

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

770B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

July 26, 2007

SUBJECT: SPECIFIC PLAN NO. 323 SUBSTANTIAL CONFORMANCE NO. 2 / CHANGE OF ZONE NO. 7548 – CEQA Exempt – Applicant: Spring Mountain Investments LLC – Engineer / Representative: Spring Mountain Investments LLC - Fifth Supervisorial District – University / Edgemont-Sunnymead Zoning Districts – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Easterly of Mount Vernon Avenue, southerly of Center Street, and bisected by Pigeon Pass Road – 778 Gross Acres - Zoning: Specific Plan - (SP No. 323A1) - **REQUEST:** The Specific Plan Substantial Conformance proposes to replace the Adopted Specific Plan Design Guidelines and Standards included as part of Spring Mountain Ranch Specific Plan No. 323A1. The Change of Zone proposes to amend the existing Specific Plan zoning ordinance text to modify the current zoning classification for Planning Areas 1, 2, 3, 4, 5, and 6. Specifically, the Change of Zone will only modify the design standards of the Adopted Specific Plan Ordinance Text. The changes to the design standards are as follows: A) The lot coverage for single story homes will be changed from the current allowed lot coverage of 50% to the proposed lot coverage of 60%. B) The front yard setback will be modified from the current minimum setback of 20 feet to the proposed minimum setback of 15 feet for 20% of the homes within the described Planning Areas.

BACKGROUND:

The proposed development is part of the previously approved Spring Mountain Ranch Specific Plan. The Specific Plan encompasses approximately 793 acres of unincorporated land northeast of the City of Riverside and was adopted by the Riverside County Board of Supervisors on June 5, 2001. The approved Specific Plan proposed to develop single-family residential dwelling units, neighborhood commercial, open space, public facilities, and a school site. On April 17, 2007 the Board of Supervisors approved an amendment to the Spring Mountain Ranch Specific Plan. The amendment consisted of re-designating Planning Area 7

Ron Goldman
Planning Director

RG:cv

☐ Policy
☐ Policy

☐ Consent
☐ Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.14

REVIEWED BY EXECUTIVE OFFICE

DATE 6/26/07

Gary Christmas

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 323 SUBSTANTIAL CONFORMANCE NO. 2 / CHANGE OF
ZONE NO. 7548

Page 2 of 2

from Commercial use to High Density Residential. The Tract Map associated with the Specific Plan Amendment proposed to construct 97 residential condominium units on 11.7 gross acres. The maximum number of dwelling units proposed increased from 1,461 in the original Specific Plan, to 1,558 in the amended plan.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

APPROVAL of **SPECIFIC PLAN NO. 323 SUBSTANTIAL CONFORMANCE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7548**, in accordance with the proposed Specific Plan Zoning Ordinance Text.