

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 29, 2008

SUBJECT: CHANGE OF ZONE NO. 7512, PLOT PLAN NO. 22768 – EA41366 – Applicant: Robert Zamora – Engineer / Representative: RGP Planning & Development Services - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Very High Density Residential (VHDR) (14-20 Dwelling Units Per Acre) – Location: Northeasterly corner of Antelope Road and Aldergate Drive – 5.5 Gross Acres - Zoning: One-Family Dwelling (R-1) - **REQUEST:** Proposes to change the subject property's existing zoning classification from One-Family Dwellings (R-1) to General Residential (R-3). The Plot Plan proposes to construct four (4) 2 and 3-story senior-restricted apartment buildings and one (1) two-story community building for a total of 106 units (including the manager's unit). The buildings will consist of seventy-three (73) one-bedroom units and thirty-two (32) two-bedroom units. Building A through D will be 25,876 square feet (sq. ft.), 35,113 sq. ft., 19,517 sq. ft., and 30,281 sq. ft., respectively, and the community building will be 3,362 sq. ft. for a total building area of 114,149 sq. ft. on a 5.5-acre lot. The community building will include the leasing office, manager's unit, multipurpose room, library and a social director's office. Additionally, a pool, spa, barbecue and picnic areas are proposed adjacent to this building. Two community garden areas with benches are proposed near the northeast corner of Building A and the southwest corner of Building C. The project includes 142 parking spaces of which 18 are tuck-under garages. A ten-foot-wide continuation of a regional trail will run from the northeasterly corner of the project site to the southeasterly corner, where it will turn to the west and run along the southerly boundary of the project site until it reaches Antelope Road.

RECOMMENDED MOTION:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL



 Ron Goldman
 Planning Director

RG:db

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

Prev. Agn. Ref.

District: Third

Agenda Number

16.1

REVIEWED BY EXECUTIVE OFFICE
 DATE 8/31/08
 Tina Grande
 Departmental Concurrence

ASSESSMENT NO. 41366, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

DENIAL CHANGE OF ZONE NO. 7512, amending the zoning classification for the subject property from One-Family Dwellings (R-1) to General Residential (R-3) in accordance with Exhibit# 3;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7512**, amending the zoning classification for the subject property from One-Family Dwellings (R-1) to General Residential with a minimum unit size of 640 square feet (R-3-640); and, in accordance with exhibit #4.

APPROVAL of **PLOT PLAN NO. 22768**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 19479 was a proposal for the development of a non-restricted 72 apartment units on the proposed site. This case was discussed before the Planning Commission on August 17, 2005 and was continued off-calendar to allow the applicant to resolve concerns that came from the neighboring Ryland Oasis community.

The property was subsequently sold to Robert Zamora who on May 3, 2007 began the entitlement process for the development of a 130 unit senior-restricted apartment units complex.