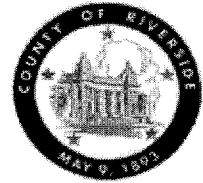


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

923B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 26, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1092 (Community Development) – Applicant: Seymour Lazar – Engineer/Representative: MSA Consulting – Fourth Supervisorial District – Cathedral City-Palm Desert – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Public Facilities (CD: PF) (.20 - .35 FAR); and Rancho Mirage Sphere Of Influence Policy Area – Location: Northerly of Ramon Road, southerly of Interstate 10, and westerly of Bob Hope Drive – 178 Gross Acres – Zoning: Controlled Development Areas (W-2-20) – REQUEST: The applicant proposes to amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) on an approximate 8.60 acre portion of a 103 acre parcel and further amend the subject property's General Plan Designation on two additional contiguous parcels of approximately 75 acres from Community Development: Public Facilities (CD: PF) (< 0.60 FAR) to Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC).

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 and direct the project applicant to submit appropriate development applications to be processed concurrently with the General Plan Amendment in order to ensure adequate and sufficient acreage is designated for the requested Land Use Designations and that satisfactory development plans are provided to justify the changes in Land Use Designations. 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.

Ron Goldman
Planning Director

Initials
RG:jo

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 5/27/2010
Tina Grande

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

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 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.