



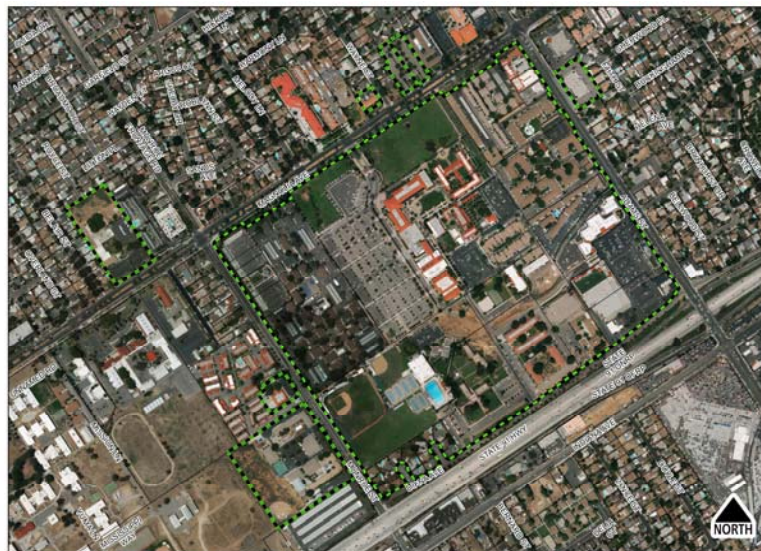
# CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN AMENDMENT

Community & Economic  
Development Department

City Council  
January 8, 2019

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## LOCATION MAP



2

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## EXISTING/PROPOSED GENERAL PLAN



Existing

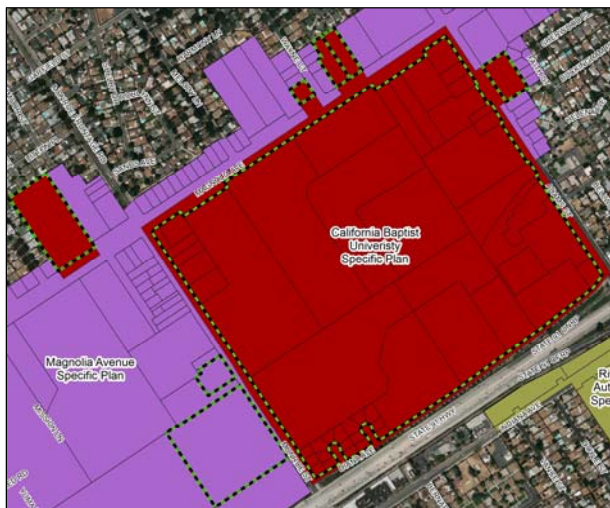


Proposed

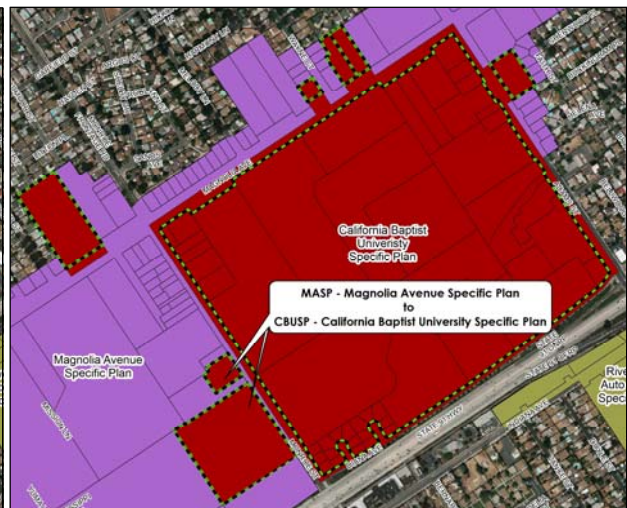


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## EXISTING/PROPOSED CBU SPECIFIC PLAN



Existing



Proposed



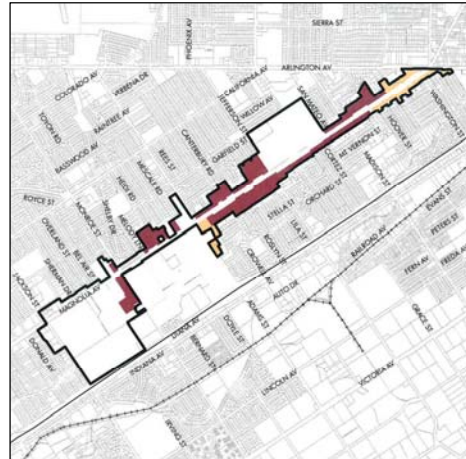
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## EXISTING/PROPOSED MAGNOLIA AVENUE SPECIFIC PLAN



Existing



Proposed

5



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## EXISTING ZONING MAP



6



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## PROPOSED ZONING MAP



- ① CBUSP Planning Areas → CBUSP - California Baptist University Specific Plan Zone
- ② CBUSP-MU/A-CR – CBUSP - Mixed Use/Academic Planning Area and Cultural Resources Overlay Zones and CBUSP-MU/R-CR – CBUSP - Mixed Use/Residential Planning Area and Cultural Resources Overlay Zones → CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones
- ③ R-1-7000 – Single Family Residential Zone → CBUSP - California Baptist University Specific Plan Zone



7

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## PROPOSED SPECIFIC PLAN ZONE AND SUBDISTRICTS



- CUBU SP-1
- CUBU SP-2



8

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## RECOMMENDATIONS

That the City Council:

1. Deny the appeal.
2. Adopt a Resolution certifying the Final Environmental Impact Report (EIR) for the California Baptist University Specific Plan Amendment Project and finding that the Final EIR:
  - a) Has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b) Was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project; and



9

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## RECOMMENDATIONS (cont'd)

- c) Reflects the City's independent judgment and analysis, and making certain findings of fact.
3. Concur with the findings contained in the Final EIR, the attached CEQA Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the CEQA Resolution.
4. Adopt the Statement of Overriding Considerations attached to the CEQA Resolution.
5. Adopt the Mitigation Monitoring and Reporting Program attached to the CEQA Resolution.



10

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## RECOMMENDATIONS (cont'd)

6. Find that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR.
7. Reject all late comments as untimely.
8. Approve Planning Cases P15-0989 General Plan Amendment, P17-0543 Specific Plan Amendment, P15-0987 Zoning Code Amendment, and P15-0990 Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.
9. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 10.94 acres of land from PF – Public Facilities/Institutional to CBUSP – California Baptist University Specific Plan.



11

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## RECOMMENDATIONS (cont'd)

10. Adopt the attached Resolution to amend the Magnolia Avenue Specific Plan for the removal of approximately 10.94 acres, developed with California Baptist University facilities.
11. Adopt the attached Resolution amending and replacing the California Baptist University Specific Plan and rescinding Resolution No. 22511.
12. Introduce and subsequently adopt the attached Ordinance to amend the Zoning Map of the Riverside Municipal Code.



12

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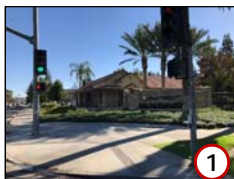
# Reference Slides California Baptist University Specific Plan Amendment

Community & Economic  
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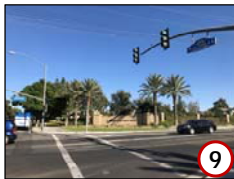
## EXISTING SITE PHOTOS REFERENCE SLIDE



14

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## EXISTING SITE PHOTOS REFERENCE SLIDE



15

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