

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

419B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

February 5, 2009

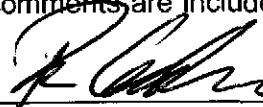
SUBJECT: GENERAL PLAN AMENDMENT NO. 923 (Foundation - Regular) – Applicant: Rodrigo Navarro Sr. – Engineer / Representative: Leonard Urquiza - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CR) and Rural Community: Low Density Residential (LDR:RC) (1/2 Acre Minimum) – Location: Northerly of Cajalco Road, westerly of Haines Street, easterly of Florence Street, and southerly of Dawes Street – 3.01 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural-Residential with a 1/2 Acre Minimum Lot Size (R-R-1/2) - **REQUEST:** Propose to amend General Plan foundation component for the subject property from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan land use designation from Low Density Residential (LDR) (1/2 Acre Minimum) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio). APN: 318-070-010.

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced amendment of the general plan based on the attached report. 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 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.


Ron Goldman
Planning Director

RG:aja

Prev. Agn. Ref.

District: First

Agenda Number:

15.2

REVIEWED BY EXECUTIVE OFFICE

DATE

2/9/09

Tina Grande
Departmental Concurrence

Policy



Consent



Dep't Recomm.:

Policy



Consent



Per Exec. Ofc.:

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 923 (Foundation - Regular)

February 5, 2009

Page 2 of 2

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 applications, 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.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

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Agenda Item No.: 6.9
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: January 7, 2009

General Plan Amendment No. 923
(Foundation – Regular)
E.A. Number: 41745
Applicant: Rodrigo Navarro, Sr.
Engineer/Rep.: Leonard Urquiza

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 923 to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Low Density Residential (RC:LDR) to Commercial Retail (CD:CR) on a portion of 3.01-acre property located northerly of Cajalco Road, westerly of Haines Street, easterly of Florence Street, and southerly of Dawes Street. The Planning Commission made the comments below. The Planning Director continues to recommend that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 923 which proposes to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Low Density Residential (RC: LDR) to Commercial Retail (CD:CR). For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

- Commissioner John Roth:** Commissioner Roth stated that the commercial retail boundary on the proposed site should be the same as parcels immediately to the east; therefore, changing the entire site to commercial retail is not warranted.
- Commissioner John Snell:** No comment
- Commissioner John Petty:** Commissioner Petty concurred with the Planning Director's recommendation that a change in land use designation from Low Density Residential (RC:LDR) to Commercial Retail (CD:CR) is not appropriate.
- Commissioner Jim Porras:** Commissioner Porras recommended to proceed with the initiation and further stated that the burden would fall on the applicant to continue with the initiation.
- Commissioner Jan Zuppardo:** No comment

Agenda Item No.: 6.9
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: January 7, 2009

General Plan Amendment No. 923
(Foundation – Regular)
E.A. Number: 41745
Applicant: Rodrigo Navarro Sr.
Engineer/Rep.: Leonard Urquiza

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural Community: Low Density Residential" (RC-LDR) (1/2 Acre Minimum) to "Community Development: Commercial Retail" (CD: CR) (0.20-0.35 Floor Area Ratio) for an approximately 3.01-acre property. The project is located northerly of Cajalco Road, easterly of Brown Street, southerly of Dawes Street, and westerly of Haines Street.

POTENTIAL ISSUES:

The proposed site is located within the Mead Valley Area Plan and the City of Perris's sphere of influence. The proposed site is split between two designations: Community Development: Commercial Retail along Cajalco Road and Rural Community: Low Density Residential on the northern section of the parcel.

Properties to the north of the proposed site are designated as Rural Community: Low Density Residential and contribute to the areas rural character. The Mead Valley Area Plan provides for a predominantly rural community character with an equestrian focus which is reflected by the residential uses in the immediate area. Parcels adjacent to Cajalco Road, including the southern portion of the proposed site, are designated for commercial retail purposes. Cajalco Road is an anchor for the area and provides the opportunity for these commercial uses. However, many of the parcels along the corridor that carry the commercial retail designation have not been developed and are currently vacant.

The land use patterns of the Mead Valley Area Plan reflect a strong commitment to the continuation of the rural lifestyle in this part of the County and contribute to the desire for distinct shifts in development character. The area north of Cajalco Road is predominantly a grid-like pattern of half-acre and larger residential lots. According to LU 6.1 of the General Plan, "land uses are to be developed in accordance with the General Plan and area plans to ensure compatibility and minimize impacts." The existing land uses on the proposed site, Rural Community: Low Density Residential on the northern portion and Community Development: Commercial Retail on the southern portion maintains compatibility with low density residential uses to the north and commercial

uses along Cajalco Road. Under the proposal, the more intense commercial retail designation would further encroach upon existing low density residential uses.

The majority of the proposed site falls within a 100-year flood zone, requiring a flood plain management review to be completed. No substantial evidence has been provided to show that new conditions or circumstances are present in the area that would provide the infrastructure needed for the proposed change or to reduce potential flood hazards.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 923 from Rural Community: Low Density Residential to Community Development: Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 318-070-010.

