

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

820 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 26, 2008

SUBJECT: FAST TRACK GENERAL PLAN AMENDMENT NO. 860/FAST TRACK CHANGE OF ZONE NO. 7519/FAST TRACK CONDITIONAL USE PERMIT NO. 3148, REVISED PERMIT NO. 1 - EA41378 - Applicant: Pacific Real Estate Investment Group, Inc. - Engineer/Representative: Lawrence 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: Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-5) - REQUEST: The project proposes a general plan amendment to change the site's land use designation from "Community Development: Light Industrial" (CD-LI) (0.25-0.6 FAR) to "Community Development: Medium High Density Residential" (CD-MHDR) (5-8 du/ac); to change the zoning from Controlled Development Areas (W-2-5) and Manufacturing Service Commercial (M-SC) to General Residential (R-3); and a conditional use permit to redesign and continue an existing mobile home park that occupies 10 acres of a contiguous 30-acre site. The revised permit allows the addition of a new club house building with various associated site improvements including landscaping and a swimming pool, increasing the size of each space, and by adding 5 acres of the adjacent contiguous 20 acres to the existing mobile home park that contains 110 spaces within a 30-acre property.

BACKGROUND: Fast Track General Plan Amendment No. 860/Fast Track Change of Zone No. 7519/Fast Track Conditional Use Permit No. 3148, Revised Permit No. 1 was heard and approved unanimously by the Planning Commission on September 17, 2008. All issues were resolved through discussion and no change was made to the conditions of approval.

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


Ron Goldman
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 10/9/08
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2

The Honorable Board of Supervisors
RE: General Plan Amendment No. 860
RE: Change of Zone No. 7519
RE: Conditional Use Permit No. 3148,
Revised Permit No. 1
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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41378** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **FAST TRACK GENERAL PLAN AMENDMENT NO. 860**, amending the Eastern Coachella Valley Area Plan land use designation from "Community Development: Light Industrial" (CD-LI) to "Community Development: Medium High Density Residential" (CD-MHDR) (5-8 du/ac) in accordance with Exhibit 6 and the attached Planning Commission General Plan Amendment Resolution; and,

TENTATIVE APPROVAL of **FAST TRACK CHANGE OF ZONE NO. 7519**, from Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-5) to General Residential (R-3), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **FAST TRACK CONDITIONAL USE PERMIT NO. 3148, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.