

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

311B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 1, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 895 (Foundation Amendment - Regular) – Applicant: Donald and Elissa Fruciano Family Trust – Engineer / Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, and westerly of Gardner Avenue – 1.98 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** Propose to amend General Plan foundation component for the subject property from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced amendment of the general plan based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE

11/9/08

Tina Grande
Departmental Concurrence

Policy



Policy



Consent



Consent



Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

15.1

Agenda Item No.: 5.37
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 895
(Foundation – Regular)
E.A. Number: 41688
Applicant: Donald and Elissa Fruciano Family Trust
Engineer/Rep.: Adkan Engineers

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director does not recommend an order initiating proceedings for General Plan Amendment No. 895 which proposes to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Very Low Density Residential (RC-VLDR) to Commercial Retail (CR) for an approximately 1.98-acre property located northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, and westerly of Gardner Avenue. The Planning Commission made the comments below. The Planning Director continues to recommend an order initiating proceedings for General Plan Amendment No. 895 which proposes to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Very Low Density Residential (RC-VLDR) to Commercial Retail (CR). For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

- Commissioner John Roth:** Commissioner Roth stated that the proposed commercial use is appropriate, but without the improvements to Washington Street the project should not go forward. He recommended the applicant meet with Riverside County Transportation Department representatives to coordinate necessary improvements to Washington Street.
- Commissioner John Snell:** No comment
- Commissioner John Petty:** No comment
- Commissioner Jim Porras:** No comment
- Commissioner Jan Zuppardo:** No comment

Agenda Item No.: 5.37
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 895
(Foundation – Regular)
E.A. Number: 41688
Applicant: Donald and Elissa Fruciano Family Trust
Engineer/Rep.: Adkan Engineers

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) to "Community Development: Commercial Retail" (CD:CR) (0.20 – 0.35 Floor Area Ratio) for an approximately 1.98-acre property. The project is located northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, and westerly of Gardner Avenue.

ISSUES:

The proposed site is located within Woodcrest, a predominately rural community characterized by large lots and interspersed with citrus groves. The community of Woodcrest is overwhelmingly rural in character, with a strong equestrian presence, and limited infrastructure. Single family residences located to the east and south create similar characteristics to the proposed site and provide compatibility among existing uses.

Various commercial uses are located along Van Buren Boulevard, to the north, creating a district specific to business development and allowing compatibility of uses to a defined area.

The proposed change conflicts with the overall vision in that it does not sustain the rural compatibility which is commonplace to the area; therefore, inconsistencies would be created between the land use map/element and policies within the area plan.

RECOMMENDATIONS:

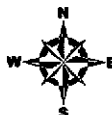
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 895 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 274-040-003.



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Woodcrest
Township/Range: T3SR5W
Section: 25



