

BACKGROUND:

The initiation of proceedings for any 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 the 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.

Although the majority of properties are likely suitable for potential future commercial retail expansion, APN 519-142-012 (.34 acres) further to the west along Mojave Drive as part of this GPA proposal may not be compatible for the proposed change to Commercial Retail Land Use Designation since it's a non-contiguous property and is not adjacent to bulk of APN's under this proposed GPA. The applicant proposes the non-contiguous portion for a future manager's parking lot, but would be a spot change to commercial retail and is unlikely to be compatible with the area. It is recommended that this spot change not be supported with this General Plan Initiation.