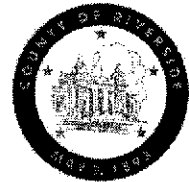


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

5218



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 1, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 897** (Foundation - Regular) – Applicant: Richard Kreedman – Engineer / Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Desert Center Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and westerly of Ridgeway Avenue – 2.81 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** Propose to amend General Plan foundation component of the subject site from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan land use designation on 1.6 acres of the subject site from Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) - APN: 280-100-016

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment 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. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman  
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE  
DATE 12/17/08  
Tina Grande  
Departmental Concurrence

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

The Honorable Board of Supervisors  
**RE: GENERAL PLAN AMENDMENT NO. 897**  
December 1, 2008  
Page 2 of 2

and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**Agenda Item No.: 6.14**  
**Area Plan: Lake Mathews / Woodcrest**  
**Zoning District: Woodcrest**  
**Supervisorial District: First**  
**Project Planner: Amy Aldana**  
**Planning Commission: October 1, 2008**  
**Continued from: August 12, 2008**

**General Plan Amendment No. 897**  
**(Foundation – Regular)**  
**Applicant: Richard Kreedman**  
**Engineer/Rep.: Adkan Engineers**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended an order initiating proceedings for General Plan Amendment No. 897 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) on 1.6 acres of the site. The Planning Commission made the comments below. The Planning Director continues to recommend the initiation of General Plan Amendment No. 897 from RC:VLDR to CD: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 met with the applicant and the recommended exhibit is close to what had been discussed. He concurs with staff that initiation would be appropriate.
- Commissioner John Snell:** No comment
- Commissioner John Petty:** No comment
- Commissioner Jim Porras:** No comment
- Commissioner Jan Zuppardo:** No comment

**Agenda Item No.: 6.14**  
**Area Plan: Lake Mathews / Woodcrest**  
**Zoning District: Woodcrest**  
**Supervisory District: First**  
**Project Planner: Amy Aldana**  
**Planning Commission: October 1, 2008**  
**Continued from: August 12, 2008**

**General Plan Amendment No. 897**  
**(Foundation – Regular)**  
**E.A. Number: 41690**  
**Applicant: Richard Kreedman**  
**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 2.81-acre property. The project is located northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue.

**FURTHER PLANNING CONSIDERATION:**

**September 10, 2008**

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 5, 2008 between the applicant and the Planning Department to discuss the proposal further.

The parcel is located at the northwest corner of Van Buren Boulevard, an urban arterial roadway with a 152 foot right of way, and Ridgeway Avenue, a County maintained street. It is a long, narrow parcel, approximately 165 feet wide and 755 feet deep. Given traffic volumes along Van Buren Boulevard, large lot residential development, particularly, along Van Buren Boulevard may not be the most appropriate land use.

Allowing commercial uses along Van Buren Boulevard and continuing Rural Community: Very Low Density Residential towards the rear of the site may be more compatible with existing conditions in the area than changing the entire site to Commercial Retail as proposed by the applicant. Allowing Commercial Retail toward the front of the parcel and maintaining VLDR-RC toward the back of the parcel would mirror the land use designations on the opposite side of Ridgeway Avenue from this parcel. This parcel to the east is designated as Community Development: Commercial Retail fronting Van Buren Boulevard and Rural Community: Very Low Density Residential toward the rear of the parcel. The applicant's engineer found Staff's proposed modification acceptable.

Staff was also concerned that lack of infrastructure would not allow for commercial uses. The applicant has indicated the City of Riverside's master plan would extend sewer services along Washington to Van Buren Boulevard. A current pump station is located at Wood Road (within city boundaries).

