

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN TO CHANGE THE LAND USE DESIGNATION AND TO AMEND TABLE 1, EXHIBIT 5, AND SECTION 3.2, LOT STANDARDS.

WHEREAS, an application was submitted to the City of Riverside designated as Planning Case P16-0556, to amend the Sycamore Canyon Business Park Specific Plan (“Specific Plan”) to change the land use designation for 23.60 acres of land located at APN 263-080-023, APN 263-080-024, APN 263-080-025, APN 263-080-027, APN 263-091-014, APN 263-091-015, APN 263-100-021, APN 263-080-026, APN 263-240-049 and APN 263-240-050 (“Property”), as described in Exhibit “A” attached hereto and incorporated herein by reference, from the Industrial Support and Retail Business Office subdistrict to the Industrial subdistrict, to revise Table 1 – Land Use Distribution Summary, Exhibit 5 – Land Use Map, and the Lot Standards in Section 3.2 as set forth in Exhibit “B” attached hereto and incorporated herein by reference; and

WHEREAS, on September 21, 2017, the Planning Commission of the City of Riverside held a public hearing to consider the proposed amendment to the Sycamore Canyon Business Park Specific Plan and recommended to the City Council that the amendment be approved to change the land use designation of the Property from Retail Business Office and Industrial Support to Industrial and to revise the language and maps of the Specific Plan; and

WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing on November 7, 2017, to consider Planning Case No. P16-0556; and

WHEREAS, the City Council received and considered the reports and recommendation from the Planning Commission and all other testimony, whether written or oral, presented at the public hearing.

1 NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Riverside,
2 California, as follows:

3 Section 1: It is in the public interest to amend the Sycamore Canyon Business Park
4 Specific Plan as more particularly described below.

5 Section 2: That the Sycamore Canyon Business Park Specific Plan is hereby
6 amended by placing approximately 23.60 acres of land as more particularly described in Exhibit
7 “A” attached hereto and incorporated herein by this reference, into the Industrial land use
8 designation and by amending Table 1 - Land Use Distribution Summary, Exhibit 5 – Land Use
9 Map and the Lot Standards in Section 3.2 of said Specific Plan, all as set forth in Exhibit “C”
10 attached hereto and incorporated herein by reference.
11

12 ADOPTED by the City Council this ____ day of _____, 2017.
13

14
15 _____
16 WILLIAM R. BAILEY, III
Mayor of the City of Riverside

17 Attest:
18

19 _____
20 COLLEEN J. NICOL
City Clerk of the City of Riverside

21 ///
22
23
24
25
26
27
28

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City
3 at its meeting held on the ____ day of _____, 2017, by the following vote, to
4 wit:

5
6 Ayes:

7 Noes:

8 Absent:

9 Abstained:

10
11 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of
12 the City of Riverside, California, this ____ day of _____, 2017.

13
14 _____
15 COLLEN J. NICOL
16 City Clerk of the City of Riverside
17
18
19
20
21
22
23
24
25
26

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE SYCAMORE CANYON
BUSINESS PARK SPECIFIC PLAN LAND USE DESIGNATION
FROM: RETAIL BUSINESS OFFICE AND INDUSTRIAL SUPPORT
TO: INDUSTRIAL

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1 APN 263-091-036

Parcel 1 of Parcel Map No. 36888, as shown by map on file in Book 240, Pages 1 through 4 inclusive of Parcel Maps, Records of Riverside County California.

PARCEL 2 APN 263-080-023, 263-080-024 & 263-240-049

Parcel 2 of Parcel Map No. 36888, as shown by map on file in Book 240, Pages 1 through 4 inclusive of Parcel Maps, Records of Riverside County California.

PARCEL 3 APN 263-080-024, 263-080-025 & 263-240-050

Parcel 3 of Parcel Map No. 36888, as shown by map on file in Book 240, Pages 1 through 4 inclusive of Parcel Maps, Records of Riverside County California.

PARCEL 4 APN 263-080-027

Parcel 4 of Parcel Map No. 36888, as shown by map on file in Book 240, Pages 1 through 4 inclusive of Parcel Maps, Records of Riverside County California.