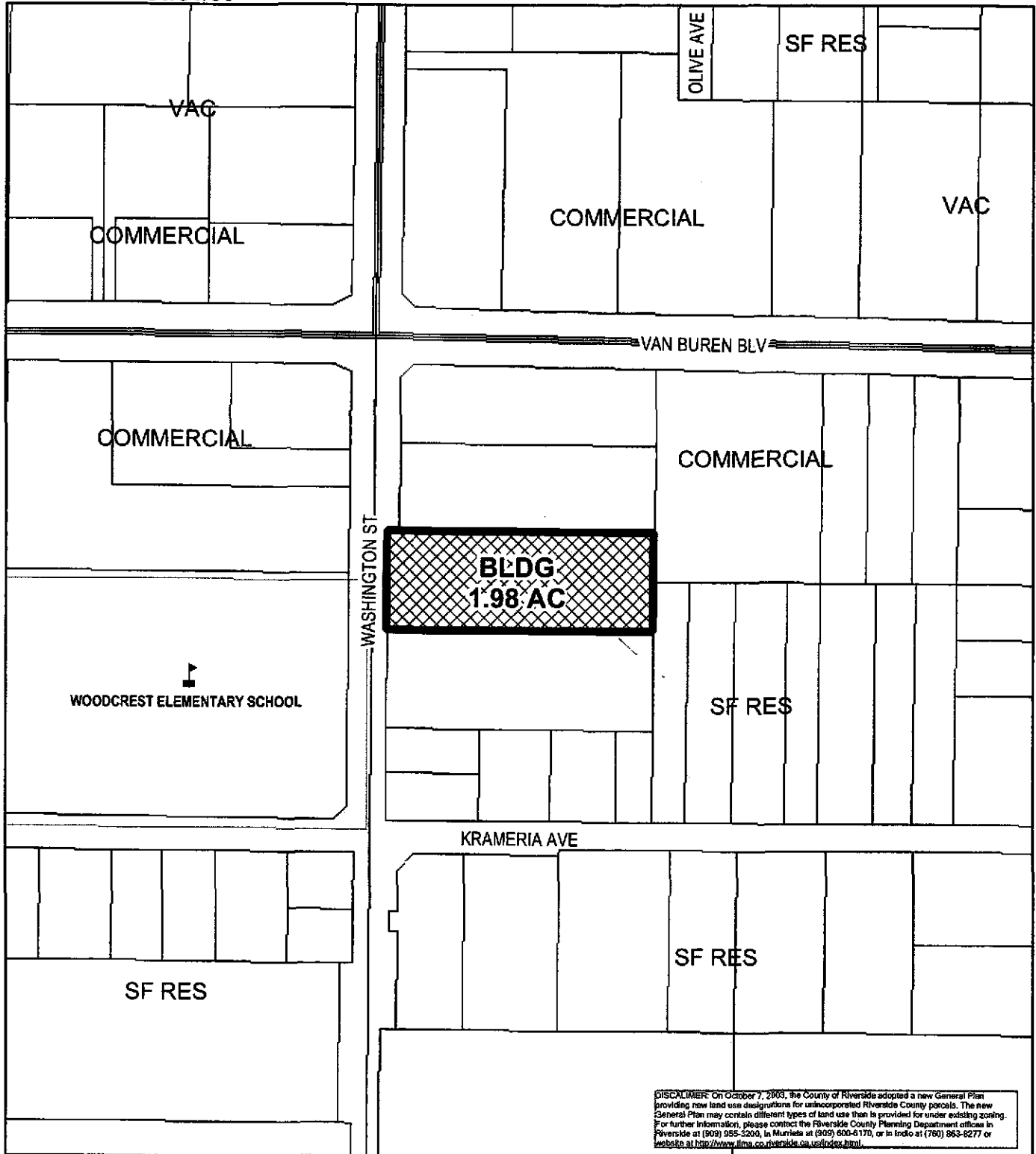
Assessors
Bk. Pg. 274-04
Thomas
Bros. Pg. 745 J4

Supervisor Buster
District 1
Date Drawn: 01/31/08

GPA00895

Land Use

Planner: Amy Aldana
Date: 02/05/08
Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ltrm.ca.gov/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Woodcrest
Township/Range: T3SR5W
Section : 25

