



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1199
Supervisory District: Fifth
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Property Owner(s): On Broadway Apartments, Inc.
Project Representative(s): Ayoub Sesar

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) to Medium Density Residential (MDR) (2-5 units per acre), on four parcels, totaling 94.14 gross acres.

LOCATION: The project site is generally located adjacent to the northern boundary of the City of Desert Hot Springs. The closest street is Annandale Avenue.

PROJECT APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006

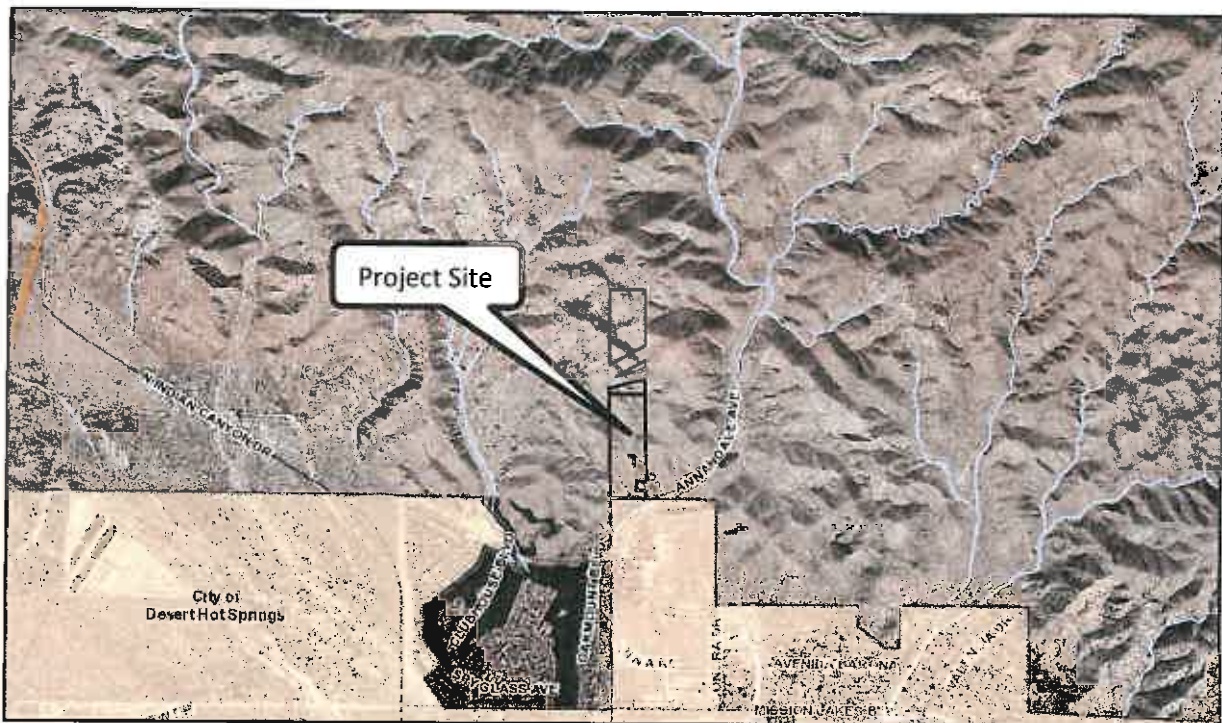


Figure 1: Project Location Map

PROJECT DETAILS: This application is a Foundation General Plan Amendment proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) to Medium Density Residential (MDR) (2-5 units per acre), on four parcels, totaling 94.14 gross acres. This application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The proposal is to develop single-family detached residences on the south end of the site consistent with the neighborhood adjacent and south of the property line which is mostly flat. There is an existing single family house plus a unit and several ancillary structures. A limited development on already graded/disturbed areas.

The proposed changes would be limited to the area of the project site which has been developed and sparsely built prior to 1996 on the flat portion of the site that is adjacent to the existing developed community. The requested density would be consistent with the community as well.