PARCEL A APN 263-091-014 & 263-100-021

COMMENCING at the Southeast corner of Section 10, Township 3 South, Range 4 West, San Bernardino Meridian;

Thence North 89°52'19" West, along the South line of said Section 10, a distance of 1620.83 feet to the Westerly Right of Way line of the Atchison, Topeka and Santa Fe Railway (formerly California Southern Railroad Company), as acquired by the Riverside County Transportation Commission, described as Parcel 13 in Instrument No. 191848, Recorded May 10, 1994 in the Office of the Recorder of said County;

Thence North 19°23'39" West, along said Westerly Right of Way line, a distance of 53.05 feet to the North line of Alessandro Boulevard (152.00 feet in width) and the **POINT OF BEGINNING**;

Thence continuing North 19°23'39" West, along said Westerly Right of Way line, a distance of 946.80 feet to the Southwest corner of that certain parcel of land described in Grant of Easement to the County of Riverside, Recorded August 21, 2006, as Document No. 2006-0614692;

Thence North 47°38'01" East, along the Southerly line of said parcel of land described in Grant of Easement to the County of Riverside, a distance of 162.92 feet, to the Easterly Right of Way line of said Railway;

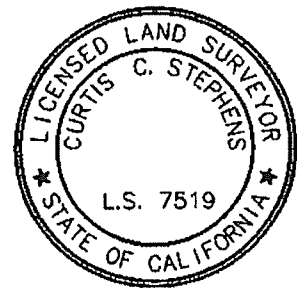
Thence South 19°23'39" East, along said Easterly line, a distance of 1063.57 feet to said North line of Alessandro Boulevard;

Thence North 89°52'19" West, along said North line, a distance of 159.15 feet to the **POINT OF BEGINNING.**

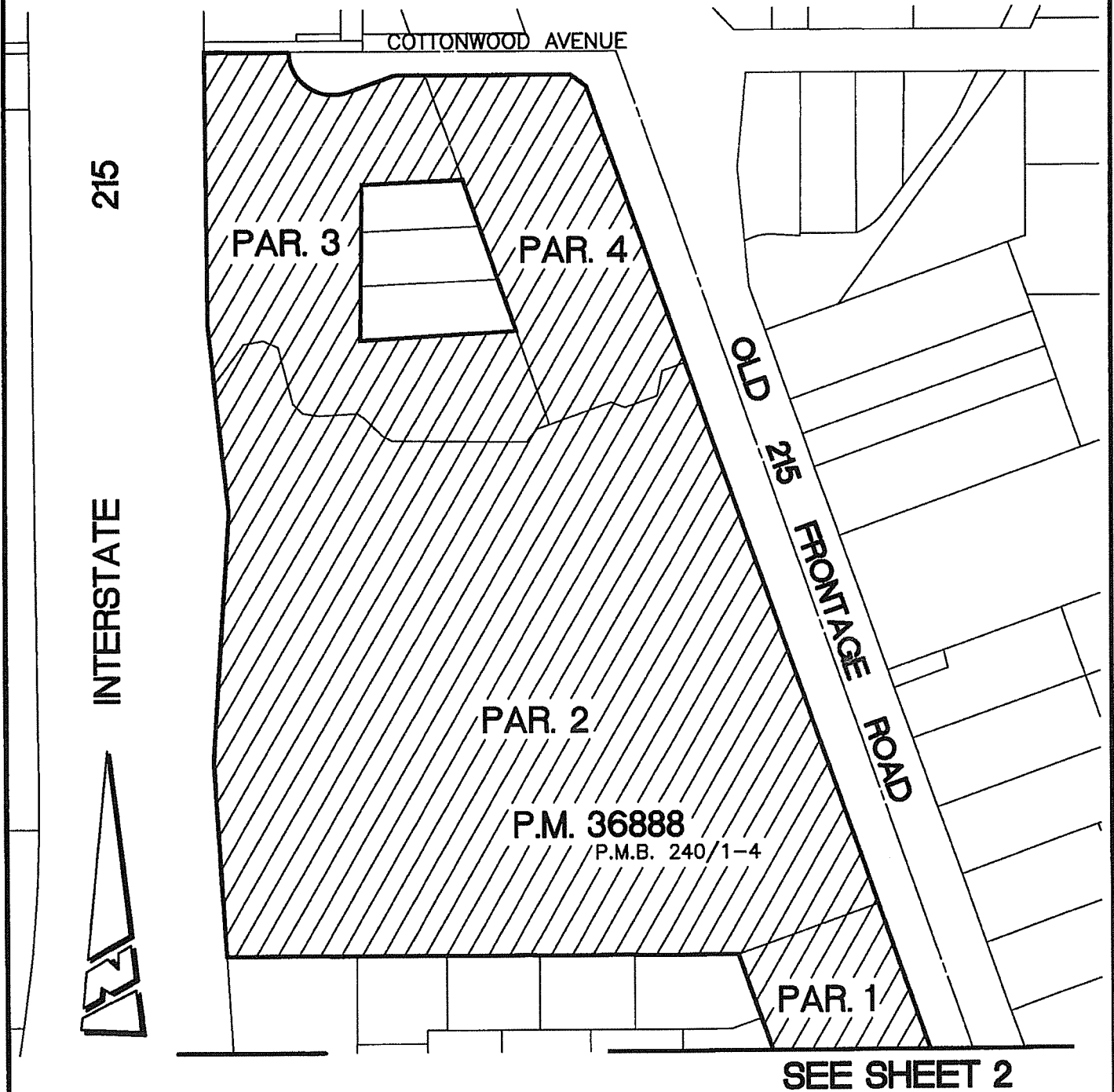
This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 9/14/17 Prep. (a)
Curtis C. Stephens, L.S. 7519 Date