Supervisor Buster
District 1
Date Drawn: 2/19/08

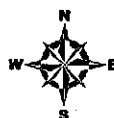
GPA00923
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 2/21/08
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Mead Valley
Township/Range: T4SR4W
Section: 10



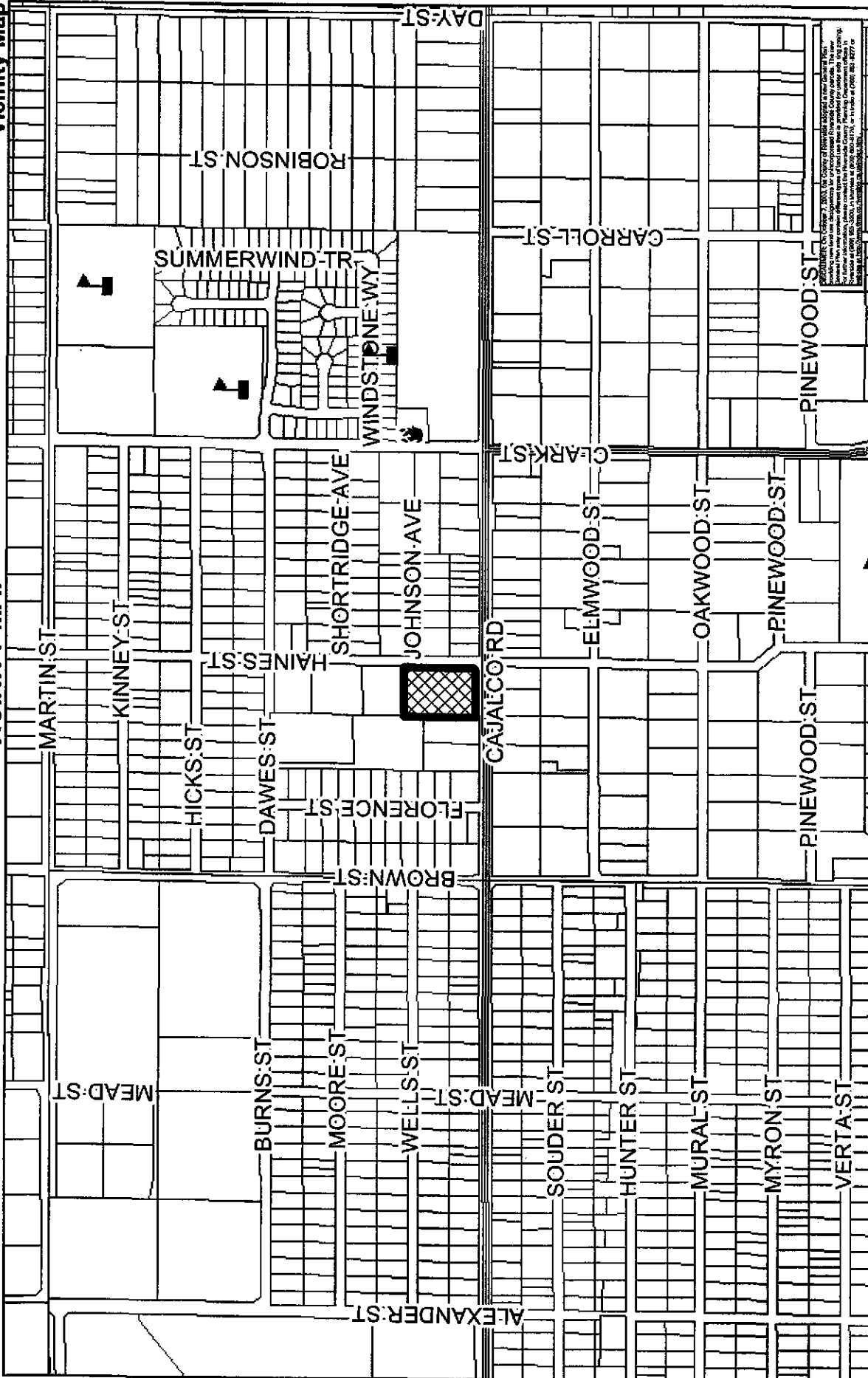
Assessors
Bk. Pg. 318-07
Thomas
Bros. Pg. 776 J3

Supervisor Buster
District 1

Date Drawn: 2/19/08

GPA00923 VICINITY MAP

Planner: Amy Aldana
Date: 2/21/08
Vicinity Map



Zone

District: Mead Valley

Township/Range: T4SR4W

Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 318-07

Thomas

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Feet

Supervisor Buster
District 1
Date Drawn: 2/19/08

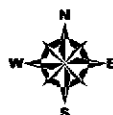
GPA00923
Land Use

Planner: Amy Aldana
Date: 2/21/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Mead Valley
Township/Range: T4SR4W
Section : 10



Assessors
Bk. Pg. 318-07
Thomas
Bros. Pg. 776 J3

Supervisor Buster
District 1
Date Drawn: 2/19/08

GPA00923
EXISTING ZONING

Planner: Amy Aldana
Date: 2/21/08
Exhibit 2



Zone
District: Mead Valley
Township/Range: T4SR4W
Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 318-07
Thomas
Bros. Pg. 776 J3



