

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

302B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 6, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1105 (FTA-2010-10) (Entitlement/Policy Amendment) – Applicant: Workforce Homebuilders LLC – Engineer/Representative: Douglas Goodman – Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: Southerly of Center Street, westerly of Michigan Avenue – 6.71 Acres – Zoning: One Family Dwellings (R-1) – REQUEST: To amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: High Density Residential (HDR) (8-14 D.U./Ac.).

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7. 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

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Planning Director

Initials:
CSL:vc D.M.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Jina Grande

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.1

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 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.