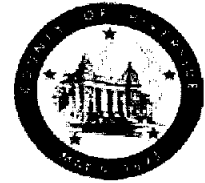


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

325B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 27, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/10

Tina Grande

DATE

Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 1105, CHANGE OF ZONE NO. 7752 AND PLOT PLAN NO. 24778 (FTA 2010-10) - EA42406 – 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 DU/AC) – Location: Northerly of Spring Street on the southwest corner of Center Street and Michigan Avenue - 7.43 Gross Acres - Zoning: One Family Dwellings (R-1) - REQUEST: The plot plan proposes an 89-unit low income housing apartment complex including a tot-lot, parking, trash enclosures, and pedestrian pathways on a 6.71 acre site. The Change of Zone proposes to change the zoning from One Family Dwellings (R-1) to General Residential (R-3) for a 6.71 acre portion of the existing parcel. The General Plan Amendment proposes to change the Land Use Designation from Medium Density Residential (MDR) to High Density Residential (HDR) on 6.71 acres of the site and Public Facilities (PF) on the remaining 0.72 acres.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42046** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ADOPTION of **RESOLUTION NO. 2011-176 ADOPTING GENERAL PLAN AMENDMENT NO. 1105**, to amend the Land Use Designation from Medium Density Residential (MDR) to High Density Residential (HDR) on 6.71 acres of the site and Public Facilities (PF) on the remaining 0.72 acres (currently a County owned public library); and,

Carolyn Syms Luma

Carolyn Syms Luma
Planning Director

Initials:
CSL:vc

(continued on attached page)

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.6

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 1105 / CHANGE OF ZONE NO. 7752 / PLOT
PLAN NO. 24778 (FTA # 2010-10)

Page 2 of 2

ADOPTION of **ORDINANCE NO. 348.4724 CHANGE OF ZONE NO. 7752**, an Ordinance of the County of Riverside Amending Ordinance No. 348 Zoning (CZ7752) to change the zoning from One-Family Dwellings (R-1) to General Residential (R-3) for a 6.71 acre portion of the existing parcel, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 24778**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Project is proposed next to the City of Riverside's Historic Gage Canal. The Project is not improving the canal; however, secondary emergency access will cross the canal. The City of Riverside has reviewed the proposed plans and has granted permission for the crossing.

The Project site is located adjacent to an existing elementary school (Highgrove Elementary School) and one single family home. The Project has been designed to minimize potential impacts to and from the school and the single family home through wall/fence and parking lot details, as well as additional landscaping.