

Agenda Item No.: 6.12
Area Plan: Jurupa
Zoning District: Pedley
Supervisory District: Second
Project Planner: Amy Aldana
Planning Commission: January 7, 2009
Continued from: August 12, 2008

General Plan Amendment No. 1034
(Foundation – Regular)
E.A. Number: 41866
Applicant: Peter Goedinghaus
Engineer/Rep.: Peter Goedinghaus

**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” (LDR-RC) (1/2 Ac. Min.) to “Community Development: Commercial Retail” (CD:CR) (0.20 – 0.35 floor area ratio) for an approximately 10.33-acre property. The project is located northerly of Stearns Street, easterly of Hudson Street, southerly of 56th Street, and westerly of Van Buren Boulevard.

FURTHER CONSIDERATIONS:

November 18, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide could be considered. Subsequently, a meeting was held on October 16, 2008 between the applicant and the Planning Department to discuss the proposal further.

The proposed site is vacant and is located within the community of Pedley, an area characterized by rural-style residential neighborhoods. Single family residences are located to the north, south, and west. To the west of Hudson Street, between 58th Street and Stearns Street, is an elementary school.

Access to proposed commercial is extremely limited. Van Buren Boulevard borders the site on the east and direct access from the site to the expressway would not be allowed. Hudson Street, on the west side of the site, is not a circulation element roadway and would not be connected to 56th Street. From Van Buren Boulevard, likely access to the site could be via 56th Street to Tomal Lane or Feldspar Street and then to 58th Street. These routes would direct additional traffic through an existing rural residential neighborhood.

The proposal also lies within the Protected Equestrian Sphere which maintains the equestrian character throughout the Jurupa area. Within the sphere is policy JURAP 3.4 which “...discourages the encroachment of incompatible land uses into the Policy Area.” By proposing commercial uses, the proposed change conflicts with this policy, as well as the overall Riverside County Vision. Therefore, the proposal would be contrary to the existing plan and would create inconsistencies between the land use map/element and the policy within the area plan.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1034 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 165-140-027 and 165-140-028.