

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 7, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 919 – Foundation-Regular – Applicant: Camden Holdings, LLC. – Engineer/Representative: Land Solutions/ Rick Stokes - Fifth Supervisorial District - Pass & Desert Zoning District - Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Ac. Min.) – Location: Northerly of Dillion Road, easterly of West Drive, southerly of Camino Aventura, and westerly of Palm Drive. - 10.51 Gross Acres - Zoning: General Commercial (C-1/C-P), and Scenic Highway Commercial (C-P-S) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation from Rural: (RUR) to Community Development and to amend the General Plan land use designation from Rural Residential (RUR-RR) (5 Ac. Min.) to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) - APN(s): 657-060-009, 657-060-013

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors tentatively decline to 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 mail of the time, date and place when the

Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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.: 5.5
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 919
Applicant: Camden Holdings, LLC
Engineer/Representative: Land Solutions

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 919 from Rural: Rural Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating the proceedings for the GPA. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras commented that the case would be appropriate to move forward.

Commissioner Jan Zuppardo: Commissioner Zuppardo commented that the case would be appropriate to move forward.

Agenda Item No.: 5.5
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 919
E.A. Number 41741
Applicant: Camden Holdings, LLC
Engineer/Rep.: Land Solutions

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) for an approximately 10.51-acre site. The project is located northerly of Dillon Road, southerly of Camino Aventura, westerly of Palm Drive and easterly of Atlantic Avenue.

POTENTIAL ISSUES:

The proposed General Plan Amendment is located within an area that is primarily surrounded by the Rural Foundation Component and the Rural Residential land use designation. Current circumstances, including surrounding vacant commercial zones and lack of infrastructure do not justify the proposed change.

The site falls within the 100-year flood zone, requiring a flood plain management review to be completed. No evidence has been provided to show that new conditions or circumstances are present in the area that would provide the infrastructure needed to reduce potential flood hazards. Increasing the intensity for the site would increase the potential for hazardous activities and create an inconsistency between the land use map/element and the safety element of the General plan.

No substantial evidence has been provided to show that new conditions or circumstances are present in the area that would provide the infrastructure needed for the proposed change.

RECOMMENDATION:

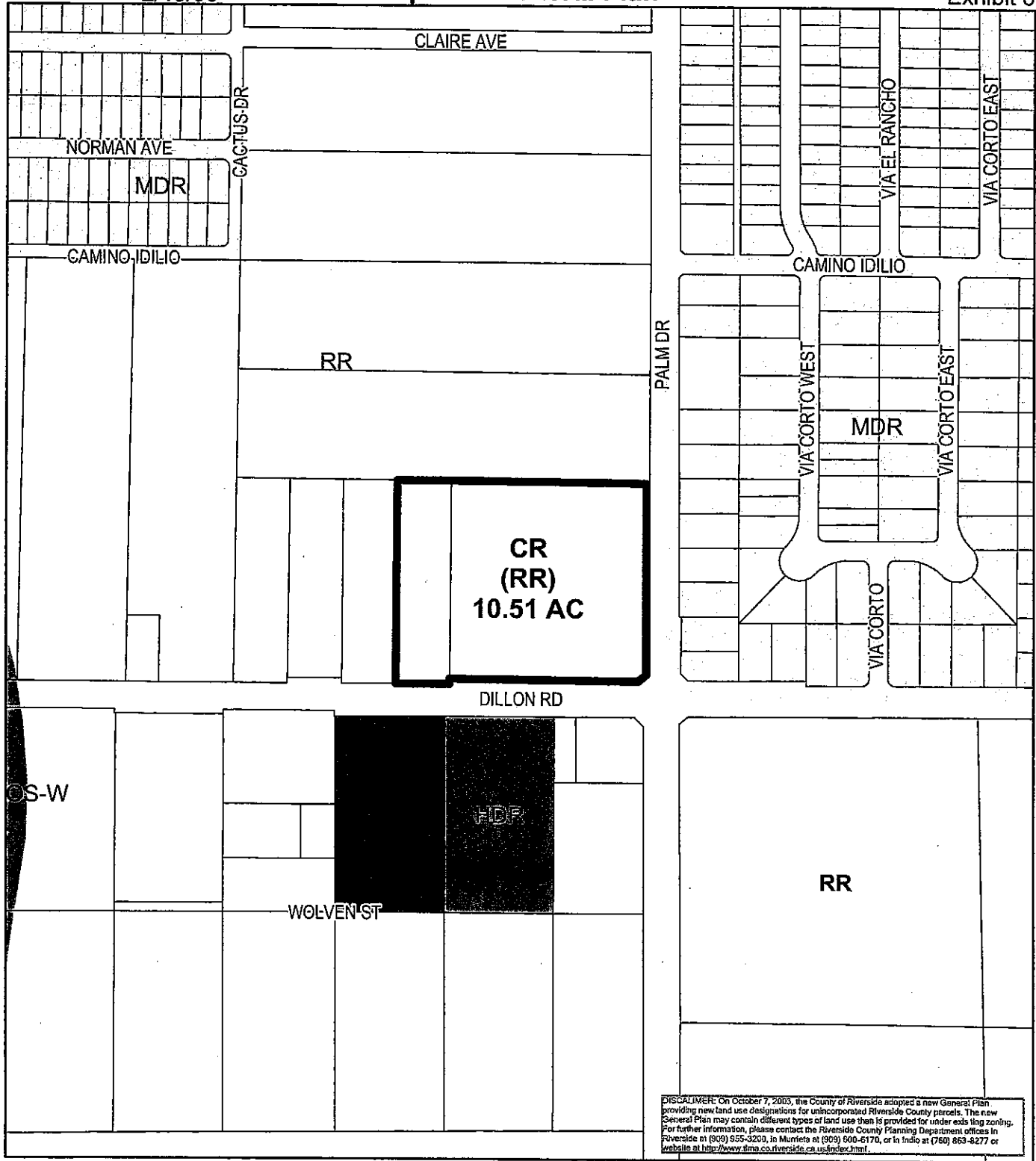
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 919 from Rural: Rural Residential to Community Development: Commercial Retail **would not be appropriate.**

Supervisor Ashley
District 5
Date Drawn: 2/19/08

GPA00919

Proposed General Plan

Planner: Amy Aldana
Date: 2/20/08
Exhibit 6



Zone
District: Pass & Desert
Township/Range: T3SR5E
Section : 7

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk.Pg. 657-06
Thomas
Bros. Pg. 726 H1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Pass & Desert
 Township/Range: T3SR5E
 Section: 7

