

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

332B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 7, 2008

SUBJECT: **GENERAL PLAN AMENDMENT NO. 905 (FTA 2007-08) (ENTITLEMENT/POLICY AMENDMENT)** – Applicant Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan is a proposal to amend the project site’s general plan land use designation from “Community Development: High Density Residential” (CD:HDR) (8-14 DU/AC) to “Community Development: Medium Density Residential” (CD:MDR) (2-5 DU/AC) for an approximately 60.5 acre property. The project is located northerly of Avenue 64, southerly of Avenue 63, easterly of Lincoln Street, and westerly of Johnson Street.

RECOMMENDED MOTION: The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 905. 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 and voted 5-0 to recommend that the Board of Supervisors adopt an order initiating General Plan Amendment No. 905.

Proposed GPA No. 905 is associated with Change of Zone Case No. 7621 and Tentative Tract Map No. 35465, which proposes to subdivide approximately 60.5 acres into 291 (revised from 277) single-family residential affordable housing units, to be built using self-help methods of construction. Units will be owned by low and very low income families.

Ron Goldman
Planning Director

RG:jd

REVIEWED BY EXECUTIVE OFFICE

DATE 8/2/08

Tina Grande
Departmental Concurrence

Policy



Policy



Consent



Consent



Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.7

On April 30, 2008, the applicant submitted an original "General Plan Amendment Justification" statement which was reviewed by the Planning Commission on May 14, 2008, attached hereto. In response to the comments and inquiries of the Planning Commission, the applicant re-submitted an updated and revised "General Plan Amendment Justification" statement, attached hereto and date-stamped June 26, 2008. Issues of concern presented to the Planning Commission by the Planning Department involved the requested decrease in density from high-density residential to medium-density residential, and potential impacts to the county service area, parks and recreation. Applicant testified on May 14, 2008, that market and housing research studies support the need for affordable, for-sale housing for permanent agricultural and service industry employees, and that the Mecca Community Council had supported the project, considering an applicant waiting list of 10,000 families for self-help, for-sale housing in the Coachella Valley.

At the May 14, 2008, Planning Commission meeting, after listening to staff and the applicant's presentations, Commissioner Porras commented that the Mecca Community Council had expressed the need for additional housing in the area, and the reduction in density from high-density to medium-density residential was not in line with that goal. He indicated he would speak with Supervisor Wilson.

Commissioners Snell and Petty expressed that they did not see a problem going from higher to lower density. The Commissioners had a general discussion with the applicants about the special market for self-help housing. Commissioners Snell, Petty, and Porras addressed the need for recreational and park amenities in the area, and also indicated there was a general need for affordable housing.

The Planning Director has reviewed the application for the proposed general plan amendment and the comments of the Planning Commission. The Planning Director recommends that Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) is the most appropriate land use designation at this time for initiation. The Planning Director 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 7.3: FAST TRACK GENERAL PLAN AMENDMENT NO. 905 (Entitlement/Policy) - EA41710** – Applicant: Coachella Valley Housing Coalition - Engineer/Representative: MSA Consulting - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan - Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Location: Northerly of Avenue 55, southerly of Avenue 54, easterly of Shady Lane, westerly of Rulon Lane – 60.54 Gross Acres – Zoning: Heavy Agriculture (A-2) – APN: 727-030-037. (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the Eastern Coachella Valley Area Plan from Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) to Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Judith Deertrack, Ph: (760) 863-8277 or email jdeertra@rctlma.org.

The following spoke in favor of the subject proposal:

Sam Akbardour, Applicant's Representative, Sake Engineering, 400 S. Ramona Ave. #202, Corona, Ca 92825

No one spoke in neutral or opposition to the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended 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.

Agenda Item No.: 7.3
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Judith E. Deertrack
Planning Commission: May 14, 2008

General Plan Amendment No. 905
E.A. Number: 41710
Applicant: CV Housing Coalition
Engineer/Rep.: MSA Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Community Development: High Density Residential" (CD:HDR) (8-14 DU/AC) to "Community Development: Medium Density Residential" (CD:MDR) (2-5 DU/AC) for an approximately 60.5 acre property. The project is located northerly of Avenue 64, southerly of Avenue 63, easterly of Lincoln Street, and westerly of Johnson Street.

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. 905 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed GPA No. 905 is associated with Change of Zone Case No. 7621 and Tentative Tract Map No. 35465, which proposes to subdivide approximately 60.5 acres into 277 single-family residential affordable housing units, to be built using self-help methods of construction. Units will be owned by low and very low income families. The associated cases are not subject to discussion or comment by the Commission at this time.

The applicant submitted a report entitled, "Justification for Amendment," attached to this report.

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

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | To the north, mobilehomes, soccerfield and recreation; To the east, crops; To the south, adjacent vacant land, with single-family MHDR southerly of Avenue 64; to the west, vacant land |
| 3. Existing Zoning (Ex. #3): | A-2-10 |
| 4. Surrounding Zoning (Ex. #3): | To the north, R-2, R-T and A-1-5; to the east, A-2-10; to the south, A-2-10 and R-T; to the west, A-2-10 |
| 5. Riverside County General Plan (Exh. #6) | Land Use: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) |
| 6. Project Data: | Total Acreage: 60.5 |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 905 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, fee area, or preserve
 - b. MSHCP conservation area
 - c. General plan overlay area
 - d. Redevelopment area
 - e. Agricultural preserve
 - f. Airport influence or compatibility zone

3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District
 - b. Prime Farmland Area
 - c. The MSHCP fee area
 - d. CVWD Flood Control District

4. The project site is currently designated as Assessor's Parcel Number 727-030-037.