**RECOMMENDATIONS:**

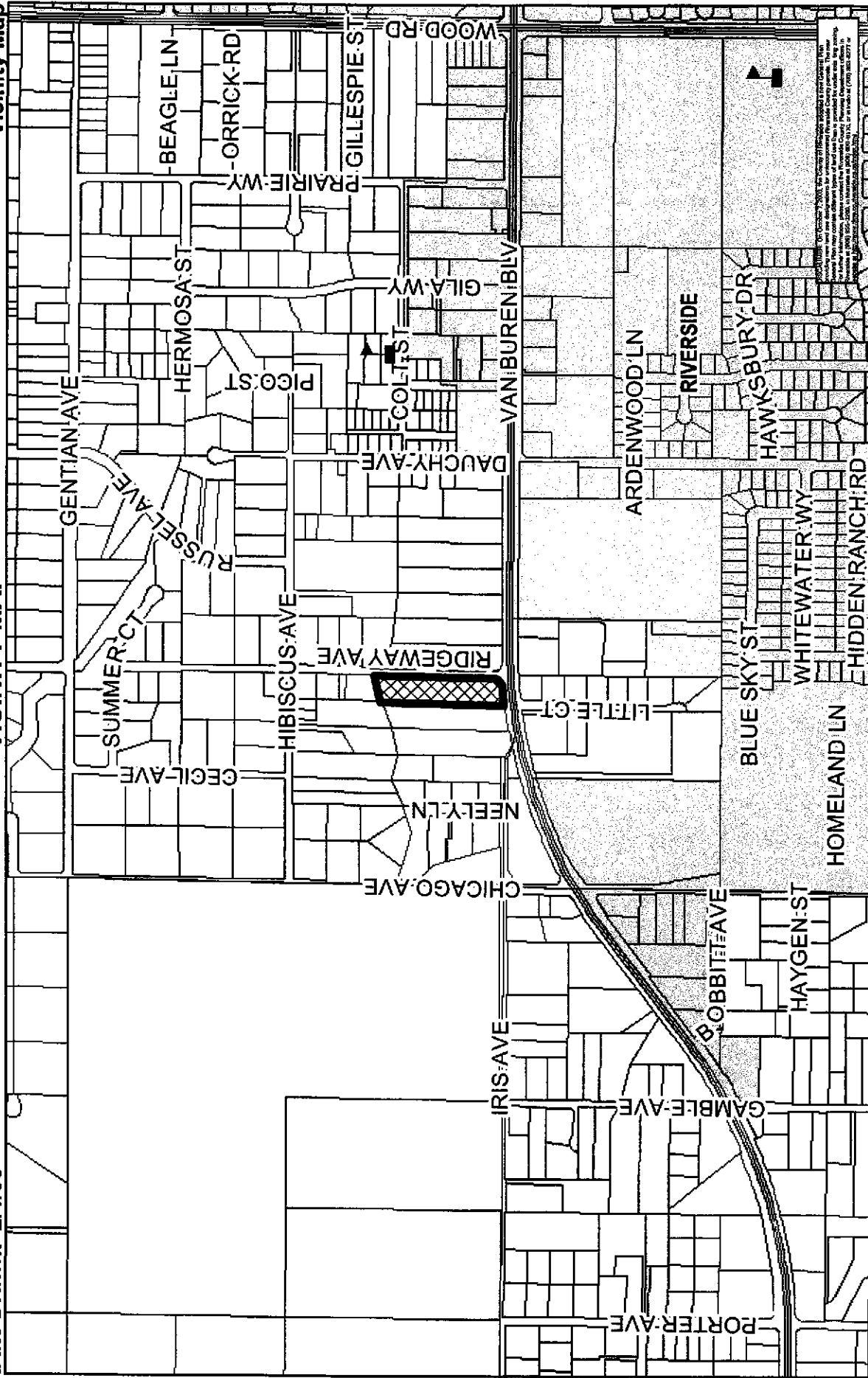
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 897 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail over the entire site **would not be appropriate**. However, comment that adoption of an order initiating proceedings for General Plan Amendment No. 897 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail on the portion of the site fronting on Van Buren Boulevard and which mirrors the designation of the parcel on the east side of Ridgeway Avenue **would 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 280-100-016.