Supervisor Buster
District 1

GPA00923

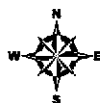
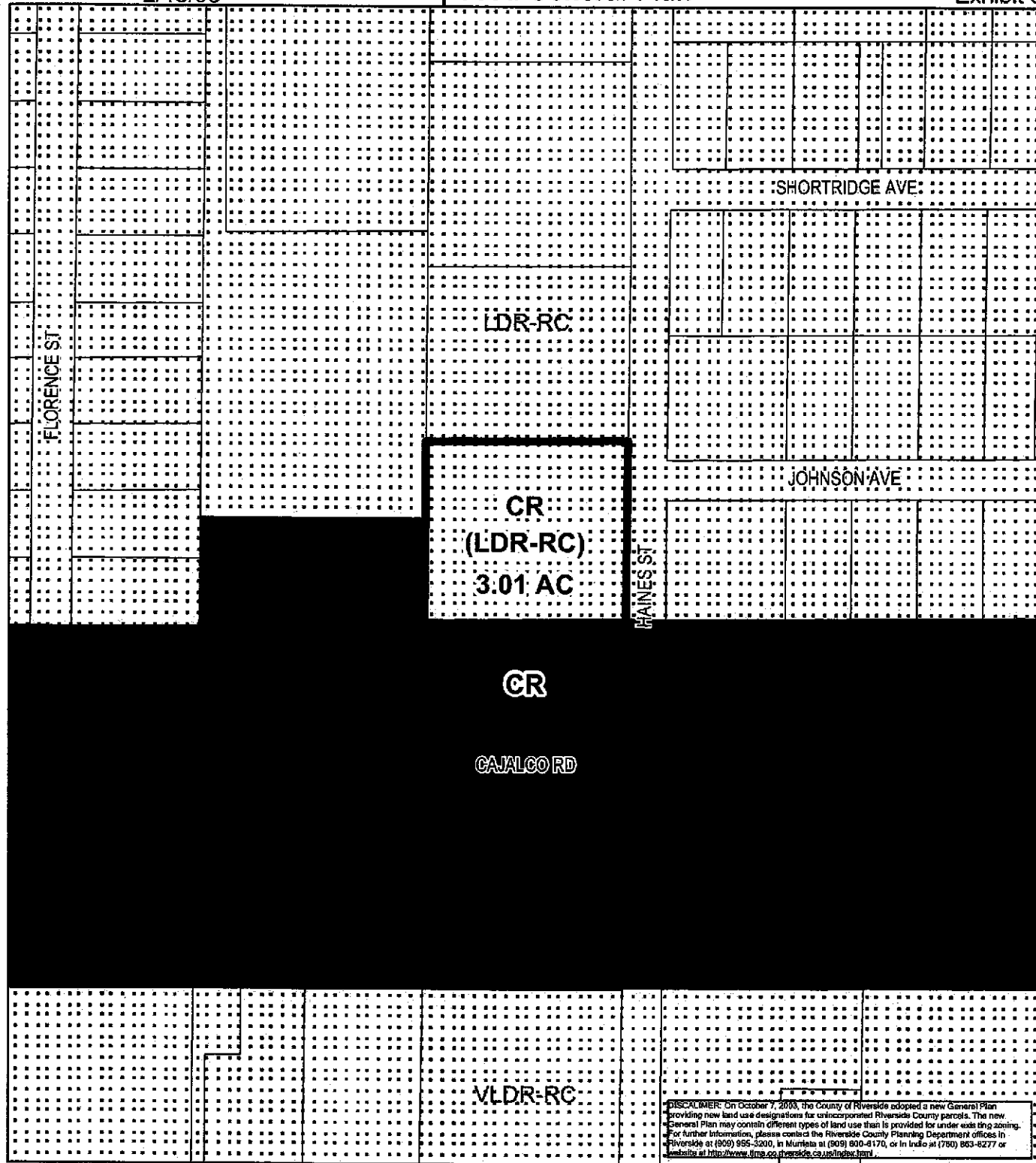
Planner: Amy Aldana

