

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

524 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 1, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 1002 (Foundation - Regular) – Applicant: Pearl Communities – Engineer / Representative: Pearl Communities - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Limonite Avenue, easterly of Pedley Road, southerly of 58th Street, and westerly of Camino Real – 10.66 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **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 of the subject site from Low Density Residential (RC:LDR) (½ Acre Minimum Lot Size) to High Density Residential (CD:HDR) (8-14 dwelling units per acre) – APN: 165-140-038

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 in the application. The consideration of the initiation of proceedings by the Planning Commission

Ron Goldman
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE 12/19/08
Tina Grande
Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Second Agenda Number:

15.4

The Honorable Board of Supervisors

RE: **GENERAL PLAN AMENDMENT NO. 1002** (Foundation - Regular)

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.: 6.22
Area Plan: Jurupa
Zoning District: Pedley
Supervisory District: Second
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 1002
(Foundation – Regular)
Applicant: Pearl Communities
Engineer/Rep.: Pearl Communities

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director initially recommended an order initiating proceedings for General Plan Amendment No. 1002 from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum). The Planning Commission made the comments below.

General Plan Amendment No. 1002 is being sought in conjunction with the development of a senior housing project on the site and on parcels to the south under Change of Zone No. 7009 and Plot Plan No. 19603 which were submitted in 2004. On September 2, 2008, the Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 709 on the parcels to the south of General Plan Amendment No. 1002. General Plan Amendment No. 709 would change the land use designation on these southern parcels from Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Highest Density Residential (CD: HHDR) (20+ Dwelling Units per Acre).

Based on the initiation of proceeding for General Plan Amendment No. 709 and the existing proposal to develop the entire site as a single senior housing project under Change of Zone No. 7009 and Plot Plan No. 19603, the Planning Director now recommends that the Board of Supervisors initiate proceedings for General Plan Amendment No. 1002 from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units per Acre). 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:** Community Development designations are becoming commonplace in rural areas. He asked for justification from the Planning Director to support changes from Rural Community to Community Development.
- Commissioner John Snell:** Concurred with staff to initiate change from Rural Community: Low Density Residential to Community Development: Low Density Residential.
- Commissioner John Petty:** No comments
- Commissioner Jim Porras:** No comments
- Commissioner Jan Zuppardo:** No comments

Agenda Item No.: 6.22
Area Plan: Jurupa
Zoning District: Pedley
Supervisory District: Second
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 1002
(Foundation – Regular)
E.A. Number: 41832
Applicant: Pearl Communities
Engineer/Rep.: Pearl Communities

**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: Low Density Residential” (LDR-RC) (1/2 Ac. Min.) to “Community Development: Highest Density Residential” (CD:HHDR) (0.20+ du/ac) for an approximately 10.66-acre property. The project is located northerly of Limonite Avenue, easterly of Pedley Road, southerly of 58th Street, and westerly of Camino Real.

FURTHER CONSIDERATIONS:

September 11, 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 10, 2008 between the applicant and the Planning Department to discuss the proposal further.

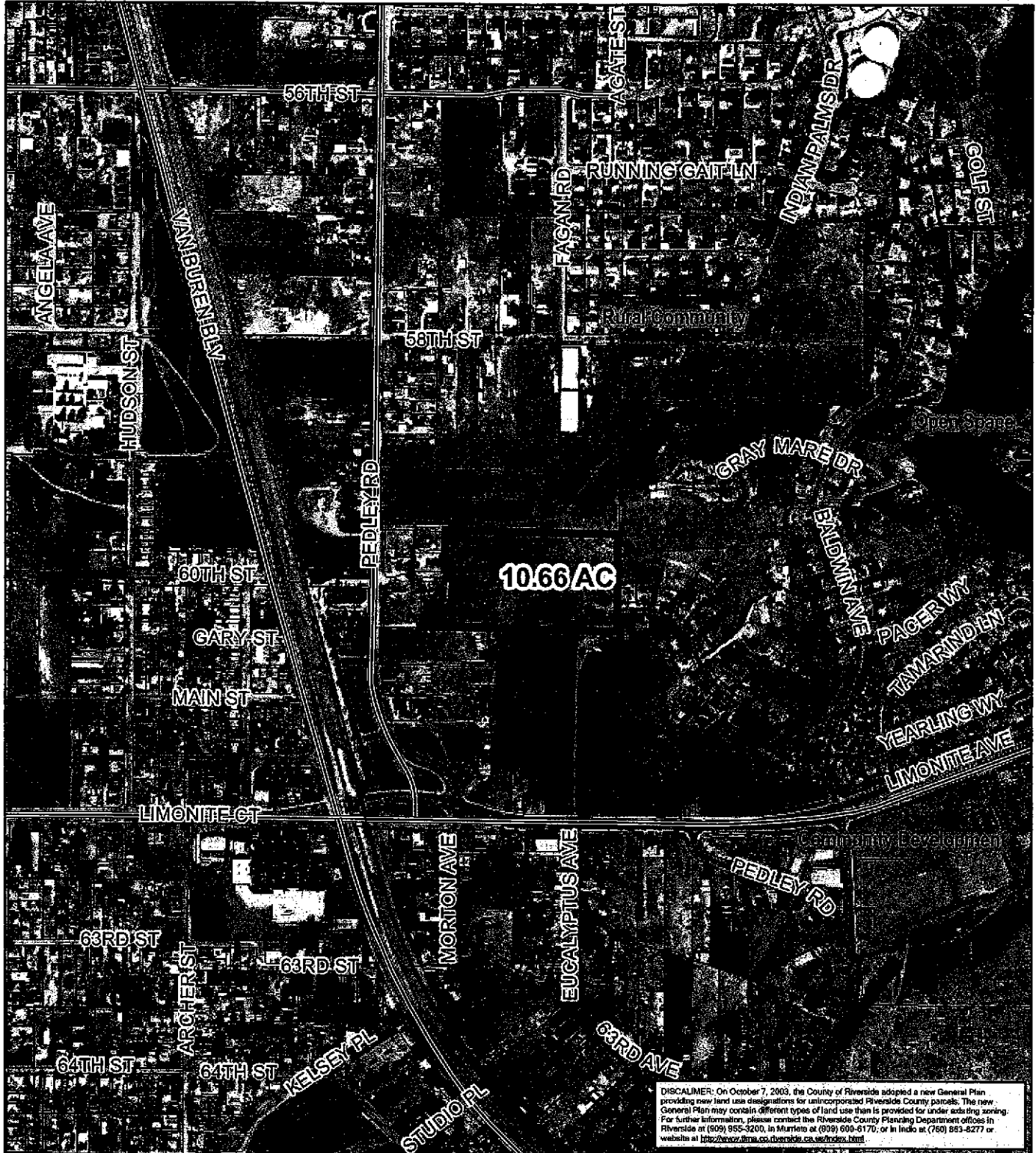
The applicant is in the process of developing a senior housing project. In 2004, Plot Plan 19603 was submitted over the site and the parcels to the south between the subject site and Limonite Avenue. The applicant also filed General Plan Amendment No. 709 (GPA 709) over subject site and the parcel immediately to the south. Because the subject site required a foundation component change, the applicant subsequently filed GPA 1002.