Supervisor Buster  
District 1  
Date Drawn: 2/1/08

# GPA00897 VICINITY MAP

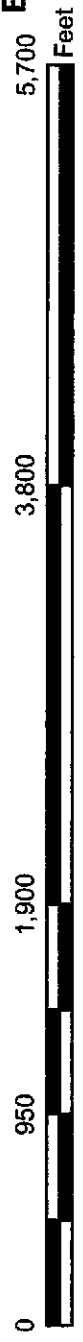
Planner: Amy Aldana  
Date: 2/5/08  
Vicinity Map



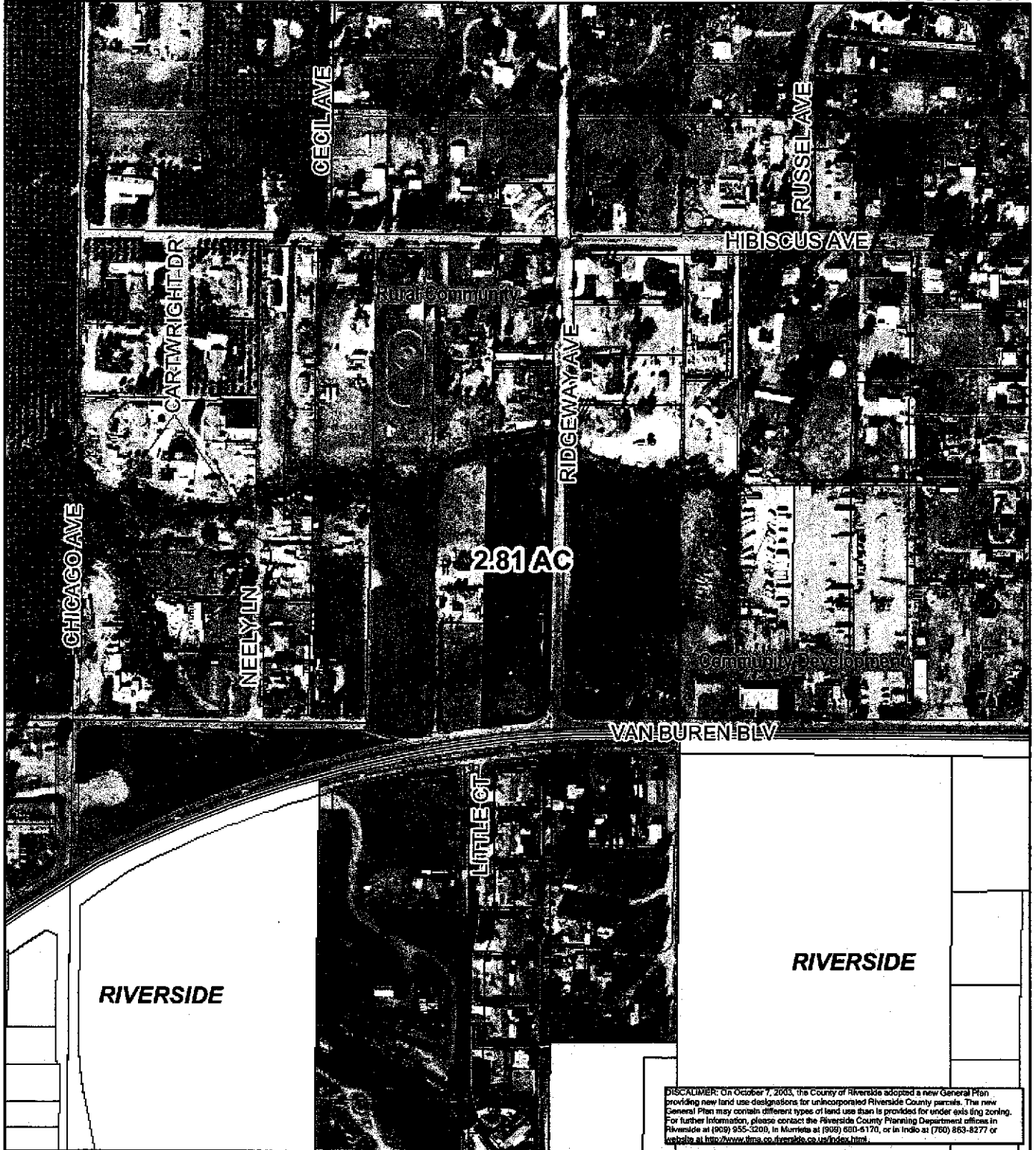
Zone  
District: Woodcrest  
Township/Range: T3SR4W  
Section : 19

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 280-10  
Thomas  
Bros. Pg. 746 B3