Date Drawn: 2/19/08

Proposed General Plan

Date: 2/21/08

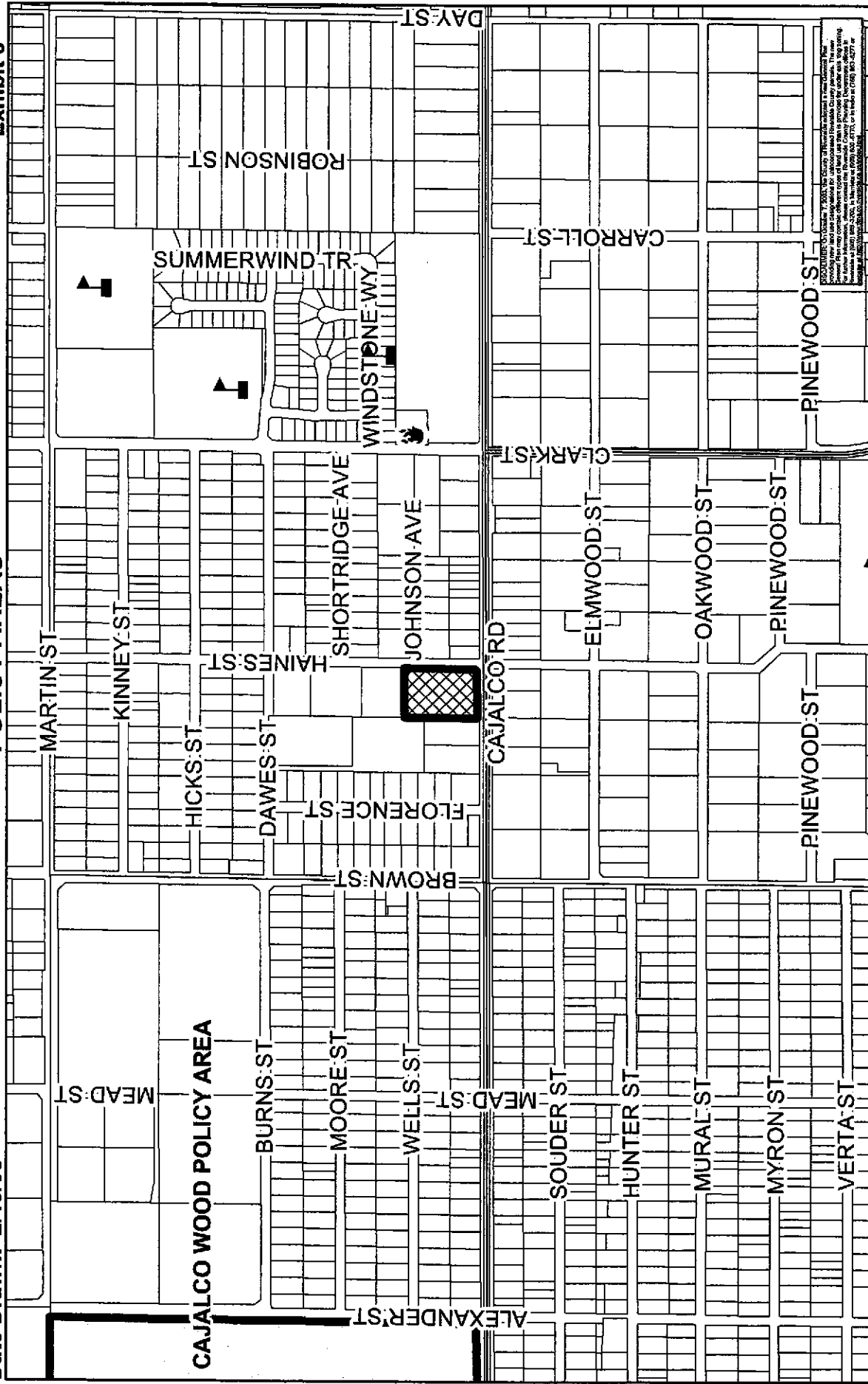
Exhibit 6



Supervisor Buster
District 1
Date Drawn: 2/19/08

GPA00923 POLICY AREAS

Planner: Amy Aldana
Date: 2/21/08
Exhibit 8

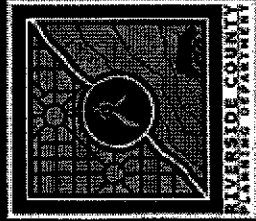


Zone
District: Mead Valley
Township/Range: T4SR4W
Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 318-07
Thomas
6, Bk. Pg. 776 J3