To allow this site to be developed in conjunction with the existing project to the south, staff recommends initiating a change from LDR-RC to LDR-CD. This will allow that applicant to proceed with the processing of the overall project, while determining the appropriate land use designation for the overall project, once the project design is finalized. The general plan amendment needed to implement the proposed project may later be consolidated under a single general plan amendment, GPA 709.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1002 **would not be appropriate**, but comment that adoption of an order initiating proceedings as modified by staff **would be appropriate**. Staff's proposal is to change the designation on the site from LDR-RC to LDR-CD. 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 165-140-038.

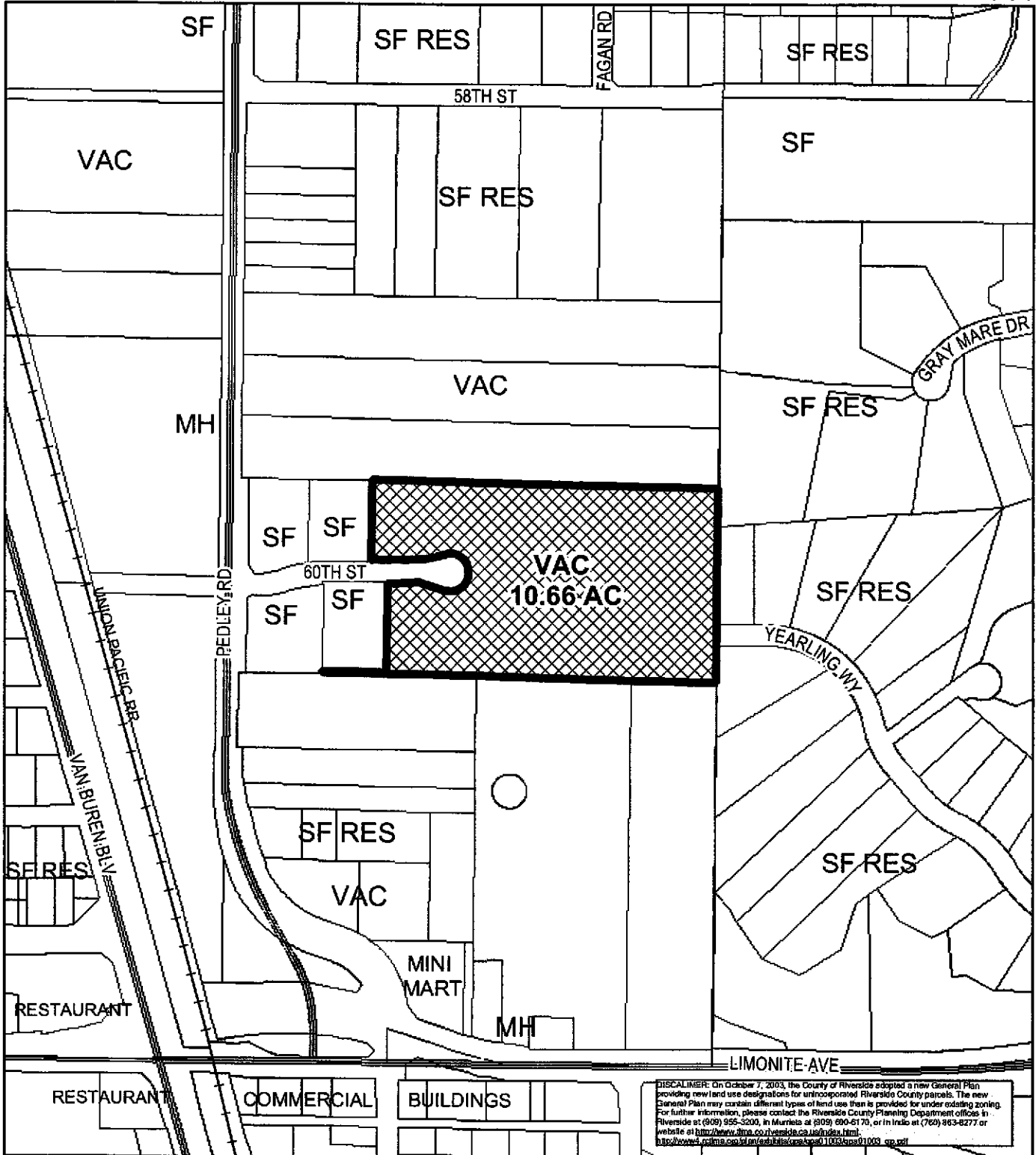


RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Pedley
 Township/Range: T2SR6W
 Section: 23

