

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

918B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2009

SUBJECT: CHANGE OF ZONE NO. 7402 – Applicant: Van Cal Projects LLC – Engineer / Representative: Terra Nova Planning & Research – Fourth Supervisorial District – Lower Coachella Valley Area – Eastern Coachella Valley Area Plan: Agriculture: (AG), (10 Acre minimum) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of State Highway 86 and westerly of Lincoln Street – 507.0 Gross Acres - Zoning: Agriculture Heavy (10 Acre Minimum) (A-2-10) - **REQUEST:** The Change of Zone proposes to change the existing zoning from Heavy Agriculture, 10 acre Minimum (A-2-10) to SP Zone, establish a boundary of the Specific Plan, and create an implementing zoning ordinance for Specific Plan No. 362 (PANORAMA: a College Town).

RECOMMENDED MOTION:

ADOPTION of Ordinance 348.4645, from Heavy Agriculture, 10 Acre Minimum (A-2-10) to SP zoning in accordance with Exhibit #3 and implementing Specific Plan Zoning for the site.

REVIEWED BY EXECUTIVE OFFICE

[Signature]

DATE

Tina Grande
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

[Signature]

DATE

BY: MINH C. TRAN

Policy
 Policy

Consent
 Consent

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

[Signature]

Ron Goldman
Planning Director

RG:ms

(CONTINUED ON ATTACHED PAGE)

Prev. Agn. Ref. 1/6/09/1/6/09 Agenda District: Fourth Agenda Number:
Item 16.1

3.48 C

BACKGROUND:

The Specific Plan, General Plan Amendment, and Change of zone were tentatively approved and the EIR was tentatively certified by the Planning Commission on September 17, 2008.

On January 6, 2009 the project was presented to the Board of Supervisors. The Form 11 had the following recommendations:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 489**, which has been completed in compliance with the CEQA Guidelines and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 826** amending the Land Use designation for the subject property from Agriculture: Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor to Area Ratio) to Specific Plan as reflected by the land use diagram; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7402**, from Heavy Agriculture, 10 Acre Minimum (A-2-10) to SP zoning in accordance with Exhibit #3; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 362**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

At the hearing the recommendations were changed by staff to the following:

APPROVAL of **GENERAL PLAN AMENDMENT NO. 826** amending the Land Use designation for the subject property from Agriculture: Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor to Area Ratio) to Specific Plan as reflected by the land use diagram; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CHANGE OF ZONE NO. 7402**, from Heavy Agriculture, 10 Acre Minimum (A-2-10) to SP zoning in accordance with Exhibit #3; and,

APPROVAL of **SPECIFIC PLAN NO. 362**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 489**, which has been completed in compliance with the CEQA Guidelines.