January 7, 2009

ATTENTION: CLERK OF SUPERIOR COURT

Agenda Item No. X.X

Riverside County Planning Commission

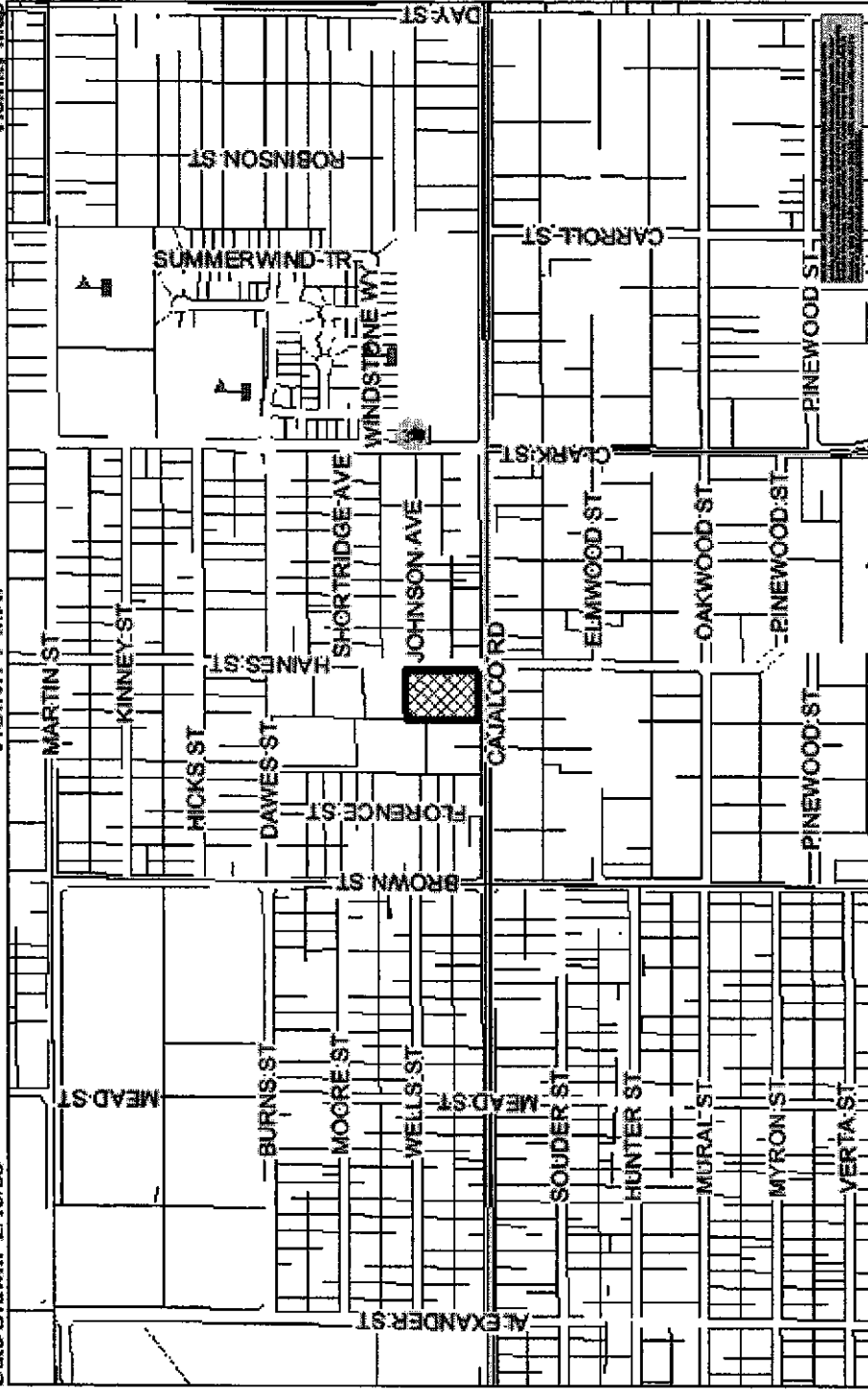
General Plan Amendment No. 923

Vicinity Map

Supervisor Buster
District 1
Date Drawn: 2/19/08

GPA00923
VICINITY MAP

Planner: Amy Akdana
Date: 2/21/08
Vicinity Map

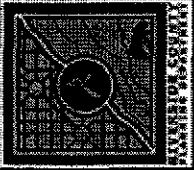


Zone
District: Mead Valley
Township/Range: T4SR4W
Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 318-07
Thomas
Bros. Pg. 776 J3





Aerial Photo



Riverside County GIS

Development Opportunities

Site's Foundation Component:

Rural Community (RC)
Community Development (CD)

Surrounding Components:

North:
Rural Community (RC)

South:
Community Development (CD)

East:
Rural Community (RC)
Community Development (CD)

West:
Rural Community (RC)
Community Development (CD)

Supervisor Buster
District 1
Date Drawn: 2/19/08
Planner: Amy Aldana
Date: 2/21/08
Exhibits Overview

GPA00923

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District Plan: Mead Valley
Township/Range: T4SR4W
Section: 10

Assessors
Bk. Pg. 318-07
Thomas
Bros. Pg. 776 J3



General Plan

Current General Plan:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)
Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)
Riverside Sphere of Influence

Proposed General Plan:

Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)

Surrounding Designations:

North:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

South:

Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)

East:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)
Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)

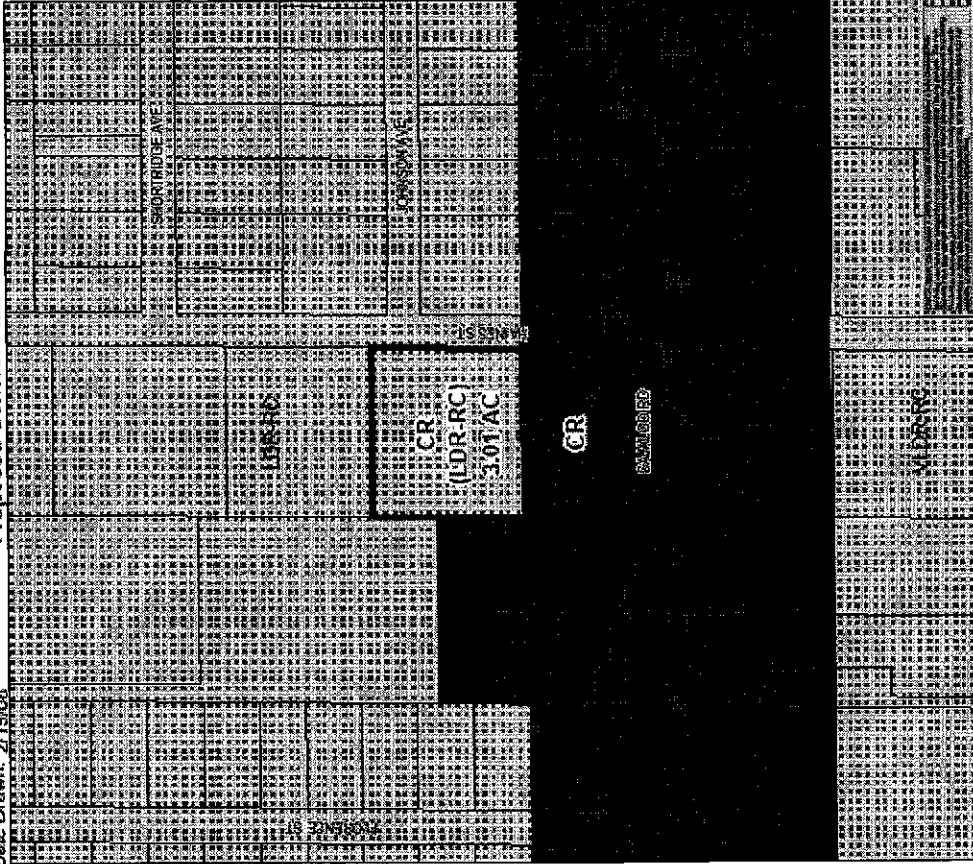
West:

Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)
Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR)

Supervisor Buster
District 1
Date Drawn: 2/19/08
Planner Amy Aldana
Date: 2/21/08
Exhibit 6

GPA00923

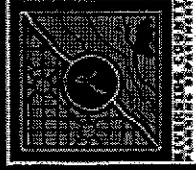
Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Mead Valley
Township/Range: T4SR4W
Section: 10
Assessors
Bk.Pg. 318-07
Thomas
Bros. Pg. 776 J3