This proposal will not require major grading to the existing terrain and will be entirely concentrated at the southern end of the site where the land has been disturbed for buildings and agricultural purposes already. We will be following the natural terrain.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	94.14
Number of Parcels:	4
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural (RUR) (20 acre minimum)
Proposed General Plan Land Use:	Medium Density Residential (MDR) (2-5 du/ac)
Surrounding General Plan Land Use	
North:	Conservation Habitat (CH)
East:	Rural (RUR) (20 acre minimum)
South:	City of Desert Hot Springs City General Plan – Residential/Low (0-5 units per acre) / Specific Plan (R-L/SP)
West:	Conservation Habitat (CH)
Existing Zoning Classification:	W-2 (Controlled Development Area)

Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Area)
East:	W-2 (Controlled Development Area)
South:	City of Desert Hot Springs City Zone – Residential/Low (0-5 units per acre) / Specific Plan (R-L/SP)
West:	W-2 (Controlled Development Area)
Existing Development and Use:	Vacant Land and Residential
Surrounding Development and Use	
North:	Vacant Land
East:	Medical Facility
South:	City of Desert Hot Springs – Residential
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	<p>GPA01199 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area. The northern half of the proposed GPA is located within a CVMSHCP Conservation Area. Conservation within the area varies depending on existing habitat that is present and will also take into account pre 1996 disturbance. A maximum of eight percent of the area that is within the Conservation may be permitted for development. The remaining areas that are not developed will be placed into conservation.</p> <p>All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area. The proposed GPA is located is within a CVMSHCP Conservation area therefore any development within the GPA area will be subject to CVMSHCP Land Use Adjacency Guidelines (LUAG).</p>
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	State Responsibility Area

Special Flood Hazard Area:	No
Liquefaction Area:	Moderate Potential
Subsidence Area:	Susceptible
Fault Line:	Within ½ mile of San Andreas Fault Line
Fault Zone:	Within ½ mile of San Andreas Fault Zone
Paleontological Sensitivity:	Low Potential

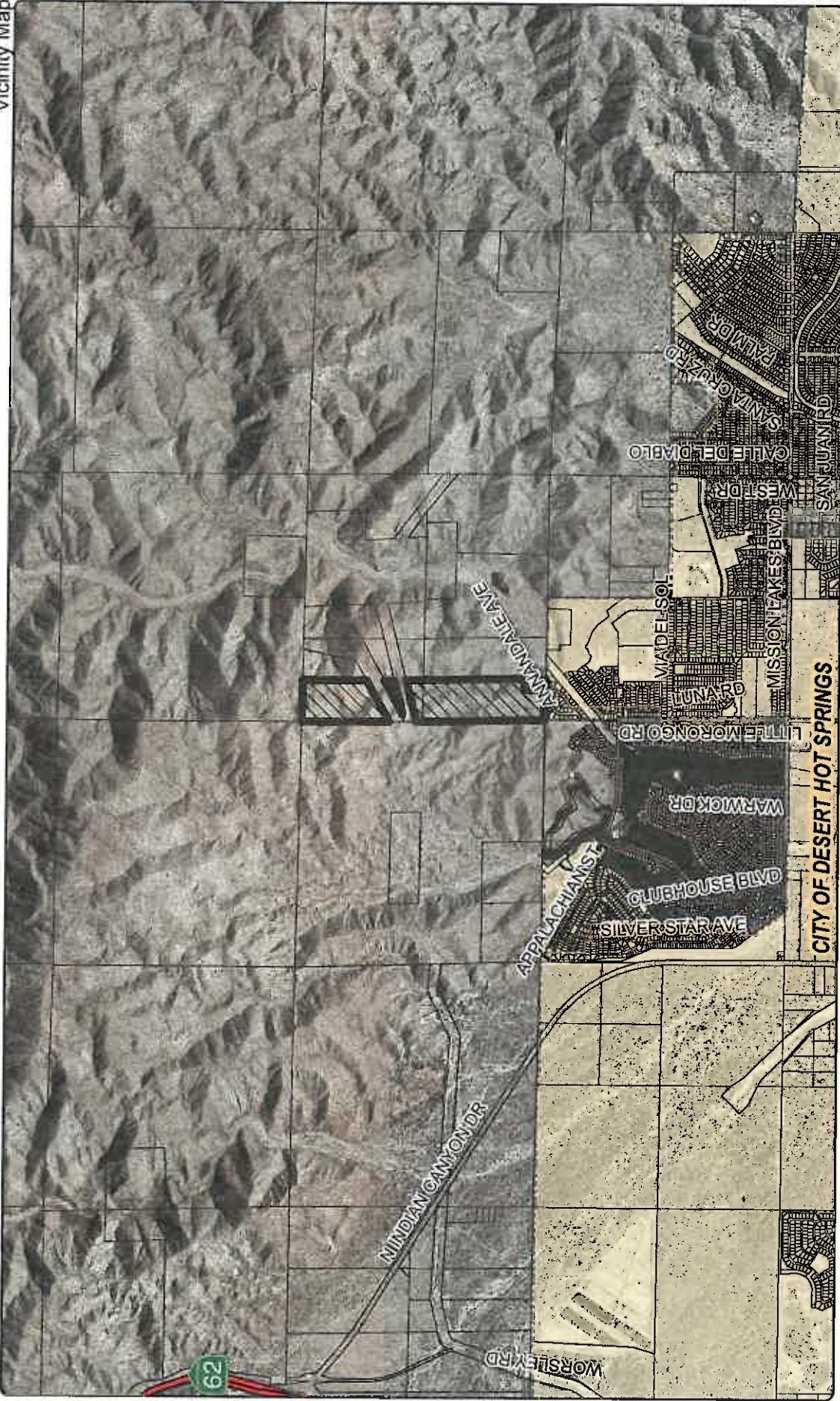
Utility Information:

Water Service:	Yes (Verify) – Area service provided by Desert Water Agency.
Sewer Service:	Yes – in adjacent subdivision (Verify Location) – Area service provided by Desert Water Agency.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01199
VICINITY/POLICY AREAS

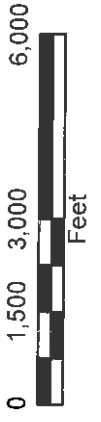
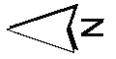
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan may contain different land use designations for some existing zoning. For further information, please contact the Riverside County Planning Department at (951) 952-6000 or visit our website at www.riversidecounty.net. This document is 1751862-0077 (Riverside County of Water) www.riversidecounty.net

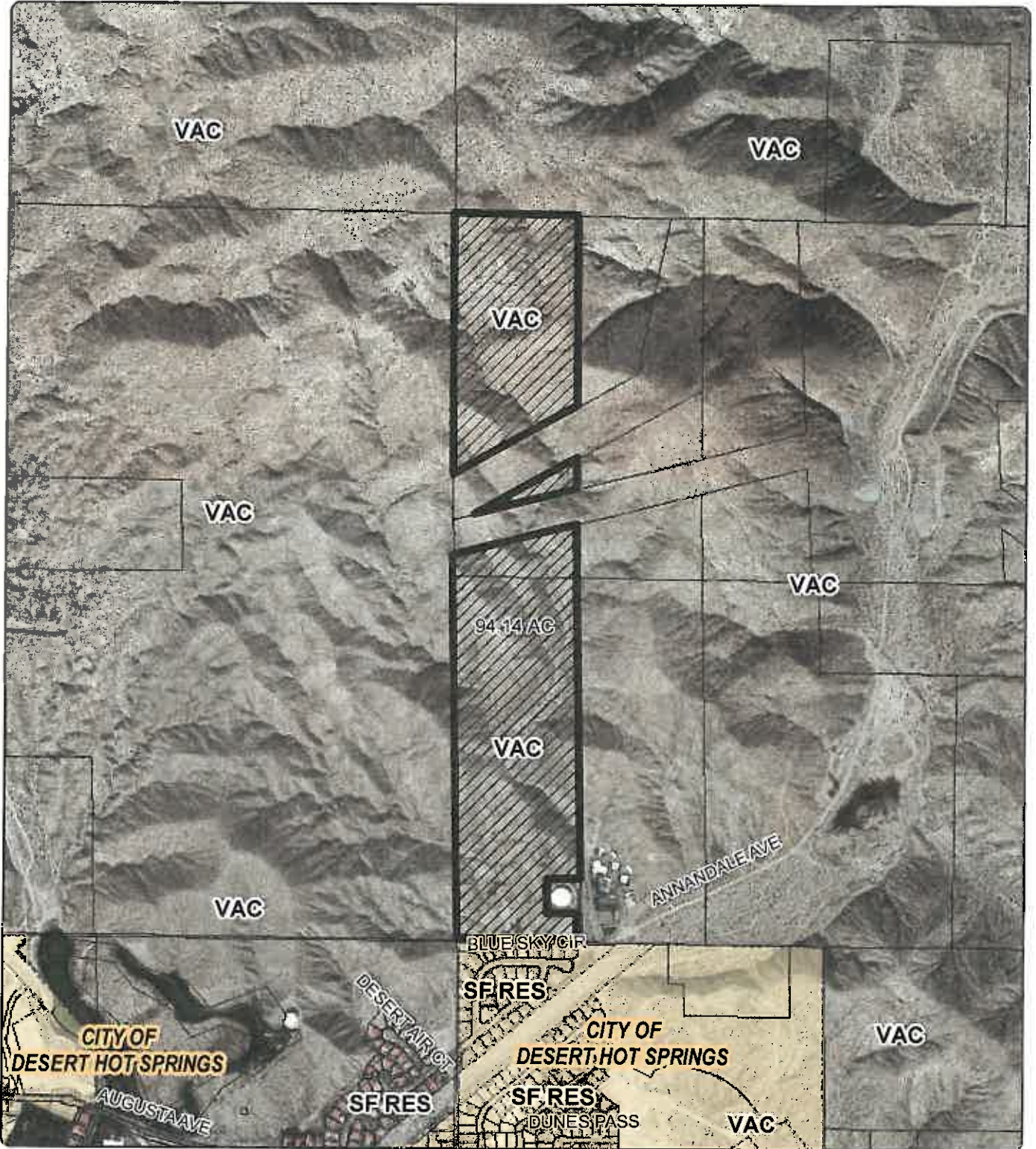
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