CHANGE SYCMORE CANYON BUSINESS PARK SPECIFIC PLAN
LAND USE DESIGNATION
FROM: RETAIL BUSINESS OFFICE AND INDUSTRIAL SUPPORT
TO: INDUSTRIAL



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: 1"=200'

DRAWN BY: CURT

DATE: 9/13/17

SUBJECT: LAND USE CHANGE

CHANGE SYCMORE CANYON BUSINESS PARK SPECIFIC PLAN
 LAND USE DESIGNATION
 FROM: RETAIL BUSINESS OFFICE AND INDUSTRIAL SUPPORT
 TO: INDUSTRIAL

SEE SHEET 1



10	11
15	14

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
 ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

SCALE: 1"=200'

DRAWN BY: CURT

DATE: 9/13/17

SUBJECT: LAND USE CHANGE

EXHIBIT "B"

Sycamore Canyon Business Park Specific Plan

TABLE 1
Land Use Distribution Summary

USE	GROSS ACRES
Retail Business Office	<u>124.39</u>
Industrial	<u>824.01</u>
Industrial Support	<u>23.6</u>
Arroyo (Sycamore Canyon)	431
<i>Total</i>	<i>1,403</i>

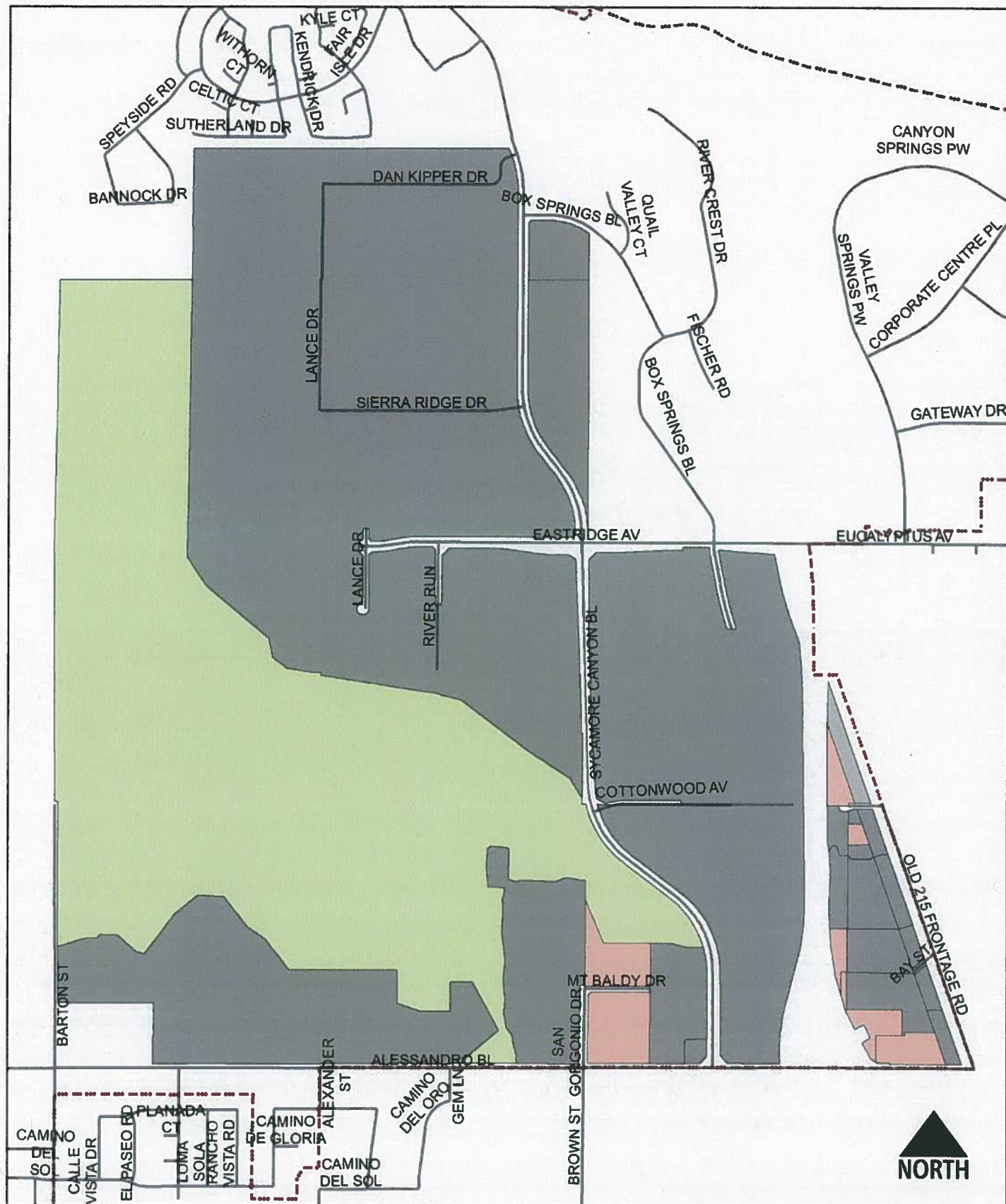


Exhibit 5: Land Use Map

Sycamore Canyon Business Park Specific Plan

3.2 LOT STANDARDS

The purpose of lot standards is to assure adequate development sites so that appropriate design measures (parking, ingress/egress, building coverage) are feasible.

Retail Business Office, Industrial (West of I-215), Industrial Support

The minimum lot size shall be five acres, provided however:

- that 30% of the area of each parcel of land of record existing as of the date this Specific Plan is adopted by the City Council may be subdivided to minimum one acre lots and developed in accordance with the MP Development Standards defined in Chapter 19.46; or 30% of the area of any combination of such parcels held under common ownership within the same Specific Plan designation, may, at the discretion of the Planning Commission, be subdivided to minimum one acre lots. Exempt from these lot size standards are those lots within the Motorfair Project of 136.9 vacant acres of land. Here, the minimum lot size shall be one acre, except the property fronting on Sycamore Canyon Boulevard shall be two acres;