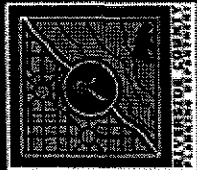


Issues of Concern

- The proposed site is located within the Mead Valley Area Plan providing for the rural community character with an equestrian focus and is reflected by the residential uses immediately to the north.
- Parcels adjacent to Cajalco Road, including the southern portion of the proposed site, are designated for commercial retail purposes. Many parcels have not been developed and are currently vacant.
- The majority of the site also falls within the 100-year flood zone, requiring a flood plain management review to be completed. No substantial evidence has been provided to reduce potential flood hazards.
- The current land use designation of Community Development: Commercial Retail and Rural Community: Low Density Residential on the proposed site will uphold the continuity intended for the area.

Recommendations

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 923 from Rural Community: Low Density Residential and Community Development: Commercial Retail to Community Development: Commercial Retail would **not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.



Agenda Item X.X

Land Use

Current Land Use:

Vacant

Surrounding Land Uses:

North:
Vacant

South:
Vacant

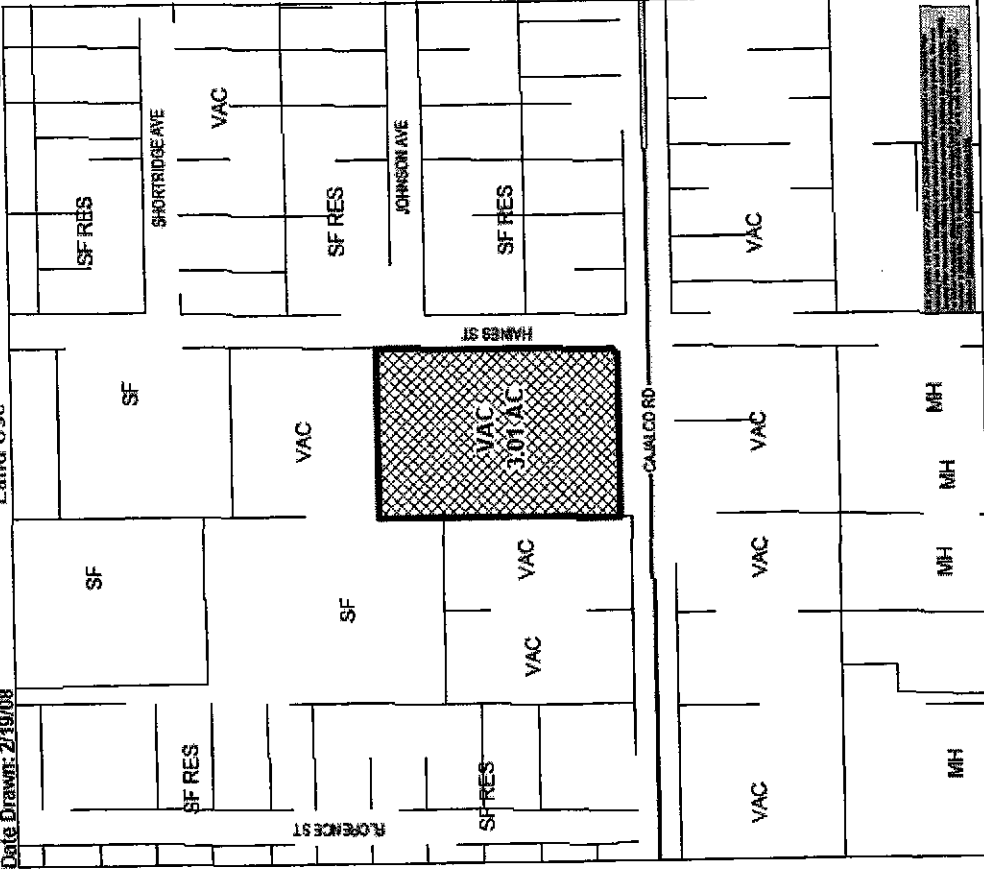
East:
Single Family Residential

West:
Vacant
Single Family Residential

Supervisor Bluster
District 1
Date Drawn: 2/19/08

GPA00923
Land Use

Planner: Amy Aidana
Date: 2/21/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Mead Valley
Township/Range: 14SR4W
Section : 10

Assessors
Bk. Pg. 318-67
Thomas
Bros. Pg. 776 J3



GPA00923

GPA00923
EXISTING ZONING

Planner: Amy Aldana
Date: 2/21/08
Exhibit 2

Current Zoning: Rural Residential, ½ ac. min. (RR-½)
Scenic Highway Commercial (C-P-S)