LAND USE

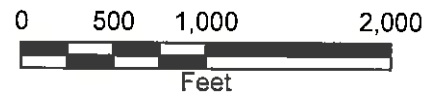
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdtna.org>

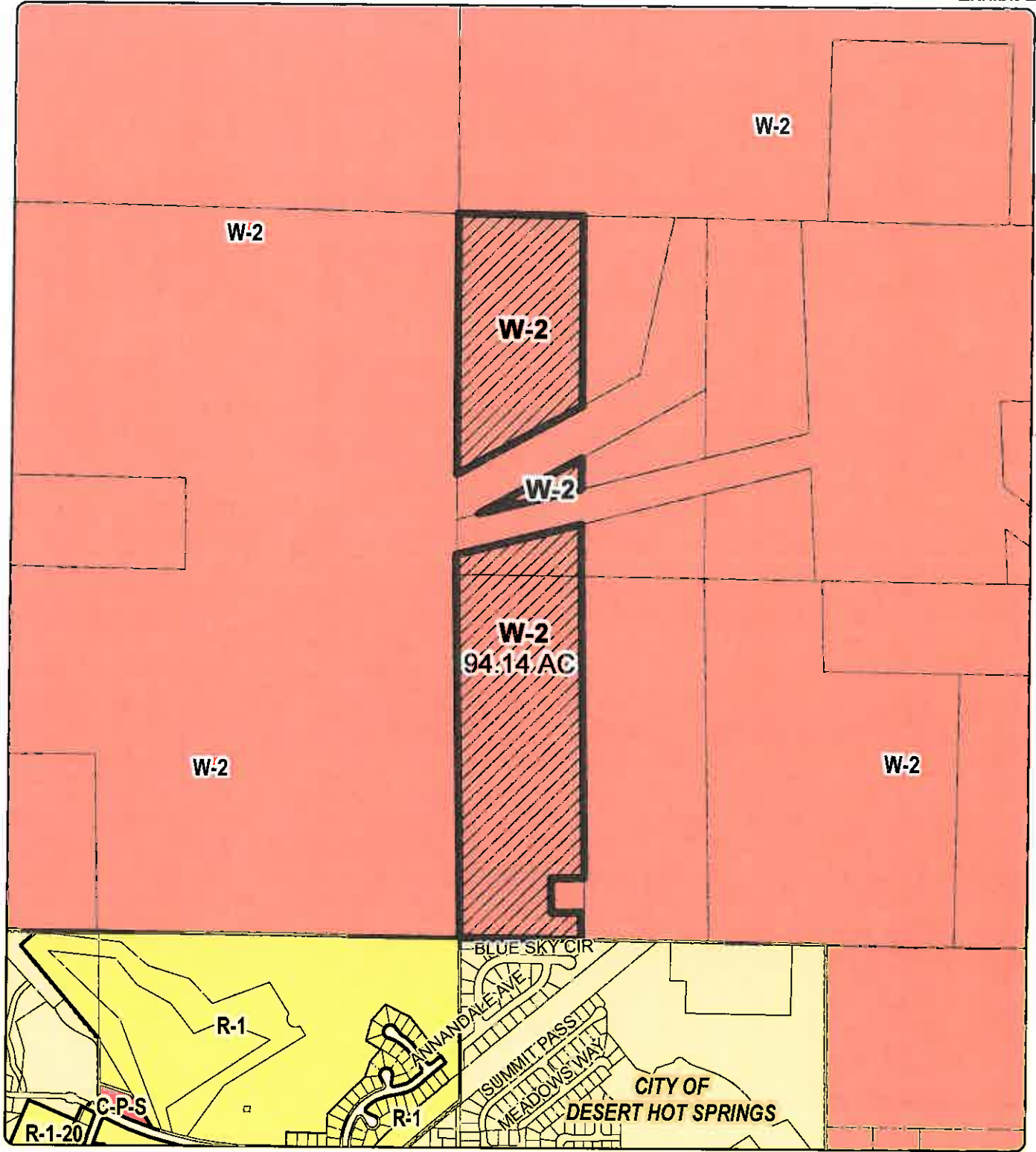
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