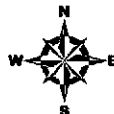


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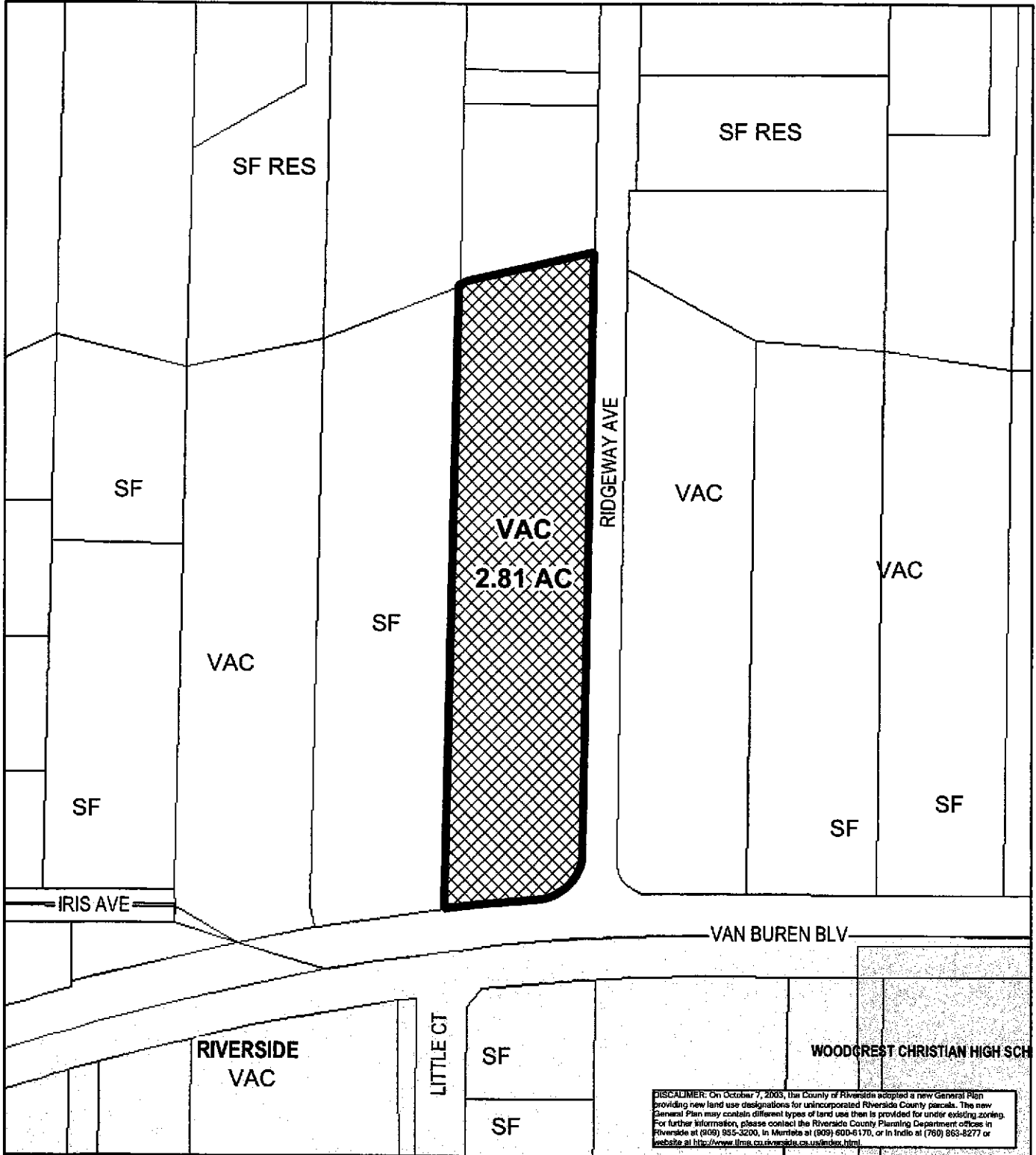


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District  
Plan: Woodcrest  
Township/Range: T3SR4W  
Section: 19



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Woodcrest  
Township/Range: T3SR4W  
Section : 19