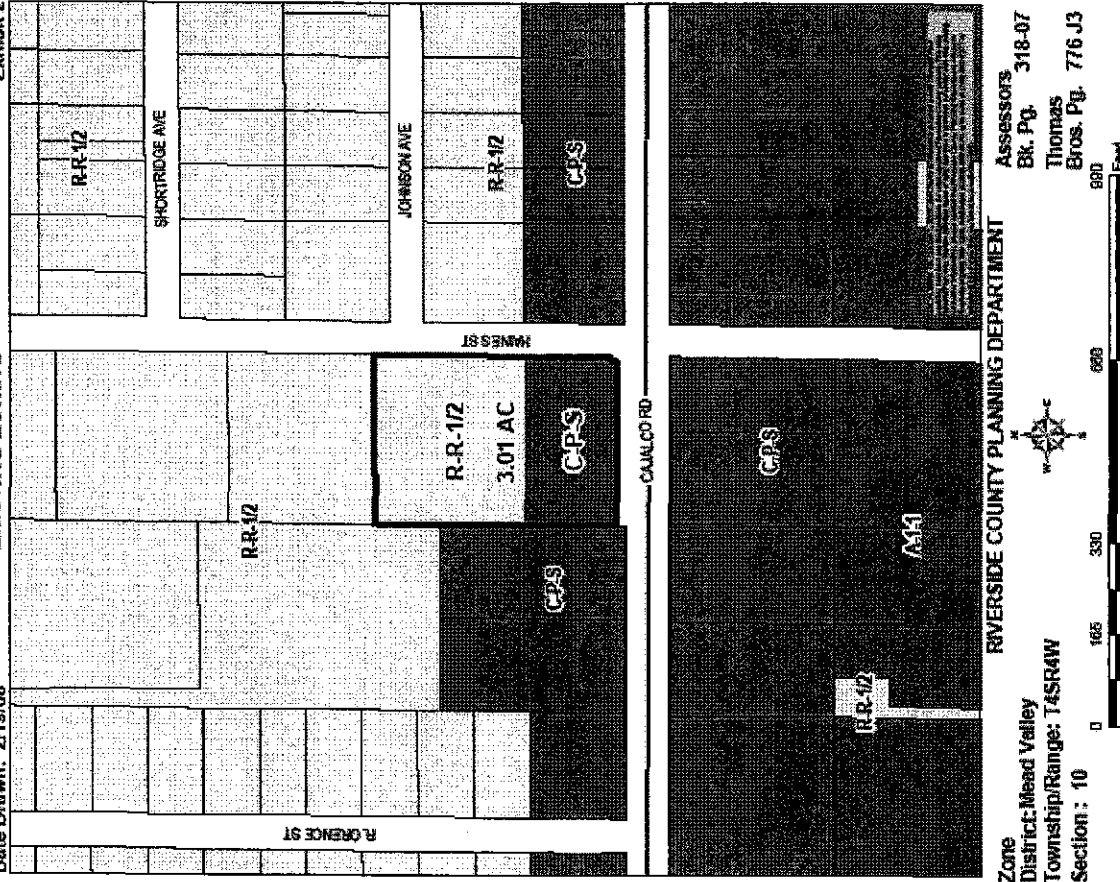
Surrounding Zoning:

North:
Rural Residential, ½ ac. min. (RR- ½)

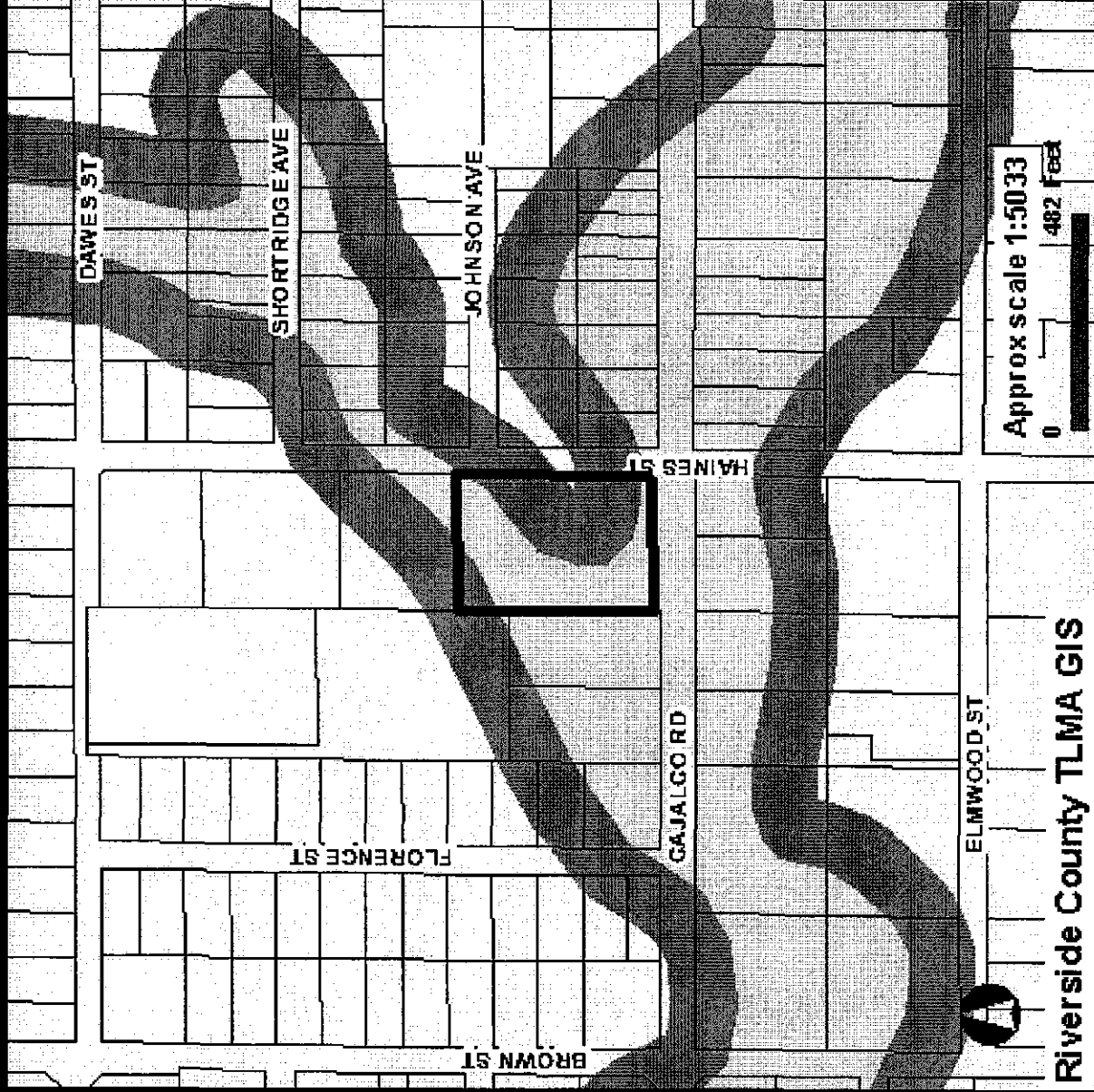
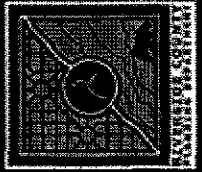
South:
Scenic Highway Commercial (C-P-S)