EXISTING ZONING

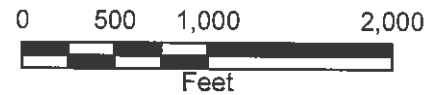
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

PROPOSED GENERAL PLAN

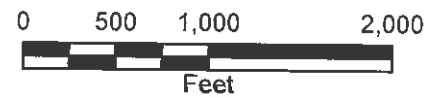
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 6

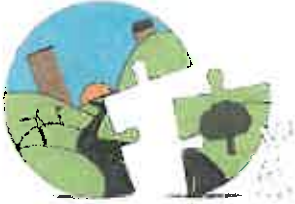


Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director



APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01199

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Ayoub Sesar

Contact Person: Ayoub Sesar E-Mail: a.Sesar@live.com

Mailing Address: 1107 Fair Oaks Ave #820
301 Pasadena CA 91030
City State ZIP

Daytime Phone No: (949) 395-3024 Fax No: ()

Engineer/Representative Name: Ayoub Sesar, Architect

Contact Person: Ayoub Sesar E-Mail: a.Sesar@live.com

Mailing Address: same as above
Street
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: On Broadway Apts., Inc.

Contact Person: Ayoub Sesar E-Mail: a.Sesar@live.com

Mailing Address: same as above
Street
City State ZIP

Daytime Phone No: (949) 395-3024 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"


**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

<u>On Broadway Arts, Inc.</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
 <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION: 671-220-012-5
671-220-011-4
 Assessor's Parcel Number(s): 671-220-002-6
671-230-006-1
 Approximate Gross Acreage: 94.14 AC.
 General location (nearby or cross streets): North of 7895 Annandale Ave, South of _____, East of _____, West of _____
 Existing General Plan Foundation Component(s): Rural (RUR) 20 Ac. min.
 Proposed General Plan Foundation Component(s): Community Dev. (MDR)
 Existing General Plan Land Use Designation(s): RUR (20 Ac. min)
 Proposed General Plan Land Use Designation(s): MDR (2-5) DU/AC
 General Plan Policy Area(s) (if any): N/A
 Existing Zoning Classification(s): W-2 CT Number: 0

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Propose to develop single family detached residences consistent with neighborhood adjacent south of the property on south end of site which mostly flat and there are existing single family house plus a unit + several ancillary structure. A limited development on already graded/disturbed areas.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes No	
		Yes	No
Electric Company	<u>Edison</u>	<u>*</u>	
Gas Company	<u>SoCal</u>	<u>*</u>	
Telephone Company	<u>ATT</u>	<u>*</u>	
Water Company/District	<u>PWA</u>	<u>*</u>	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Sewer District	Adjacent	*

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed)
http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date 6-6-16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.
(Please be specific. Attach separate pages if needed.):

proposed changes would be a limited area of the site which has been developed and sparsely built prior 1996 on the flat portion of the site that is adjacent to existing developed community and requested density would be consistent with that community as well. This proposal will not require major grading to the existing terrain and entirely concentrate at the south end of the site where land has been disturbed for buildings and agriculture purpose already. We will be following natural terrain.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

None

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.