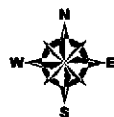


Assessors
 Bk. Pg. 165-14
 Thomas
 Bros. Pg. 684 E5



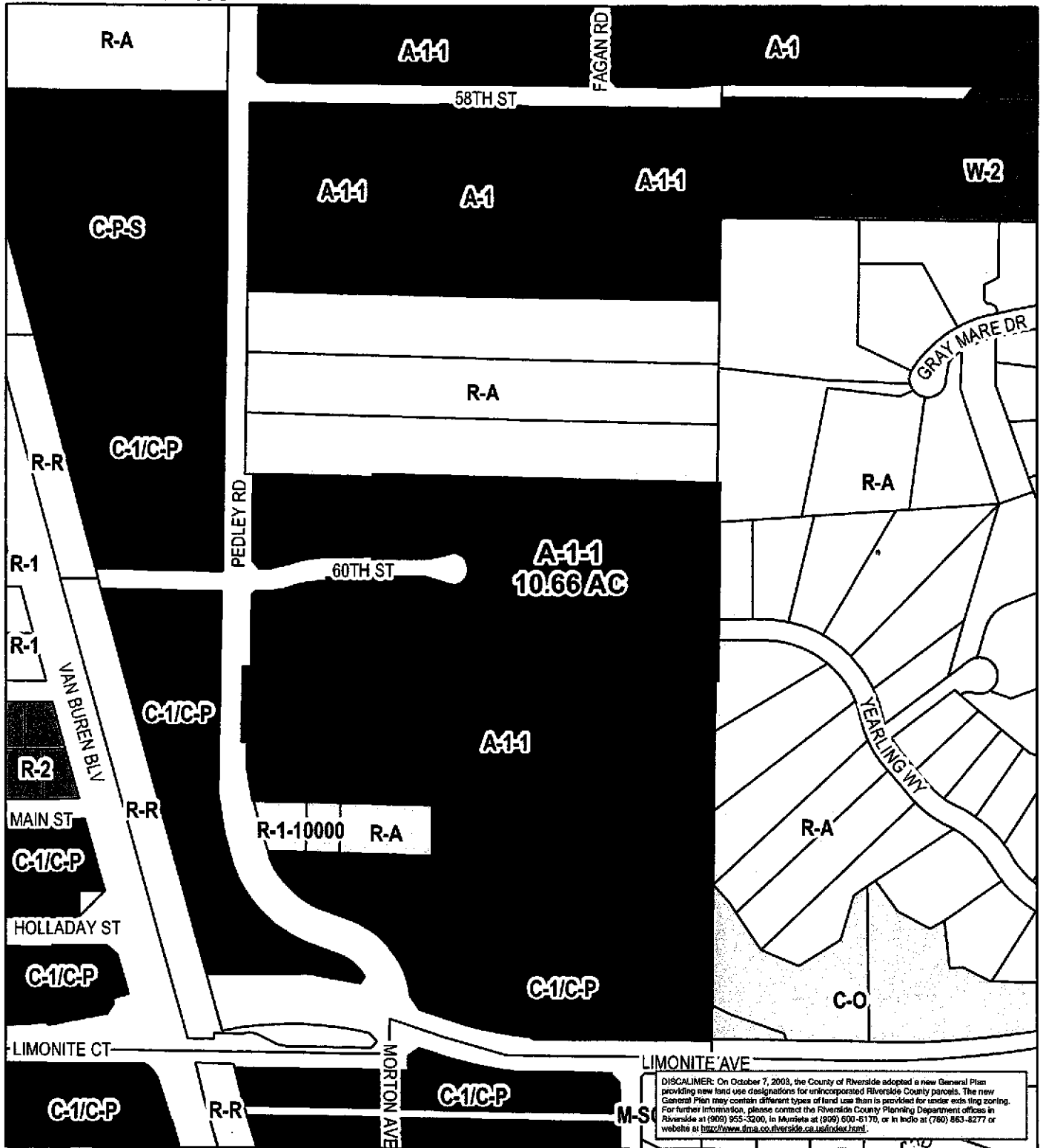
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Pedley
 Township/Range: T2SR6W
 Section : 23



Assessors
 Bk. Pg. 165-14
 Thomas
 Bros. Pg. 684 E5



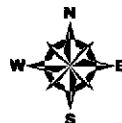


DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.rimsa.co.riverside.ca.us/index.html>.

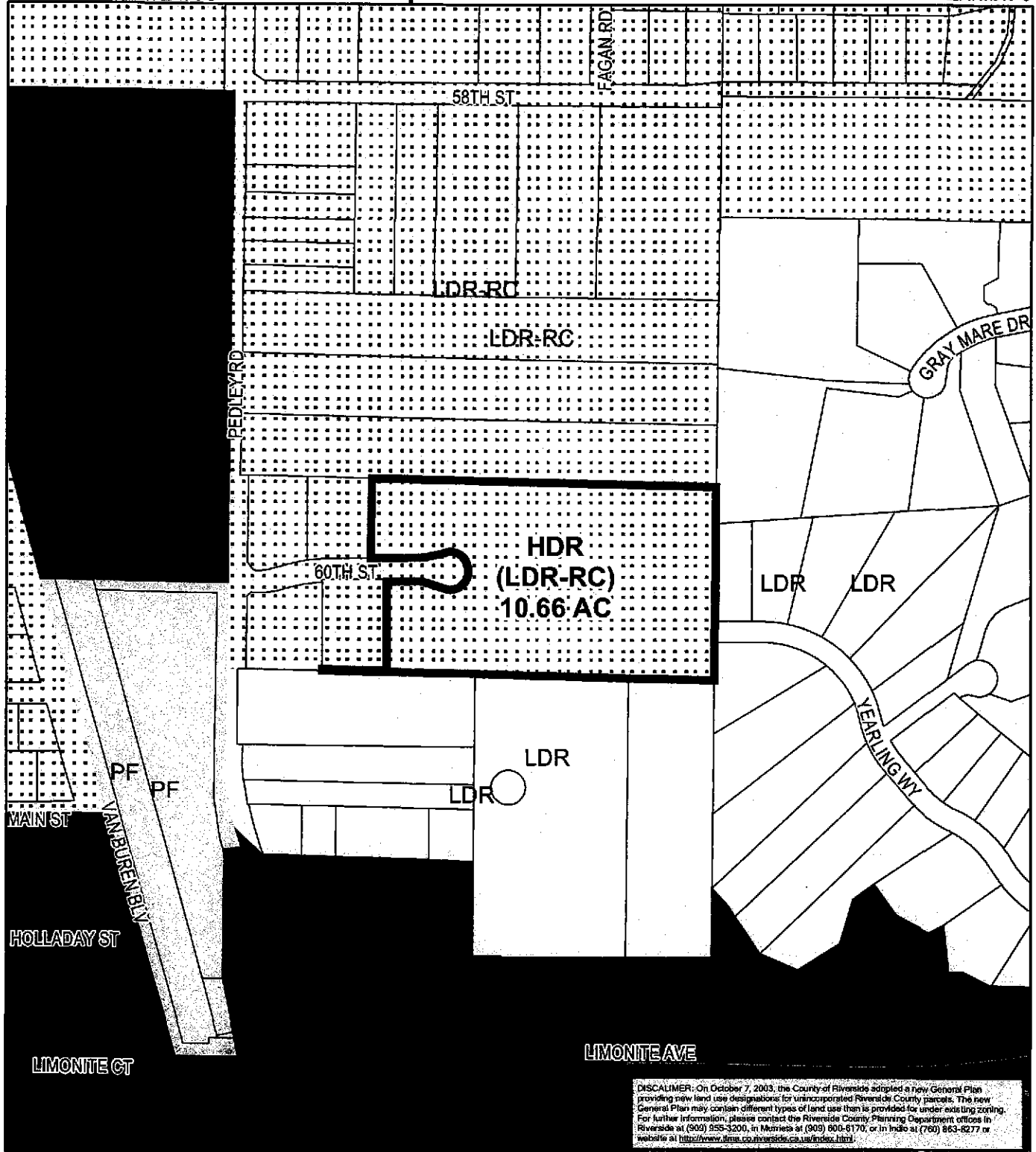
Zone
 District: Pedley
 Township/Range: T2SR6W
 Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 165-14
 Thomas
 Bros. Pg. 684 E5