- that a condominium-style industrial development may be permitted in such areas provided that such development contains one total acre or more; and
- that such lots do not have frontage on thruways or collector streets.
- Minimum lot widths shall be 300 feet for five acre and larger lots, and 140 feet for one acre lots.

Industrial (East of I-215)

- Minimum lot size of half of an acre
- Minimum lot width of 125 feet.

3.2.1 SETBACK STANDARDS

Industrial (West of I-215) and Industrial Support

The following setbacks shall be required for all arterial streets within the Industrial (West of I-215) and Industrial Support designated properties within the Plan Area:

- Front Yards - 50 foot Landscaped building setback
- Side Yard - 20 foot building setback with no landscape requirement

- Rear Yard - 20 foot building setback with no Landscape requirement with the exception of all lots adjacent to Sycamore Canyon Park which shall have a 20 foot landscaped building setback
- Interior Side Street - 20 foot Landscaped building setback

Industrial (East of I-215)

The following setbacks shall be required for all arterial streets within the Industrial (East of I-215) designated properties within the Plan Area:

- Front Yards - 10 foot Landscaped building setback
- Side Yard - 0 foot building setback with no landscape requirement
- Street Side Yard - 10 foot Landscaped building setback
- Rear Yard - 20 foot building setback with no Landscape requirement

Retail Business Office

The following landscape setbacks shall be required in the Retail Business Office designated properties (Motorfair Project).

