

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 23, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 912, PLOT PLAN NO. 23272 – (Mitigated Negative Declaration) – Applicant: Prominent Properties, LLC – Engineer / Representative: Gabriel Isaia - Second Supervisorial District – Rubidoux Area – Jurupa Area Plan: Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units Per Acre) – Location: Northerly of Mission Boulevard, and westerly of La Rue Street – 0.36 Gross Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Designation from Community Development: Highest Density Residential (CD:HHDR) (20 + Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). The Plot Plan proposes the construction of a Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 sq. ft. structure consisting of four (4) suites, 4,637 sq. ft. of landscaping (31%), and twenty (20) parking spaces including one (1) accessible parking space for persons with disabilities.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41725**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 912** amending the Land Use designation for the subject property from Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio), in accordance with Exhibit #6; and,

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 3/2/09
Tina Grande
Departmental Conference

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

604B-23272

Prev. Agn. Ref.

District: Second

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: General Plan Amendment No. 912, Plot Plan No. 23272

Page 2 of 2

APPROVED Plot Plan No. 23272, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.9: GENERAL PLAN AMENDMENT NO. 912 / PLOT PLAN NO. 23272** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Prominent Properties, Inc. – Engineer/Representative: Isaia Gabriel – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan –Community Development: Highest Density Residential (CD:HHDR) (20 + Dwelling Units per Acre) – Location: Northerly of Mission Boulevard and westerly of La Rue Street - 0.36 Gross Acres – Zoning: General Commercial (C-1/C-P) – APN: 177-250-010. (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Highest Density Residential (CD:HHDR) (20 + Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in order to construct a retail center. The Plot Plan proposes to construct Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 square feet structure consisting of four (4) suites, 4,637 square feet of landscaping (31%), and 20 parking spaces including one (1) accessible space for persons with disabilities.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeff Childers, at 951-955-3626 or email jchilder@rctlma.org.

The following did not wish to speak but want to be recorded as in favor of the subject proposal:
Sha, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41725**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

ADOPTION of a **RESOLUTION** recommending adoption of the **General Plan Amendment No. 912** to the Board of Supervisors;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 912** amending the Land Use designation for the subject property from Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio), in accordance with Exhibit #6; and,

APPROVAL of **Plot Plan No. 23272**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 2/4/09
AGENDA ITEM NO. 5.9 PAGE 2

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.9
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Russell Brady
Planning Commission: February 4, 2009

General Plan Amendment No. 912
Plot Plan No. 23272
E.A. Number: 41725
Applicant: Prominent Properties, L.L.C.
Engineer/Representative: Gabriel Isaia

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 912 proposes to amend the Riverside County General Plan Land Use Designation from Community Development: Highest Density Residential (CD:HHDR) (20 + Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio).

Plot Plan No. 23272 proposes the construction of a Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 sq. ft. structure consisting of four (4) suites, 4,637 sq. ft. of landscaping (31%), and twenty (20) parking spaces including one (1) accessible parking space for persons with disabilities.

The project is located in the Rubidoux community of the Jurupa Area Plan; more specifically, northerly of Mission Boulevard and westerly of La Rue Street.

BACKGROUND:

General Plan Amendment No. 912 was scheduled on the July 23, 2008 Planning Commission agenda for General Plan Amendment initiation proceeding comments. The Planning Commission commented that the Board of Supervisor's should issue an order of initiation of proceedings for the Amendment.

On September 16, 2008 the Amendment received an adoption of an order initiating General Plan Amendment proceedings from the Board of Supervisor's.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre)
2. Surrounding General Plan Land Use (Ex. #6): Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre) to the north and east, Community Development: Very High Density Residential (CD:VHDR) (14 – 20 Dwelling Units per Acre) to the west, and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the south
3. Existing Zoning (Ex. #2): General Commercial (C-1/C-P)
4. Surrounding Zoning (Ex. #2): General Commercial (C-1/C-P) to the north, south, and west, and Residential Incentive (R-6) to the east
5. Existing Land Use (Ex. #1): Vacant Land
6. Surrounding Land Use (Ex. #1): Mobile homes to the north and west, apartments to

Russell Brady
1.07.09

7. Project Data: the east, commercial and residential to the south
Total Acreage: 0.36 Gross Acres; 0.35 Net Acres
Total Suites: Four (4)
Total Landscaping: 4,637 sq. ft. (31%)
Total Parking: Twenty (20) Spaces
7. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41725**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

ADOPTION of a **RESOLUTION** recommending adoption of the **General Plan Amendment No. 912** to the Board of Supervisors;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 912** amending the Land Use designation for the subject property from Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio), in accordance with Exhibit #6; and,

APPROVAL of **Plot Plan No. 23272**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project is consistent with the goals and policies of the Rubidoux Redevelopment Area
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, a commercial retail shopping center, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) designation.
3. The project site is surrounded by properties which are designated Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre) to the north and east, Community Development: Very High Density Residential (CD:VHDR) (14 – 20 Dwelling Units per Acre) to the west, and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the south.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, a commercial retail shopping center, is a permitted use, subject to approval of a plot plan in the General Commercial (C-1/C-P) zoning classification.
6. The proposed use, a commercial retail shopping center, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P).
8. The proposed project is located within the Rubidoux Redevelopment Area.
9. The proposed project is considered a value-added development by the Riverside County Redevelopment Agency and is consistent with all of the applicable goals and policies of the Rubidoux Redevelopment Area.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. Environmental Assessment No. 41725 identified the following potentially significant impacts:
 - a. Geology/Soils
 - b. Hazards & Hazardous Materials
 - c. Hydrology/Water Quality
 - d. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;

- b. A 100-year flood plain;
 - c. An area drainage plan;
 - d. A dam inundation area; or,
 - e. A high fire area.
3. The project site is located within:
- a. The boundaries of the Jurupa Area Plan;
 - b. The Jurupa Recreation and Parks District;
 - c. The Rubidoux Community Services District;
 - d. The Rubidoux Redevelopment Area;
 - e. The Jurupa Unified School District;
 - f. The Flabob airport influence area (Zone E);
 - g. An area of moderate liquefaction potential;
 - h. An area susceptible to subsidence; and,
 - i. An area of high paleontological sensitivity (High A).
4. The subject site is currently designated as Assessor's Parcel Number: 177-250-010.