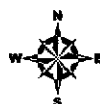
GPA01002
Proposed General Plan



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 (951) 955-3200, in Menifee at (951) 600-6170, or in Indio at (760) 863-6277 or website at <http://www.ltrp.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Pedley
 Township/Range: T2SR6W
 Section : 23



Assessors
 Bk.Pg. 165-14
 Thomas
 Bros. Pg. 684 E5



Supervisor Tavaglione
District 2

Date Drawn: 3/24/08

GPA01002

POLICY AREAS

Planner: Amy Aldana
Date: 3/13/08

Exhibit 8



Zone
District: Pedley

Township/Range: T2SR6W

Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 165-14

Thomas

Bros. Pg. 684 E5

7,500

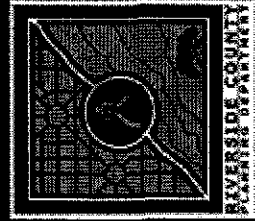
5,000

2,500

0

Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided for under existing zoning. Riverside County is not responsible for any errors or omissions in this map. For more information, please contact the Planning Department at (951) 952-1300. In Riverside at (951) 952-3170, or on-line at (760) 852-3277 or website at <http://www.planning.riverside.ca.gov/planning.html>.



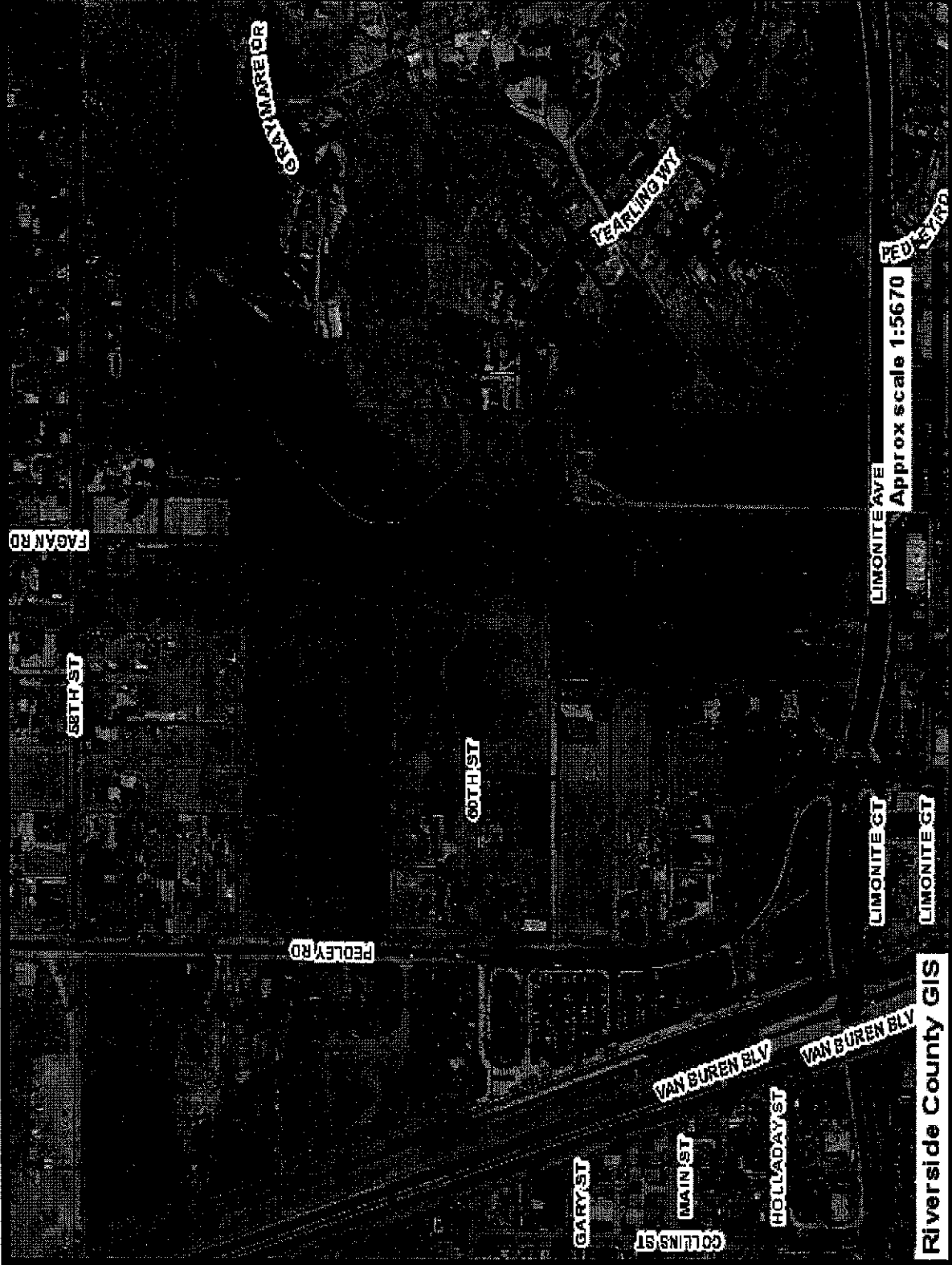
December 23, 2008

Agenda Item No. X.X

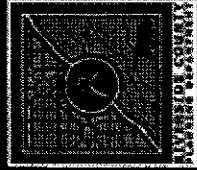
Riverside County Board of Supervisors

General Plan Amendment No. 1002

Aerial Photo



Riverside County GIS



- [Site Plan](#)
- [Vicinity Map](#)
- [General Plan](#)
- [Existing Zoning](#)
- [Land Use](#)
- [Site Photos](#)
- [Issues of Concern](#)
- [Recommendations](#)