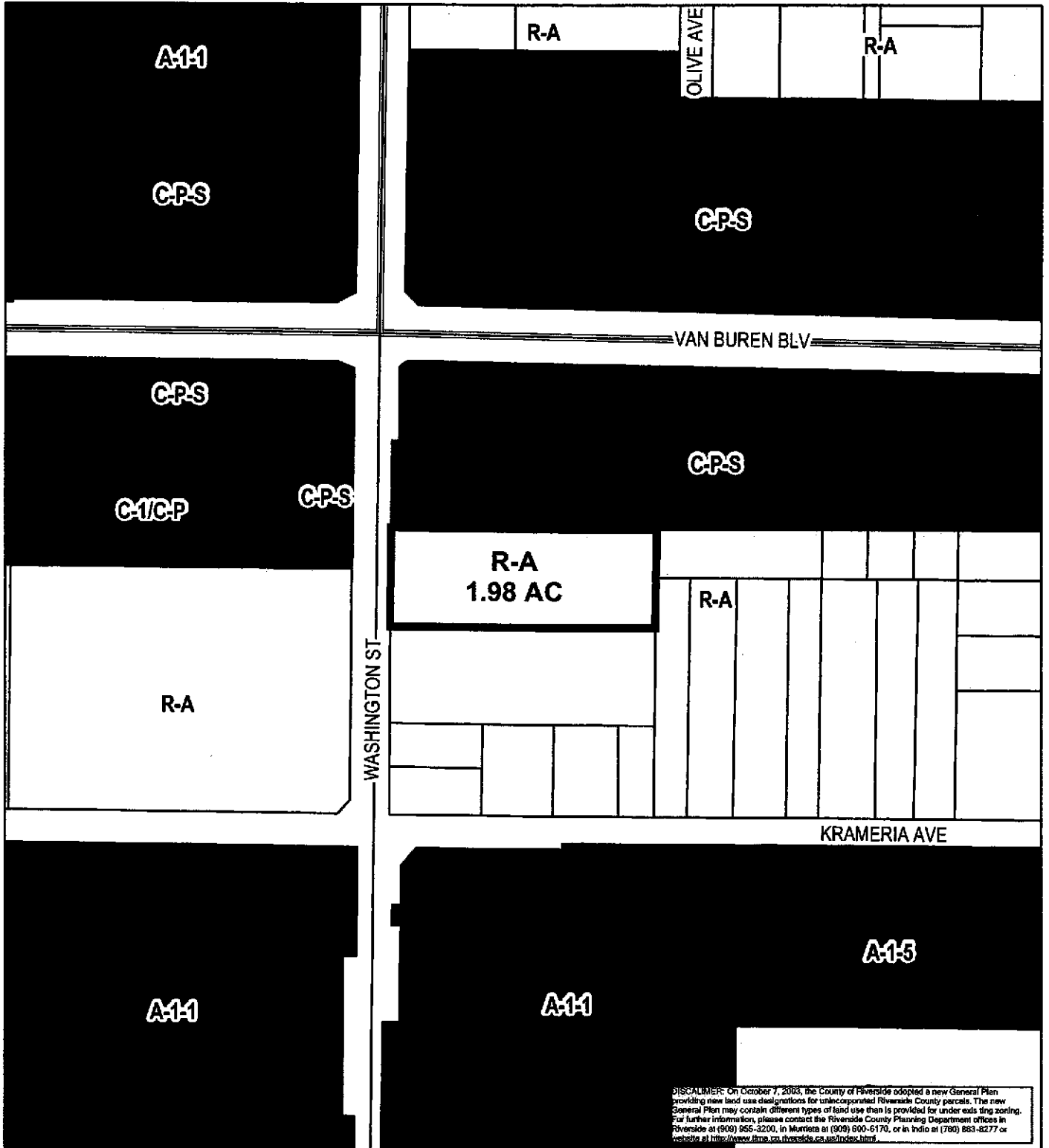


Assessors
Bk. Pg. 274-04
Thomas
Bros. Pg. 745 J4

Supervisor Buster
District 1
Date Drawn: 01/31/08

GPA00895
EXISTING ZONING

Planner: Amy Aldana
Date: 02/05/08
Exhibit 2

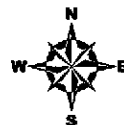


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 274-04
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Supervisor Buster
District 1