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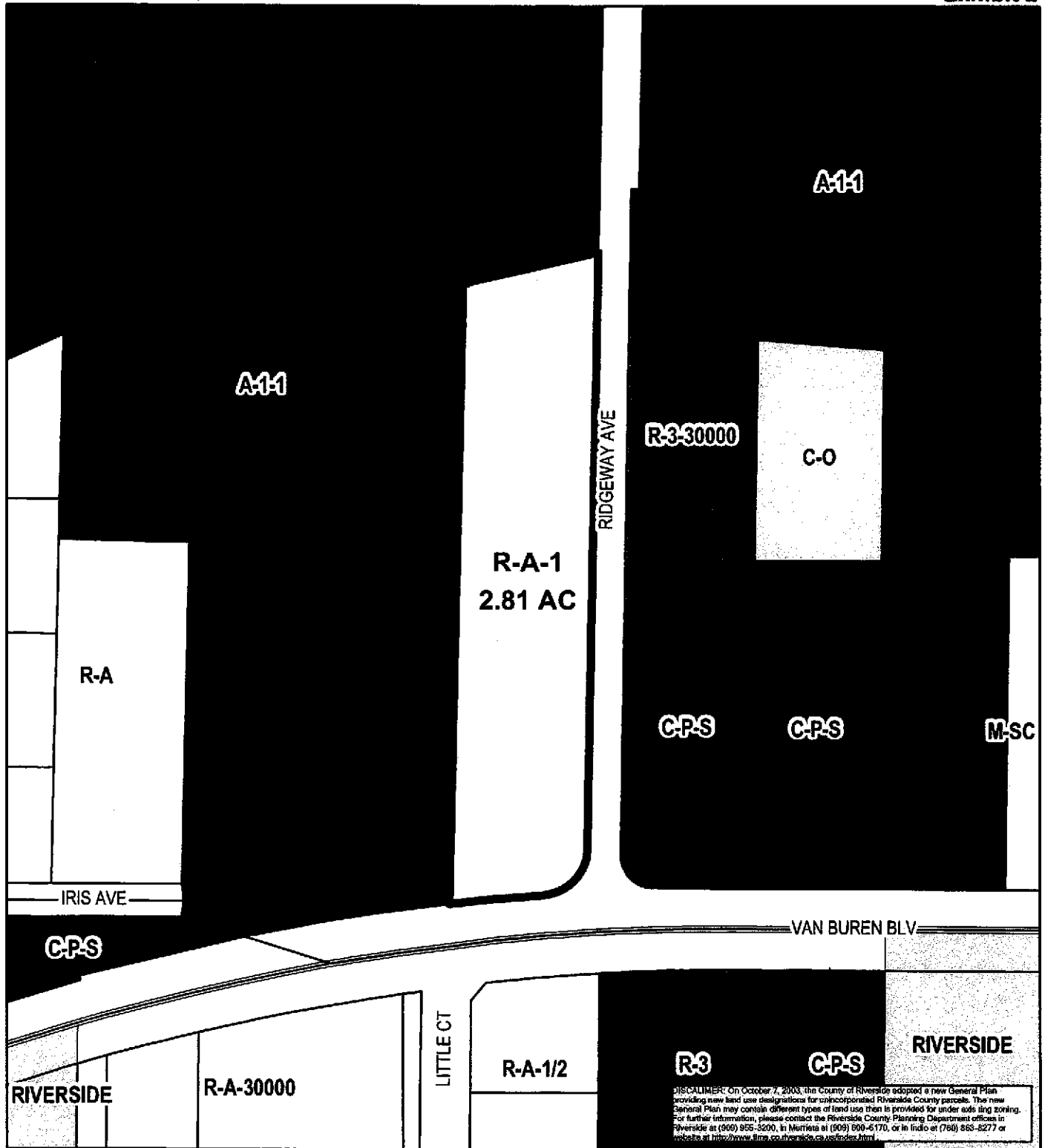


Supervisor Buster  
District 1  
Date Drawn: 2/1/08

# GPA00897

## EXISTING ZONING

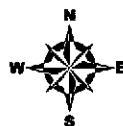
Planner: Amy Aldana  
Date: 2/5/08  
Exhibit 2



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 Murrieta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.fire.ca.gov/index.html>.