Development Opportunities

Site's Foundation Component:

Rural Community (RC)

Surrounding Components:

North:
Rural Community (RC)

South:
Community Development (CD)

East:
Community Development (CD)

West:
Rural Community (RC)
Community Development (CD)

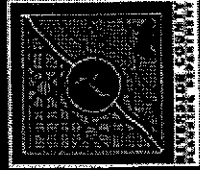
Supervisor Investigator: **GPAB1002**
District 2
Date Drawn: 05/26/08
Project: **ADJUTANT**
Case: **071300**
Exist. Zoning:



Assessors:
Blk. Pg. 185-04
Thomas
Dist. Pg. 004 EA

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Redley
Plan: Townshiplanning: T380W
Subsect: 20



Zoning

Current Zoning:

Light Agriculture, 1 ac. min. (A-1-1)

Surrounding Zoning:

North:

Residential Agricultural (R-A) (20,000 sq. ft.)

South:

Light Agriculture, 1 ac. min. (A-1-1)

East:

Residential Agricultural (R-A) (20,000 sq. ft.)

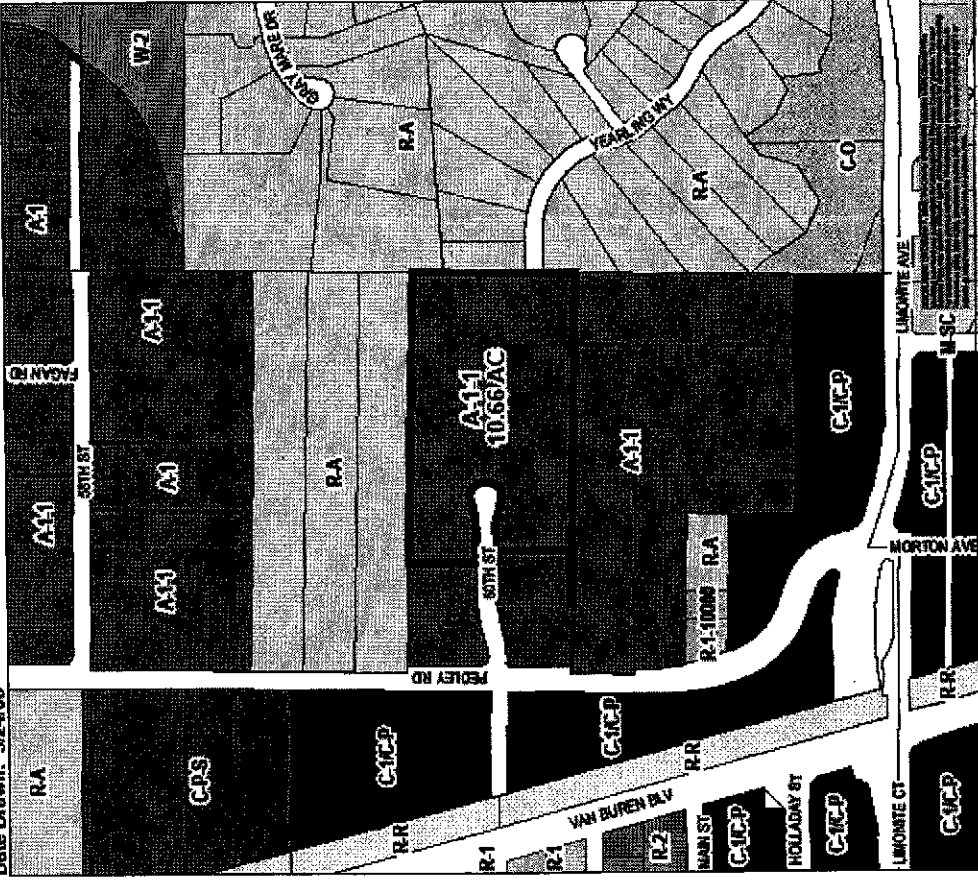
West:

Light Agriculture, 1 ac. min. (A-1-1)

Supervisor Tavaglione
District 2
Date Drawn: 3/24/08

GPA01002
EXISTING ZONING

Planner: Amy Albana
Date: 3/13/08
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT
Zone District: Pedley
Township/Range: T2S/R6W
Section: 23
Assessors BR. Pg. 165-14
Thomas Bros. Pg. 684 E5
0 250 500 1,000 1,500 Feet

Land Use

Current Land Use:

