

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

902B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 15, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1072 / CHANGE OF ZONE NO. 7708 (FTA-2008-20) – Intent to Adopt a Mitigated Negative Declaration - Applicant: National Core – Engineer/Representative: Urrutia Architects – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 D.U./AC) – Location: Northerly of Avenida Gonzalez, southerly of Fred Waring Drive, and westerly of Clinton Street – 4.2 Gross Acres - Zoning: Mobile Home Parks and Mobile Home Subdivisions (R-T) - **REQUEST:** The General Plan Amendment proposes to amend the existing land Use Designation from Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./AC.) to Community Development: Very High Density Residential (CD-VHDR) (14-20 D.U./AC.) and proposes to change the zoning of the subject property from Mobile Home Subdivisions and Mobile Home Parks (R-T) to Multiple-Family Dwellings (R-2).

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42092**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1072**, proposing to amend the General Plan Land Use Designation from Community Development: Medium Density Residential" (CD-MDR) (2-5 D.U./AC.) to Community Development: Very High Density Residential" (CD-VHDR) (14-20 D.U./AC.), in accordance with Exhibit # 6, and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General

Ron Goldman
Planning Director

RG:jo
[Handwritten initials]

Large empty rectangular area for additional comments or signatures.

REVIEWED BY EXECUTIVE OFFICE
DATE 11/12/09
Tina Grande
Departmental Concurrence

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

The Honorable Board of Supervisors
RE: GPA01072/CZ07708
October 15, 2009
Page 2 of 2

Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7708**, amending the zoning classification for the subject property from Mobile Home Subdivisions and Mobile Home Parks (R-T) to Multiple-Family Dwellings (R-2) in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

This project was filed in April 2009. The proposed General Plan Amendment (GPA) and Change of Zone (CZ) was recommended for approval by the Planning Commission on September 30, 2009. An associated plot plan for an 80 unit apartment complex (PP24053) on the subject site was also heard with the GPA and CZ on September 30, 2009. PP24053 was continued to the 10/28 Planning Commission hearing due unresolved design issues with the building elevations. The design issues are expected to be resolved at the 10/28 hearing. If approved, the plot plan will track separately subject to a 10 day appeal period. The purpose of the Board hearing is to decide the GPA and CZ.