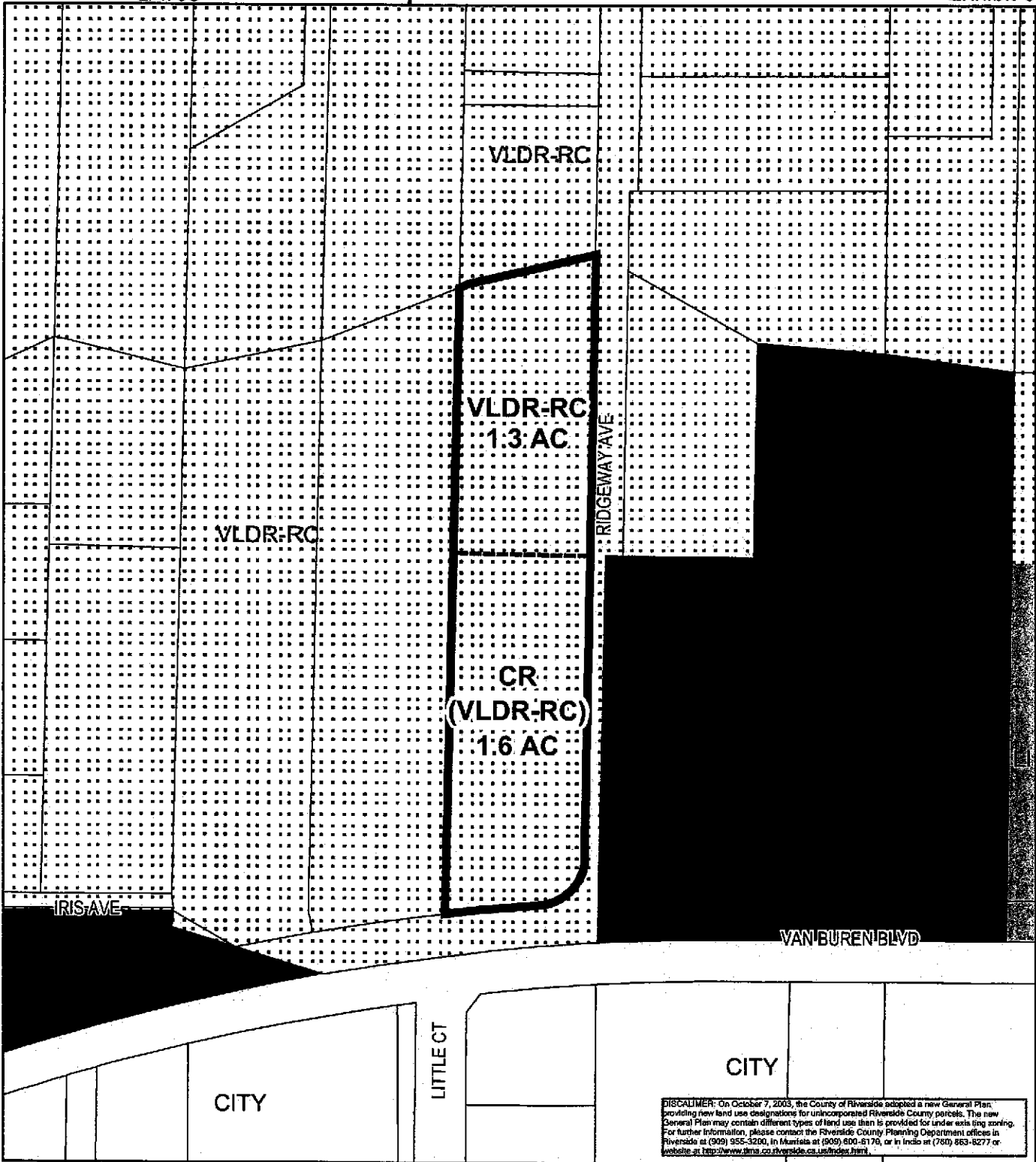
Zone  
District: Woodcrest  
Township/Range: T3SR4W  
Section : 19

### RIVERSIDE COUNTY PLANNING DEPARTMENT



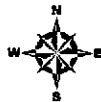
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Woodcrest  
Township/Range: T3SR4W  
Section : 19