Vacant

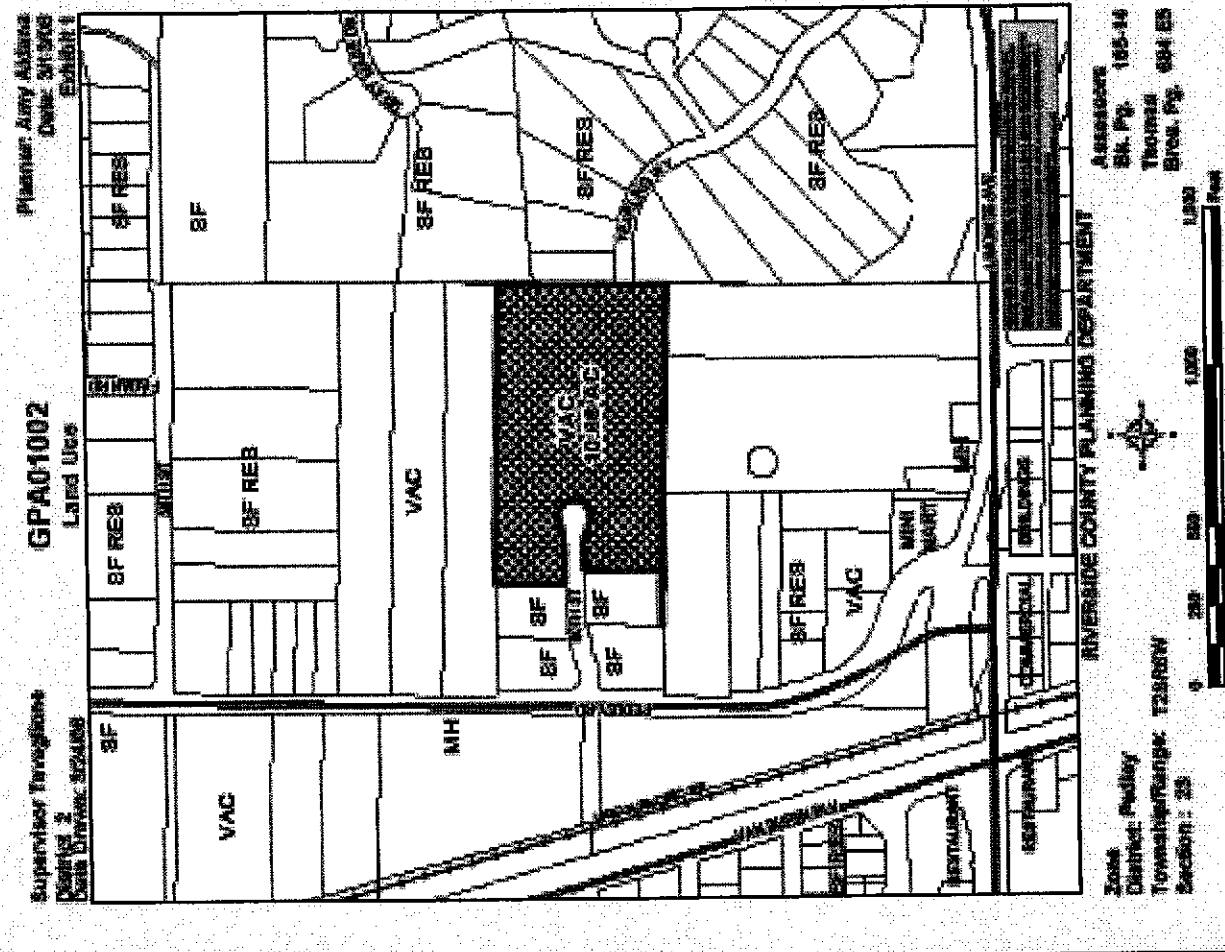
Surrounding Land Uses:

North:
Vacant

South:
Single Family Residential

East:
Single Family Residential

West:
Single Family Residential



Site Plan

Vicinity Map

General Plan

Existing Zoning

Land Use

Site Photos

Issues of Concern

Recommendations

General Plan - Proposed

Current General Plan:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

Proposed General Plan:

Community Development: Highest Density Residential (CD:HHDR) (20+ du/ac)

Surrounding Designations:

North:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

South:

Community Development: Low Density Residential (CD:LDR) (1/2 ac. min.)

East:

Community Development - Low Density Residential (CD:LDR) (1/2 ac. min.)

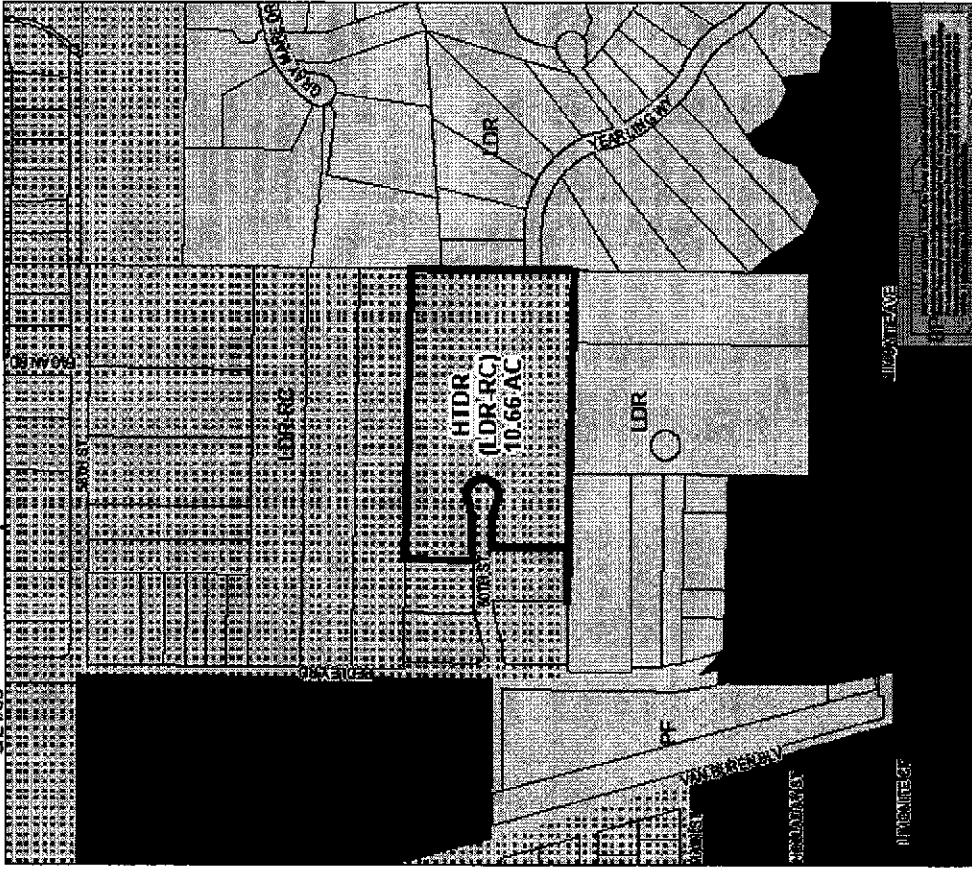
West:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. Min)

Planner: Amy Aldana
Date: 03/13/08
Exhibit 6

Supervisor Tavaglione
District 2
Date Drawn: 3/24/08
Proposed General Plan

GPA01002



Assessors
Bk. Pg. 165-14
Thomas
Bros. Pg. 684 E5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pexley
Township/Range: T2SR6W
Section: 23

General Plan - Recommended

Current General Plan:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

Proposed General Plan:

Community Development: Low Density Residential (CD:LDR) (20+ du/ac)

Surrounding Designations:

North:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

South:

Community Development: Low Density Residential (CD:LDR) (1/2 ac. min.)