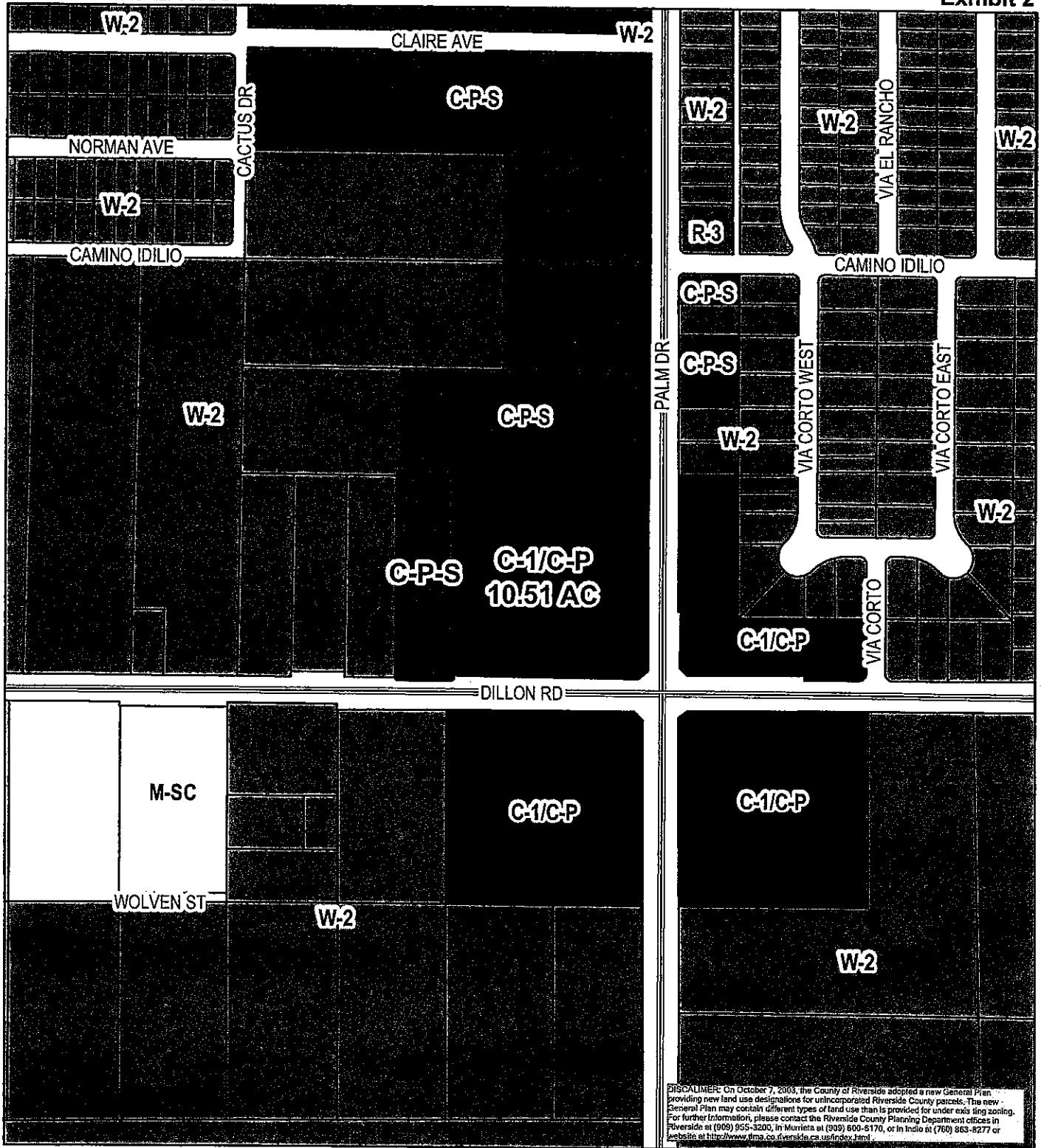


Assessors
 Bk. Pg. 657-06
 Thomas
 Bros. Pg. 726 H1

Supervisor Ashley
 District 5
 Date Drawn: 2/19/08

GPA00919
EXISTING ZONING

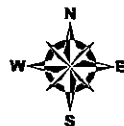
Planner: Amy Aldana
 Date: 2/20/08
 Exhibit 2