GPA00895

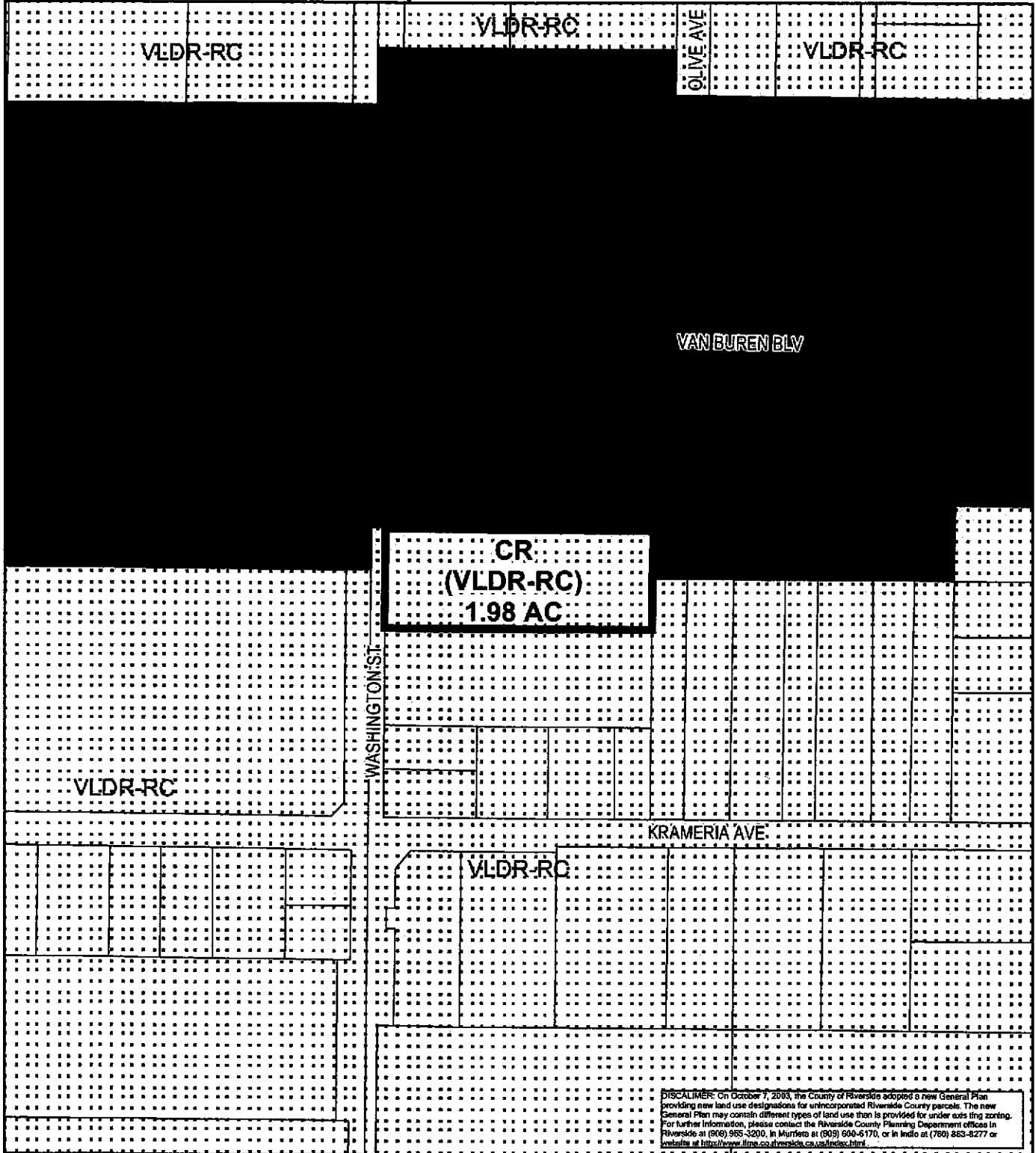
Planner: Amy Aldana

Date: 02/05/08

Date Drawn: 01/31/08

Proposed General Plan

Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Woodcrest
Township/Range: T3SR5W
Section : 25