East:

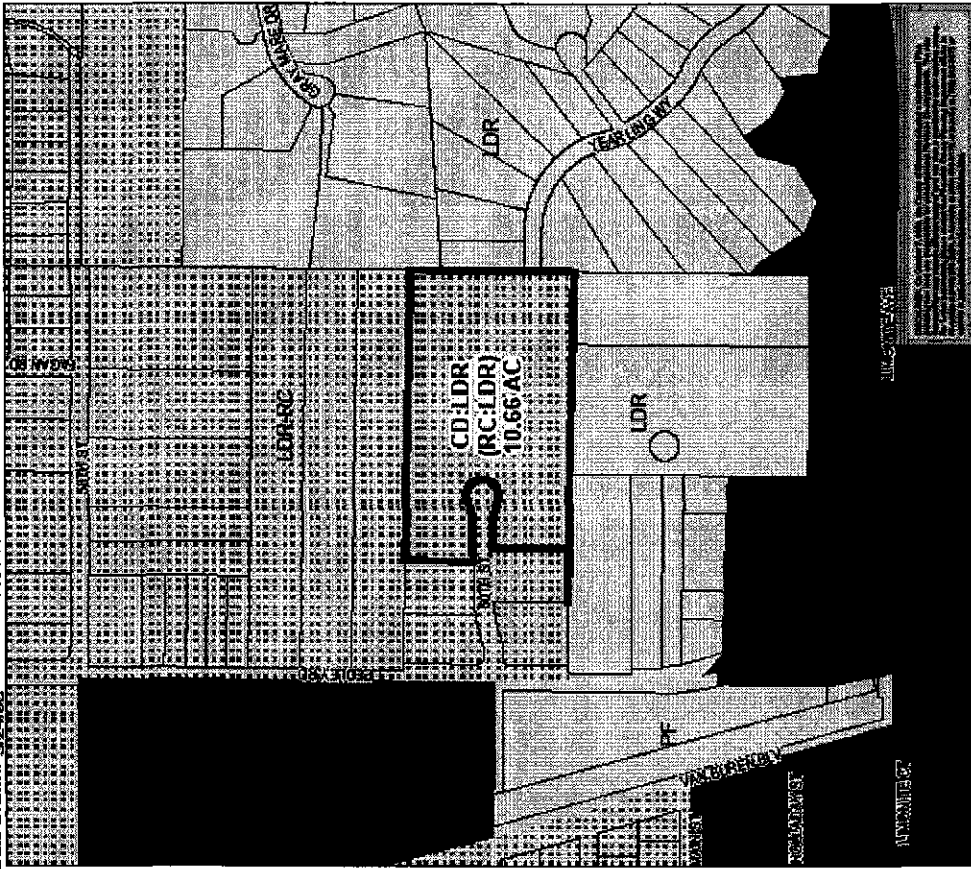
Community Development: Low Density Residential (CD:LDR) (1/2 ac. min.)

West:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. Min)

Supervisor Taveaglione
District 2
Date Drawn: 3/24/08

GPA01002
Recommended General Plan



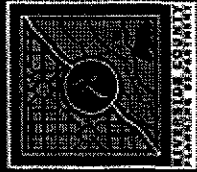
Assessors
Etk.Pg. 165-14
Thomas
Bros. Pg. 684 E5

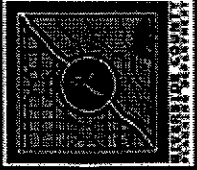
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: District: Pedley
Township/Range: T2SR6W
Section: 23
Scale: 0 260 520 1,040 1,560 Feet

Further Considerations

- The applicant is in the process of developing a senior housing project. In 2004, Plot Plan 19603 was submitted over the site and parcels to the south. The applicant also filed GPA 709 over the site and the parcel immediately to the south. The site in question requires a foundation change and final land use designations may be determined by GPA 709.
- To allow this site to be developed in conjunction with the existing project to the south, staff recommends initiating a change from LDR-RC to LDR-CD. This will allow the applicant to proceed, while determining the appropriate land use designation for the overall project, once the project design is finalized.
- The general plan amendment needed to implement the proposed project may later be consolidated under a single general plan amendment, GPA 709.



