



# City Council Memorandum

City of Arts & Innovation

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**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: MAY 21, 2019**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 7**  
**DEPARTMENT**

**SUBJECT: PUBLIC HEARING - P18-0908 (ZONING CODE AMENDMENT – REZONING) PROPOSAL BY THE CITY OF RIVERSIDE TO REZONE SIX CONTIGUOUS PARCELS TOTALING 4.09 ACRES FROM R-1-1/2 ACRE – SINGLE FAMILY RESIDENTIAL ZONE TO R-1-10500 – SINGLE FAMILY RESIDENTIAL ZONE, LOCATED AT 12200 KNOEFLER DRIVE AND 4405-4449 GILCHRIST DRIVE - ORDINANCE**

**ISSUE:**

Approve a Zoning Code Amendment initiated by the City of Riverside to rezone six contiguous parcels, totaling 4.09 acres from the R-1-1/2 Acre – Single Family Residential Zone to the R-1-10500 – Single Family Residential Zone.

**RECOMMENDATIONS:**

That the City Council:

1. Determine that the project is exempt from the provisions of the California Environmental Quality Act review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed Zoning Code Amendment will have a significant effect on the environment;
2. Approve Planning Case P18-0908 Zoning Code Amendment; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

**PLANNING COMMISSION RECOMMENDATION:**

On March 7, 2019, the City Planning Commission recommended approval of Planning Case P18-0908 Zoning Code Amendment, by a vote of 7 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

**BACKGROUND:**

The 4.09 acre project site includes six contiguous parcels along Gilchrist Drive and is located within the La Sierra Neighborhood. The northernmost property, 1.6 acres at 12200 Knoefler Drive,

includes a single-family home built in 1948. The remaining five parcels, 4405-4449 Gilchrist Drive, were approved and developed with single-family residences in 2014 as part of Tract 32741. Surrounding land uses are predominantly single-family homes, with the City Limits located to the west of the project site.

**DISCUSSION:**

The City Planning Division is requesting a Zoning Code Amendment (Amendment) to rezone six parcels from the R-1-1/2 Acre – Single Family Residential Zone (1/2 acre minimum lot size) to the R-1-10500 – Single Family Residential Zone (10,500 square foot minimum lot size). The proposed R-1-10500 Zone is consistent with the existing General Plan Land Use Designation of MDR – Medium Density Residential, and all applicable development standards of the R-1-10500 Zone will apply.

The Amendment will bring three developed, nonconforming lots into compliance with the development standards of the R-1-10500 Zone. The Amendment will result in the zoning for the properties along Gilchrist being consistent with the surrounding area and ensure future development is consistent with the existing residential development. No improvements are proposed with this request.

**FISCAL IMPACT:**

There is no fiscal impact associated with the recommendations in this report.

Prepared by: David Welch, Community & Economic Development Director  
Certified as to  
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

**Attachments:**

1. City Planning Commission Recommended Conditions
2. City Planning Commission Minutes – March 7, 2019
3. City Planning Commission Report – March 7, 2019
4. Zoning Code Amendment Ordinance
5. Presentation