

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



801B

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
January 19, 2012

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1101 / CHANGE OF ZONE NO. 7757 / PLOT PLAN NO. 24866 (FTA-2010-03)** - Intent to Adopt Mitigated Negative Declaration – Applicant: Operation Safehouse c/o Kathy McAdara – Engineer/Representative: HMC Architects – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) - Location: Northerly of East Lynn Street, easterly of Thelma Avenue, westerly of Monte Vista Way at 72-695 La Canada Way – .48 Gross Acres - Zoning: One family Dwellings (R-1) - **REQUEST:** The General Plan Amendment proposes to modify the land use designation from Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Highest Density Residential (HHDR) (20+ D.U./Ac.). The change of zone proposes to modify the existing One Family Dwellings (R-1) zone to the General Residential – 480 Square Foot Minimum (R-3-480) zone. The plot plan proposes a two-story 16 unit apartment complex for homeless youth comprised of two buildings up to 23 feet in height with a total of 12,175 square feet.

**RECOMMENDED MOTION:**

**ADOPT MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42317**, 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,

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:jo

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REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
BY: *Tiffany N. North*  
DATE: 1/30/12

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: 4<sup>th</sup>

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 1101 / CHANGE OF ZONE NO. 7757 / PLOT PLAN NO. 24866 (FTA-2010-03)

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**ADOPT GENERAL PLAN AMENDMENT NO. 1101**, proposing to amend the General Plan Land Use Designation on the Western Coachella Valley Community Area Plan from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) to Community Development: Highest Density Residential (CD:HHDR) (20+ D.U./Ac.), in accordance with Exhibit #6; including final adoption of the General Plan Amendment Resolution No. 2012-038 by the Board of Supervisors; and,

**ADOPT RESOLUTION NO. 2012-038** amending the Riverside County General Plan concerning General Plan Amendment No. 1101; and,

**ADOPT ORDINANCE NO. 348.4736 (CHANGE OF ZONE NO. 7757)**, proposing to change the site's zoning from One-Family Dwellings (R-1) to General Residential – 480 Square Foot Minimum (R-3-480) zone in accordance with attached Exhibit #3; including final adoption of the Zoning Ordinance and Map by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 24866**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.