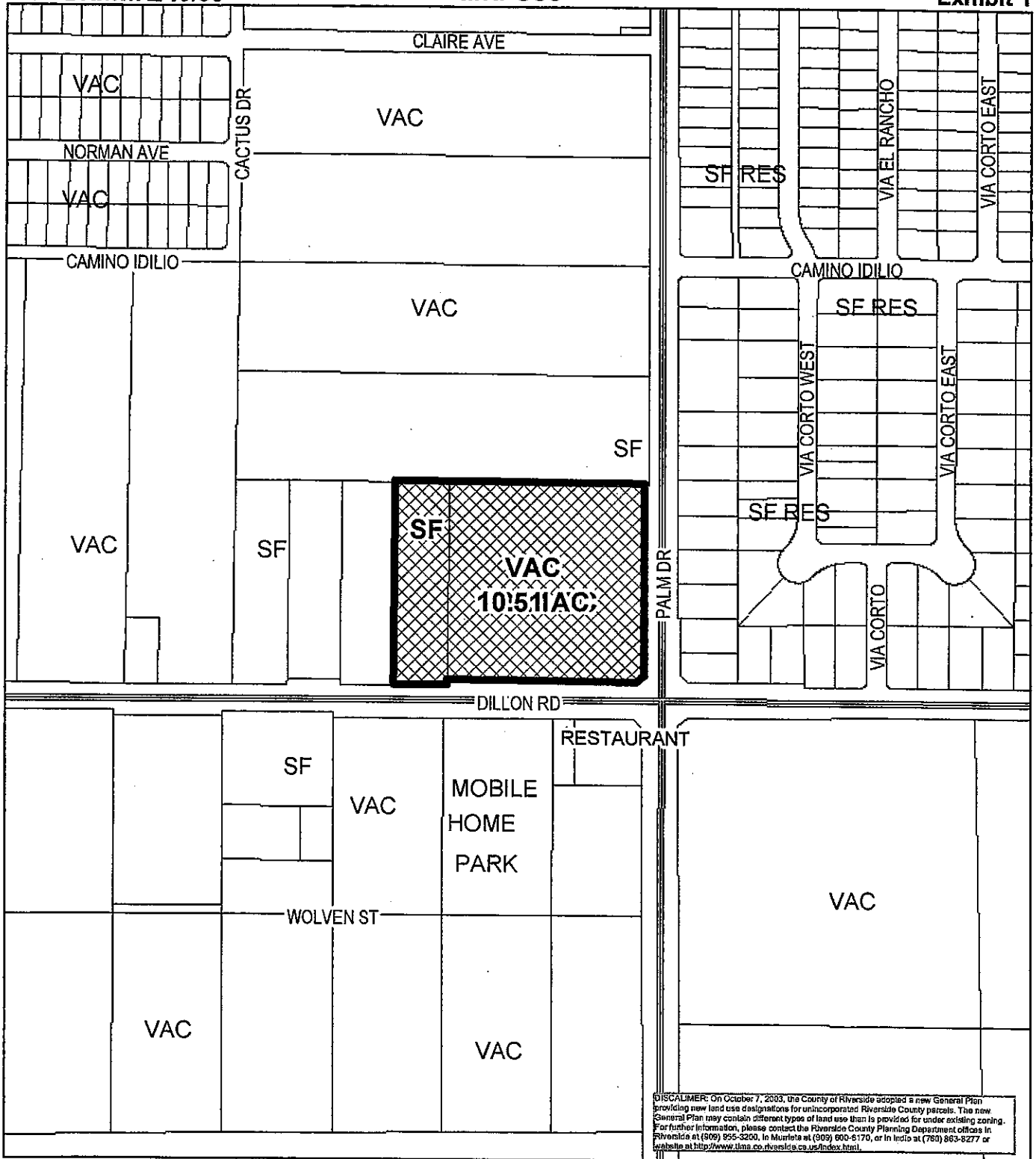


Zone
 District: Pass & Desert
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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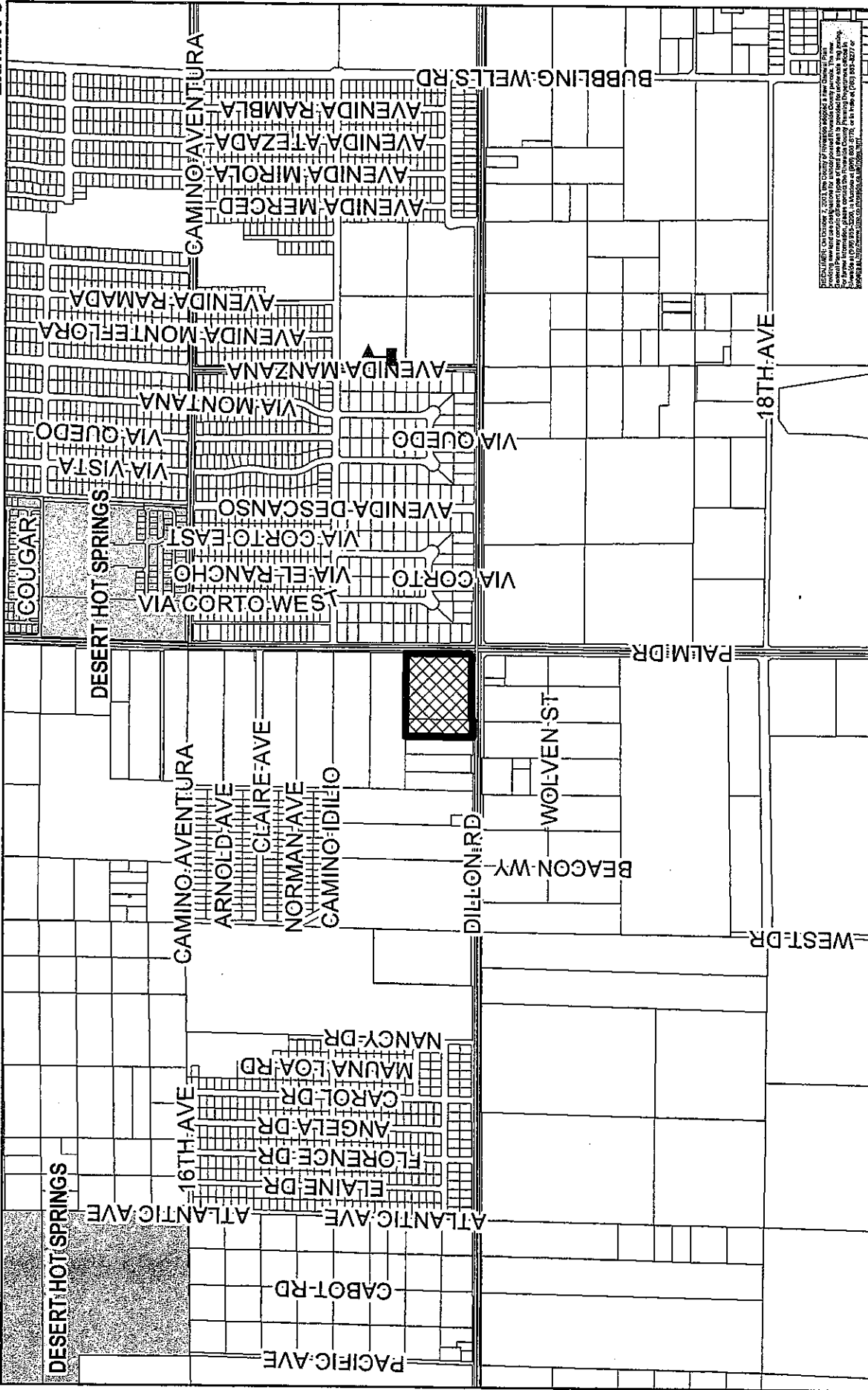


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Supervisor Ashley
District 5
Date Drawn: 2/19/08

GPA00919
POLICY AREAS
Planner: Amy Aldana
Date: 2/20/08
Exhibit 8



REQUIREMENT: On October 7, 2003, the City of Riverside adopted a new Ordinance (Ordinance 180) which amended Ordinance 179. The Ordinance requires that all new developments be designed to meet the requirements of the Ordinance. The Ordinance also requires that all new developments be designed to meet the requirements of the Ordinance. The Ordinance also requires that all new developments be designed to meet the requirements of the Ordinance.

Zone
District: Pass & Desert
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RIVERSIDE COUNTY PLANNING DEPARTMENT

