

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

621B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 24, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1074 (Entitlement/Policy) – Applicant: DACE – Engineering/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Location: Northerly of Avenue 58, southerly of Avenue 57, easterly of Polk Street, and westerly of Olive Street – 77 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – REQUEST: The general plan amendment proposes to amend the General Plan for the subject property from Community Development: Medium High Density Residential (CD-MHDR) to Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.); Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.); Community Development: Very High Density Residential (CD-VHDR) (14-20 D.U./Ac.); and Community Development: Commercial Retail (CD-CR) (0.2-0.35 F.A.R.)

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 and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by

Ron Goldman
Planning Director

RG:mb
RM

REVIEWED BY EXECUTIVE OFFICE
DATE 7/14/09
Michael R. Shetler
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

JUN 24 10 34 55

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

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 application, 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.