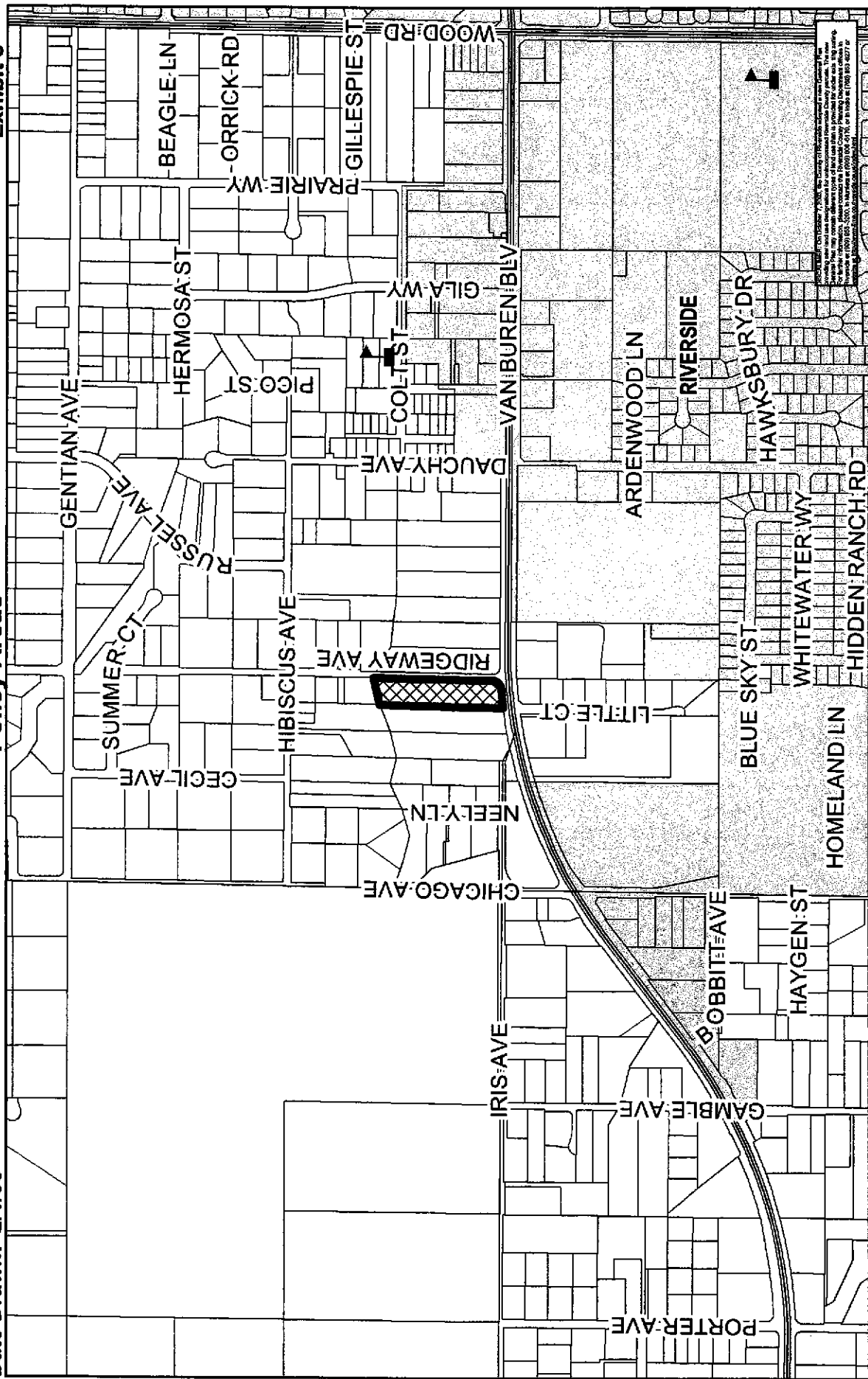
Assessors  
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Thomas  
Bros. Pg. 746 B3



Supervisor Buster  
District 1  
Date Drawn: 2/1/08

**GPA00897**  
Policy Areas

Planner: Amy Aldana  
Date: 2/5/08  
Exhibit 8



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**Zone** District: Woodcrest  
**Township/Range:** T3SR4W  
**Section :** 19

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Assessors**  
Bk. Pg. 280-10  
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