



City of Arts & Innovation

City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE:** MARCH 6, 2018

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD:** 5
DEPARTMENT

SUBJECT: PLANNING CASES P18-0008 GENERAL PLAN AMENDMENT, P18-0009
REZONE, BY THE CITY OF RIVERSIDE, TO AMEND THE LAND USE
DESIGNATION OF A 0.23 ACRE PARCEL, UTILIZED AS PART OF THE
RIVERSIDE CANAL, FROM MEDIUM DENSITY RESIDENTIAL TO VERY HIGH
DENSITY RESIDENTIAL AND TO CHANGE THE ZONE FROM SINGLE-FAMILY
RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL - ON THE WEST SIDE OF
VAN BUREN BOULEVARD BETWEEN LINCOLN AVENUE AND RUDICILL
STREET

ISSUES:

Approve a proposal initiated by the City of Riverside to consider a General Plan Amendment to amend the land use designation of a 0.23 acre parcel, utilized as part of the Riverside Canal, from Medium Density Residential to Very High Density Residential and to rezone it from Single-Family Residential (R-1-7000) to Multiple Family Residential (R-4), located on the west side of Van Buren Boulevard between Lincoln Avenue and Rudicill Street.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project is consistent with the Final Environmental Impact Report for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (State Clearing House No. 2017041039) subject to compliance with the Mitigation Monitoring and Reporting Program approved therefor;
2. Approve Planning Cases P18-0008 General Plan Amendment and P18-0009 Rezone;
3. Adopt the attached Resolution amending the General Plan 2025 map; and
4. Introduce and subsequently adopt the attached Rezoning Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On February 8, 2018, the City Planning Commission recommended approval of Planning Cases P18-0008 General Plan Amendment and P18-0009 Rezone, by a vote of 7 ayes, 0 noes and 0

abstentions, subject to staff's recommended conditions.

BACKGROUND:

The 0.23-acre project site is 33 feet in width and approximately 305 feet in depth. It is currently vacant and operates as part of the Riverside Canal where water flows through an underground pipeline, conveying irrigation and storm water from east to west. Surrounding land uses include multiple-family to the north, a plant nursery to the south, a drive-in theatre to the east, and single-family residences to the west.

DISCUSSION:

The City initiated the proposed General Plan Amendment to amend the land use designation of this property from Medium Density Residential to Very High Density Residential and Rezone to change the zone from Single-Family Residential (R-1-7000) to Multiple Family Residential (R-4) for consistency with the property, immediately to the south.

This property was inadvertently excluded from the Housing Element Implementation Program that amended the land use designation and rezoned approximately 300 parcels throughout the City. The fact that the Riverside Canal parcel was not included, results in a lot that is incompatible with the adjacent properties to the north and south. Additionally, the existing R-1-7000 Zone would not allow the site to be developed given the substandard lot width and because no structures would be permitted to be constructed. The proposed General Plan and Zoning Code Amendments will allow this parcel to be incorporated with the larger lot to the south for future multiple-family development.

Pursuant to Section 19.040.110 Public Projects of the Zoning Code, this property was not analyzed for consistency with the R-4 Zone standards, including lot requirements, because buildings, improvements, lots or premises, owned, leased operated or controlled by the City of Riverside are exempt from complying with the provisions of the Zoning Code.

FISCAL IMPACT:

There is no fiscal impact as a result of the actions requested in this report.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – February 8, 2018
3. City Planning Commission Minutes – February 8, 2018
4. General Plan Amendment Resolution
5. Rezoning Ordinance
6. Presentation