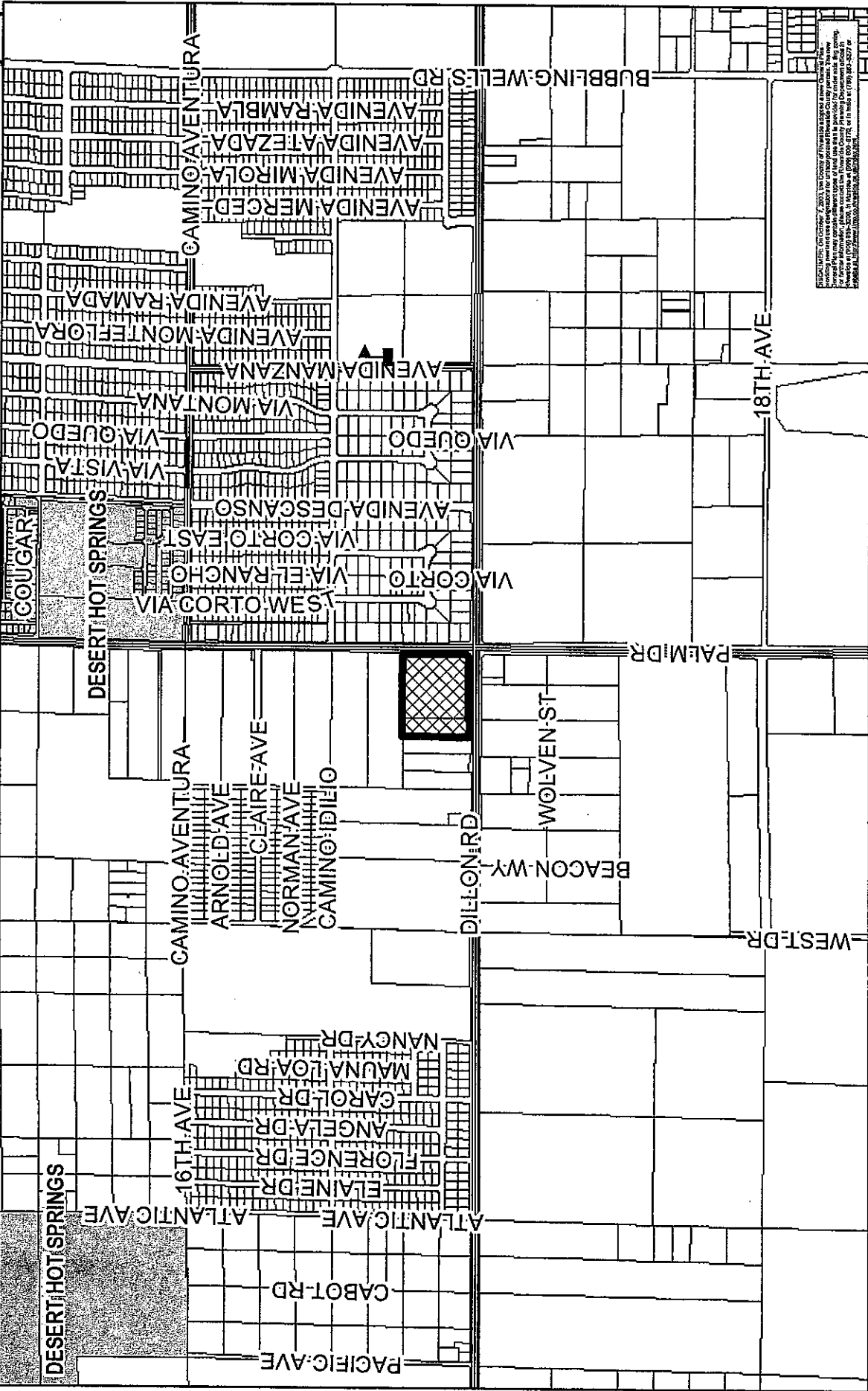
Assessors
Bk. Pg. 657-06
Thomas
Bros. Pg. 726 H1



Supervisor Ashley
District 5
Date Drawn: 2/19/08

GPA00919 VICINITY MAP

Planner: Amy Aldana
Date: 2/20/08
Vicinity Map



REPLACEMENT: On October 7, 2003, the County of Riverside accepted a new Official Map. This new map is the only one in effect for the unincorporated Riverside County parcels. The new map is available on the County's website at www.riversidecounty.net. If you are a parcel owner, please contact the Riverside County Planning Department at 951-948-1300 or 951-948-1301 for more information.

Zone Pass & Desert
District: Riverside County Planning Department
Township/Range: T3SR5E
Section : 7

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