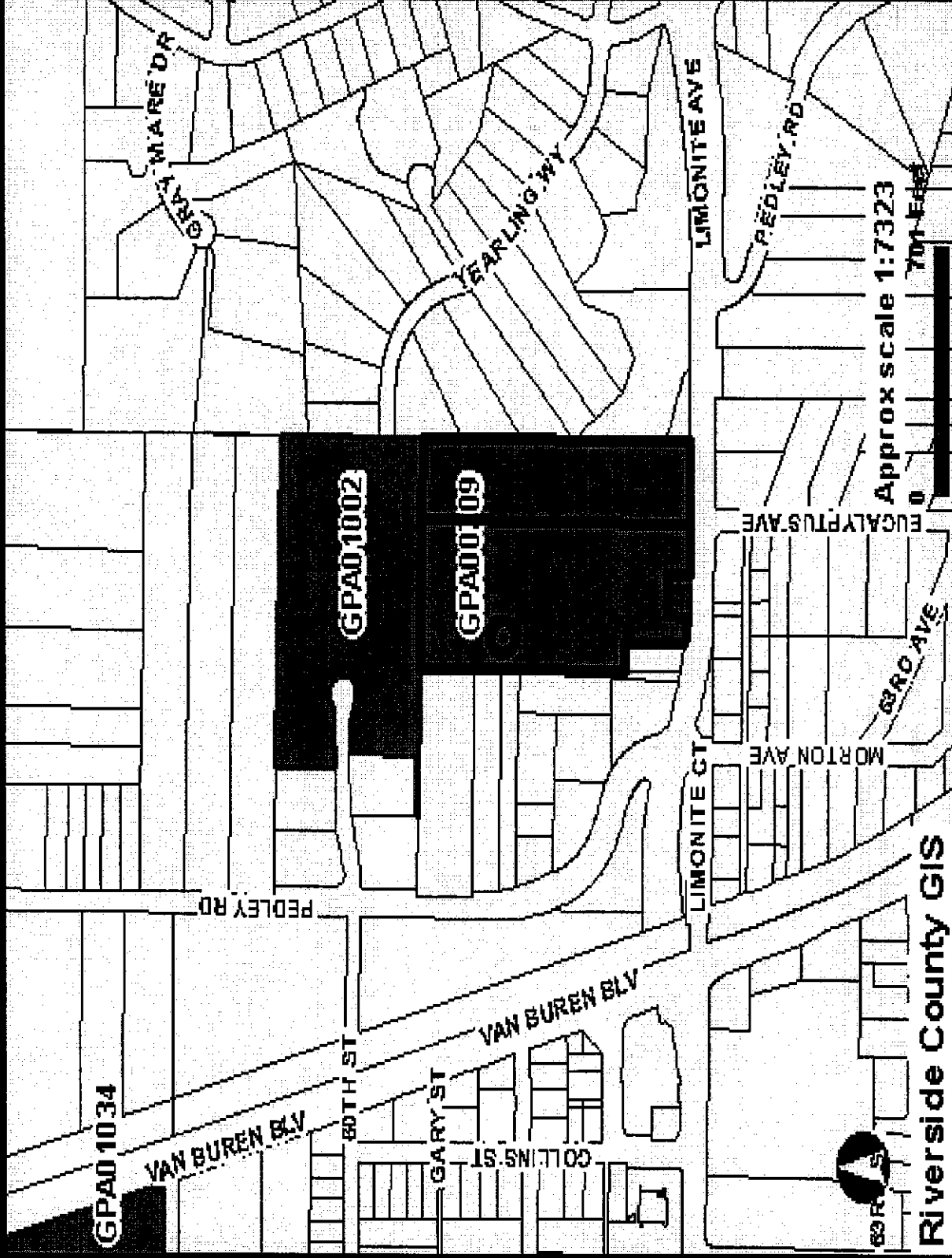


Recommendations

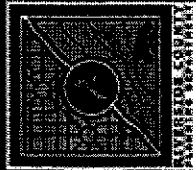
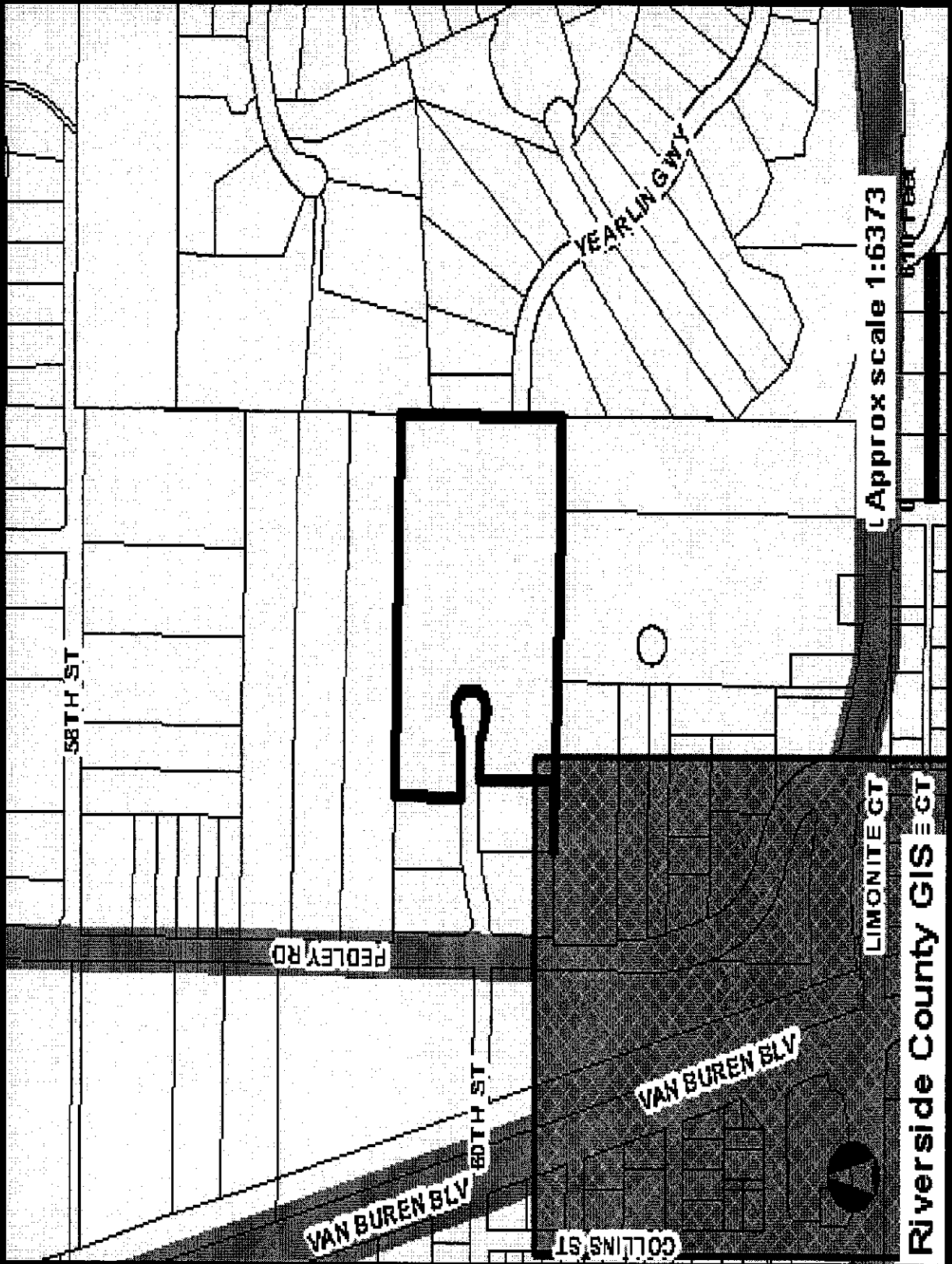
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1002 would not be appropriate, but comment that adoption of an order initiating proceedings as modified by staff would be appropriate.

Staff recommend modifying the change from Rural Community: Low Density Residential (RC:LDR) to Community Development: Low Density Residential (CD:LDR) and be processed concurrently with General Plan Amendment No. 709.

Surrounding Foundation GPA's



Circulation Map



Site Plan

Vicinity Map

General Plan

Existing Zoning

Land Use

Site Photos

Issues of Concern

Recommendations

Site Plan

