by adding 5 acres of the adjacent contiguous 20 acres to the existing mobile home park that contains 110 spaces.

At the May 14, 2008 Planning Commission meeting, after listening to staff and the applicant's presentations, Commissioner Porrás stated that the existing park is in a horrible shape. A representative from the Economic Development Agency stated that this revised conditional use permit will bring the park into compliance and the current residents will be able to exchange their old mobile homes for new ones. The Planning Commission unanimously agreed and recommends that the Board adopt an order initiating proceedings for the proposed general plan amendment.

The Planning Director has reviewed the application for the proposed general plan amendment and the comments of the Planning Commission and recommends that your Board adopt an order initiating proceedings for the proposed general plan amendment.

**PLANNING COMMISSION  
MINUTE ORDER MAY 14, 2008  
CITY OF LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 7.7: FAST TRACK GENERAL PLAN AMENDMENT NO. 860 (FTA #2007-09) (Entitlement/Policy) - EA41378 - Applicant: Pacific Real Estates Inv. Group Inc. - Engineer/Representative: Larry McDermott - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan - Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) - Location: Northerly of Avenue 55, southerly of Avenue 54, easterly of Shady Lane, and westerly of Rulon Lane - 15 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-5) - APN: 763-230-015. (Legislative)**
- II. PROJECT DESCRIPTION**  
The General Plan Amendment proposes to amend the Eastern Coachella Valley Area Plan from Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) to Community Development: Medium High Density Residentail (CD-MHDR) (5-8 DU/AC).
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Maurice Borrows, Ph: (760) 863-8277 or email [mborrows@rctlma.org](mailto:mborrows@rctlma.org).
- The following spoke in favor of the subject proposal:  
David Gough, applicant, 4820 East Second Street, Suite #5, Long Beach, CA 90803  
Monica Telles, Riverside County Economic development Agency  
No one spoke in neutral or opposition to the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission unanimously recommended adoption of an order recommending initiation to the Board of Supervisors.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

Agenda Item No.: 7.7  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Maurice Borrows  
Planning Commission: May 14, 2008

Fast Track General Plan Amendment No. 860  
E.A. Number: 41378  
Applicant: Pacific Real Estate Inv. Group  
Engineer/Rep.: Roderick Knoll

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Community Development: Light Industrial" (CD-LI) to "Community Development: Medium High Density Residential" (CD-MHDR) (5-8 du/ac) for an approximately 15-acre portion of a 30-acre property. The project is located northerly of northerly of Avenue 55, southerly of Avenue 54, westerly of Rulon Lane, and easterly of Shady Lane within the Thermal Community.

### BACKGROUND:

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request comments on the proposed GPA from the Planning Commission (Commission) and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 860 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed GPA No. 860 is associated with Change of Zone Case No. 7519, which proposes to change the zoning from Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-5) to General Residential (R-3) and Conditional Use Permit No. 3148, Revised Permit No.1, which proposes to increase the lot/space size of an existing 110-space mobile home park and add five acres to the existing 10-acre park. The associated cases are not subject to discussion or comment by the Commission at this time.

Notices have been issued by the Code Enforcement Department concerning this property (CV992523, CV992524, and CV030437).

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**SUMMARY OF FINDINGS:**

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Existing mobile home park                              |
| 2. Surrounding Land Use (Ex. #1): | Agricultural crops to the north, west, east, and south |
| 3. Existing Zoning (Ex. #3):      | W-2-5 and M-SC   |
| 4. Surrounding Zoning (Ex. #3):   | M-SC to the north, south, east, and west               |
| 5. Riverside County General Plan  | Light Industrial                                       |
| 6. Project Data:                  | Total Acreage: 15                                      |
| 7. Environmental Concerns:        | Not applicable at this time                            |

**RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 860 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
  - a. Fringe Toed Lizard sand source area
  - b. General Plan Policy Overlay Area
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. The boundaries of the Coachella Valley Unified School District.
  - b. Flood Zone D of the FEMA Flood Plain.
  - c. The boundaries of the Coachella Valley Water District.
  - d. Thermal and Jacqueline Cochran redevelopment area
4. The project site is currently designated as Assessor's Parcel Number 763-230-012, 014 and 015.