East:
Rural Residential, ½ ac. min. (RR-½)
Scenic Highway Commercial (C-P-S)

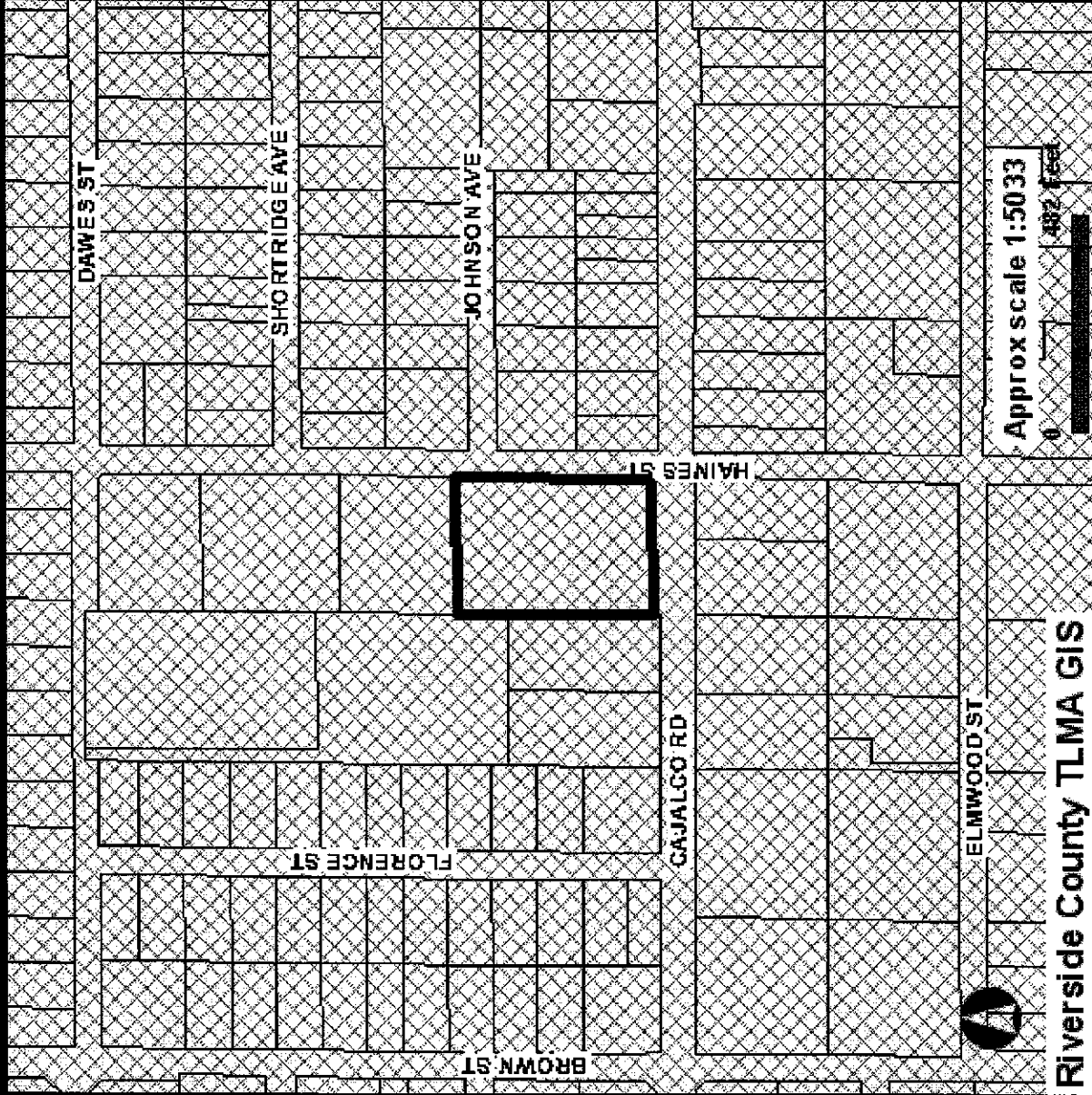
West:
Rural Residential, ½ ac. min. (RR-½)
Scenic Highway Commercial (C-P-S)



Flood Zone



Riverside Sphere of Influence



Riverside County TLMA GIS

Surrounding Foundation GPA's

