



Community & Economic Development Department

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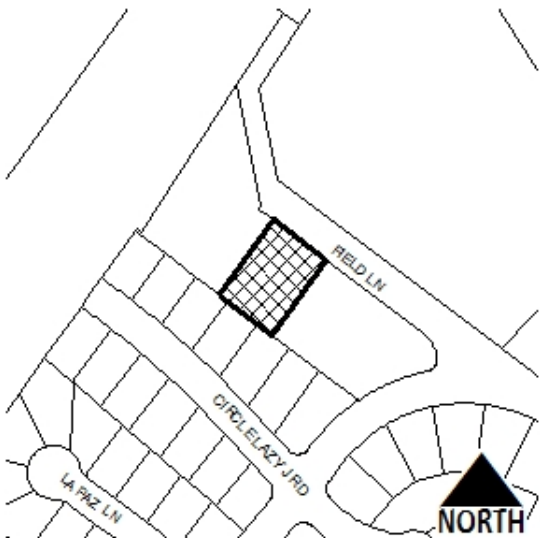
Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: JUNE 15, 2017

AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Numbers</i>	P17-0065 (Rezone)	
<i>Request</i>	To rezone a vacant 0.49-acre property from PF – Public Facilities Zone to R-1-7000 – Single Family Residential Zone.	
<i>Applicant</i>	Nick Tavaglione, of NL Tavaglione Development	
<i>Project Location</i>	Located on the south side of Field Lane, west of Bubbling Well Road	
<i>APN</i>	207-060-007	
<i>Project area</i>	0.49 acres	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Specific Plan</i>	N/A	
<i>General Plan Designation</i>	MDR – Medium Density Residential	
<i>Zoning Designation</i>	PF – Public Facilities Zone	
<i>Staff Planner</i>	Candice Assadzadeh, Associate Planner; 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment; and
2. **RECOMMEND APPROVAL** of Planning Case P17-0065 (Rezone) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 0.49-acre project site is currently undeveloped. The property is surrounded by Fairmount Park to the north across Field Lane, and single family residences to the east, west, and south.

PROPOSAL

The applicant proposes to rezone the 0.49 acre parcel from PF – Public Facilities Zone to R-1-7000 – Single Family Residential Zone, to facilitate the future development of the site with a single family residence.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<i>General Plan 2025</i> The proposed R-1-7000 – Single Family Residential Zone is consistent with the existing General Plan Land Use Designation of MDR – Medium Density Residential, which provides for the development of single-family residences, town houses and row houses. The current PF – Public Facilities Zone is not consistent with the General Plan land use designation of MDR.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The site is one of two parcels zoned PF – Public Facilities in an area zoned R-1-7000- Single Family Residential. The PF Zone is intended to preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities. The proposed R-1-7000 Zone will allow for the development of the site with a single family residence, consistent with the residential character of the neighborhood. The parcel meets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

all applicable lot standards of the R-1-7000 Zone. Future development of the site with a single family residence will be required to meet the development standards of the R-1-7000 Zone.			
<i>Compliance with Citywide Design & Sign Guidelines</i> No development is considered or proposed as part of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Riverside County Airport Land Use Compatibility Plan</i> On May 11, 2017 the Riverside County Airport Land Use Commission (ALUC) determined the proposed rezoning to be consistent with the 2004 Flabob Airport Land Use Compatibility Plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.100.040 – Residential Development Standards for the R-1-7000 Zone</i>				
Standard		Proposed	Consistent	Inconsistent
<i>Lot Area Minimum</i>	7,000 square feet	21,501 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width Minimum</i>	60 feet	125 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Depth Minimum</i>	100 feet	172 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment.

NEIGHBORHOOD COMPATIBILITY

The proposed R-1-7000 Zone will allow this site to be developed with a residence, consistent with the surrounding zoning and development pattern. The proposed rezoning will help maintain and protect the residential character of the neighborhood by allowing the last vacant site to be developed with a single family residence. Lastly, the proposed zoning will serve to implement Objectives and Policies of the General Plan, aimed at preserving and enhancing Downtown's single-family neighborhoods. For all these reasons, staff supports the proposed rezoning.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300-feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Existing/Proposed Zoning Maps
6. Existing Site Photos
7. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1030FL17

Prepared by: Candice Assadzadeh, Associate Planner

Reviewed by: Ted White, City Planner

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P17-0065 (Rezone)

Rezone Findings pursuant to Chapter 19.810.040

- a. The proposed Zoning Map Amendment is consistent with the goals, policies, and objectives of the General Plan; and
- b. The proposed Zoning Map Amendment will not adversely affect surrounding properties; and
- c. The proposed Zoning Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: P17-0065 (Rezone)

Meeting Date: June 15, 2017

CONDITIONS

Planning

1. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
2. Prior to adoption of the rezoning ordinance, the necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.
3. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.