Assessors
Bk.Pg. 274-04
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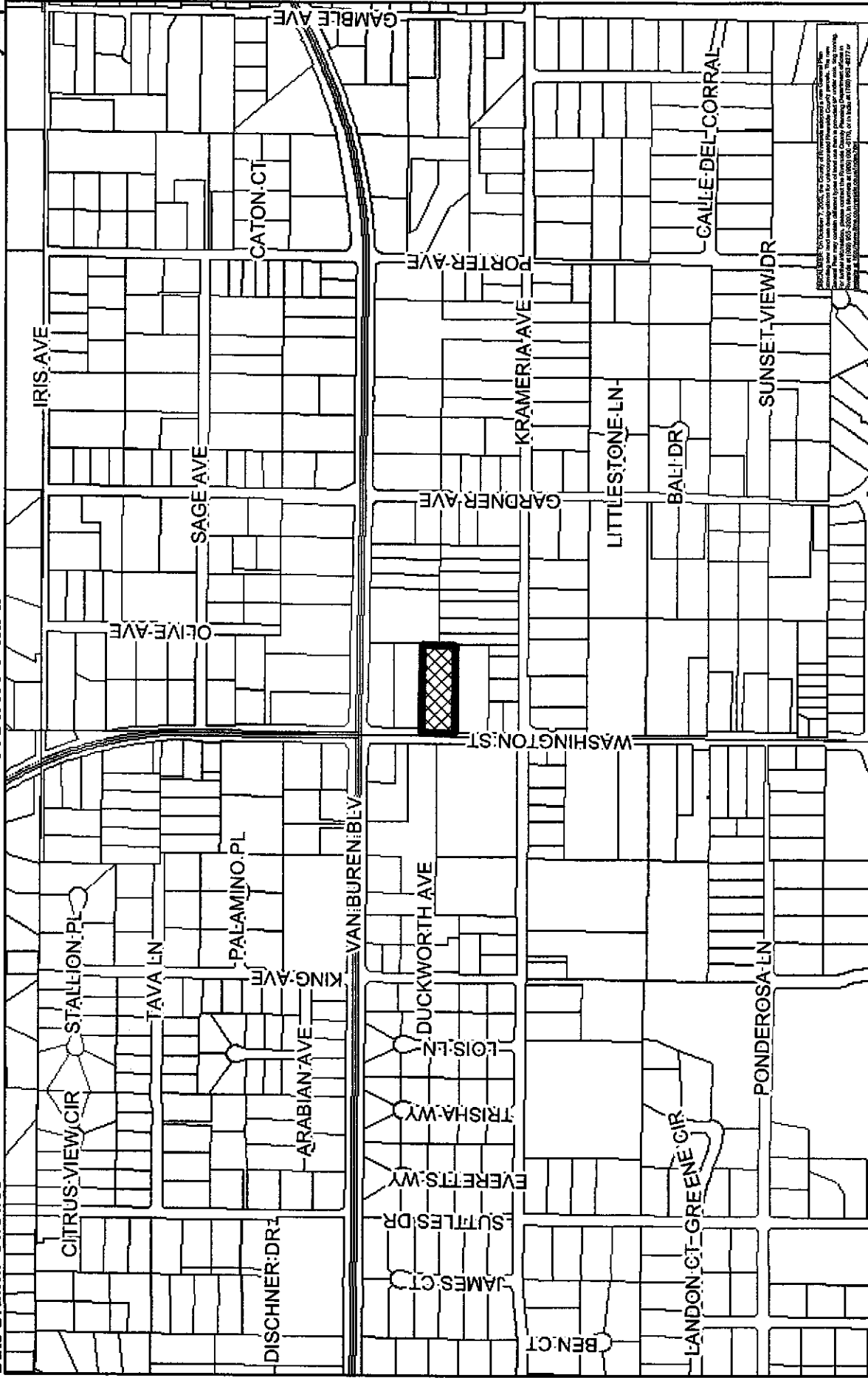


Supervisor Buster
District 1

Date Drawn: 01/31/08

GPA00895 VICINITY MAP

Planner: Amy Aldana
Date: 02/05/08
Vicinity Map



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new planning file format. This format may contain different types of parcel data than previous formats. Any errors in this map are the responsibility of the user. The County of Riverside is not responsible for any errors in this map. The County of Riverside is not responsible for any errors in this map. The County of Riverside is not responsible for any errors in this map.

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