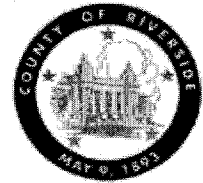


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

922B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 26, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1094 (Community Development) – Applicant: Bang Kim – Engineer/Representative: Lench Design Studio, Inc. – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Dillon Road, southerly of Camino Idilio at 16650 Palm Drive – 1.0 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – 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 1.0 gross acre property containing an existing 1400 square foot commercial building.

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.

Ron Goldman
Planning Director

Initials:
RG:jo

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

S. J. / 5/27/10
Tina Grande

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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.