

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

910B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 2, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1100 – Entitlement/Policy – Applicant: Holt Architects – Engineer/Representative: Holt Architects - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of Avenue 38, westerly of Washington Street, northerly of Las Montanas Road – 10.5 Acres – Zoning: Controlled Development Areas – 10 Acres Minimum (W-2-10) – **REQUEST:** The project proposes to initiate a General Plan Amendment for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Light Industrial (LI) (0.25 - 0.60 Floor/Area Ratio).

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.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jo
D.M.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE *12/2/10*
Jennifer Sargent

Departmental Concurrence

Dept't Recomm.:
 Policy

Per Exec. Ofc.:
 Consent
 Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

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.