- Sycamore Canyon Boulevard - Minimum landscaped front setback of 15'
- Cottonwood Avenue - Minimum landscaped front setback of 10'
- Alessandro Blvd. - 50' landscaped/ building setback (North side of Alessandro Blvd)
- Interior Streets - Minimum 10' landscaped from setback.
- For purposes of this section the landscaped setback shall be required with the exception of those lots westerly of Sycamore Canyon Boulevard, where the existing 20' rear side yard setbacks shall be retained adjacent to the Park only.

3.3 PARKING STANDARDS

Parking Standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan:

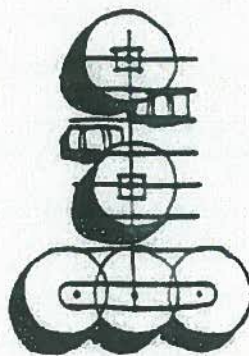
- The basic design requirements of all onsite parking areas shall conform to Chapter ~~19.74~~ 19.580 "Parking and Loading" of the City Code unless specifically amended by details of this Plan.
- Properties within the Industrial (East of I-215) Land Use Designation shall have a minimum 10-foot-wide landscaped setback along all street frontages for parking and loading areas.
- All required parking shall be provided onsite.

Parking space shall be required as follows:

- Warehousing or building for storage - One space per 1,000 sq. ft.
- Manufacturing - One space per 350 sq. ft.
- Administrative/Office - One space per 250 sq. ft.
- Mixed-use tenancy (storage/distribution/manufacturing with limited space devoted to exclusive office space) with less than 25% administrative/office use - One space per 300 sq. ft.

No required parking shall be provided within the required front setback area.

Landscaping within parking lots shall be reviewed and approved by the Design Review Board and conformance to standards of this Plan and the City Code. Such landscaping should include use of tree wells or planters at the end of parking bays.



Parking shall be screened from public view by means of landscaping, berms, and low masonry walls. However, vehicle display parking shall be exempt from this requirement in the retail portion of the Plan.

EXHIBIT "C"

Sycamore Canyon Business Park Specific Plan

TABLE 1
Land Use Distribution Summary

USE	GROSS ACRES
Retail Business Office	124.39
Industrial	824.01
Industrial Support	23.6
Arroyo (Sycamore Canyon)	431
<i>Total</i>	<i>1,403</i>



Exhibit 5: Land Use Map

Sycamore Canyon Business Park Specific Plan

3.2 LOT STANDARDS

The purpose of lot standards is to assure adequate development sites so that appropriate design measures (parking, ingress/egress, building coverage) are feasible.

Retail Business Office, Industrial (West of I-215), Industrial Support

The minimum lot size shall be five acres, provided however:

- that 30% of the area of each parcel of land of record existing as of the date this Specific Plan is adopted by the City Council may be subdivided to minimum one acre lots and developed in accordance with the MP Development Standards defined in Chapter 19.46; or 30% of the area of any combination of such parcels held under common ownership within the same Specific Plan designation, may, at the discretion of the Planning Commission, be subdivided to minimum one acre lots. Exempt from these lot size standards are those lots within the Motorfair Project of 136.9 vacant acres of land. Here, the minimum lot size shall be one acre, except the property fronting on Sycamore Canyon Boulevard shall be two acres;
- that a condominium-style industrial development may be permitted in such areas provided that such development contains one total acre or more; and
- that such lots do not have frontage on thruways or collector streets.
- Minimum lot widths shall be 300 feet for five acre and larger lots, and 140 feet for one acre lots.

Industrial (East of I-215)

- Minimum lot size of half of an acre
- Minimum lot width of 125 feet.

3.2.1 SETBACK STANDARDS

Industrial (West of I-215) and Industrial Support

The following setbacks shall be required for all arterial streets within the Industrial (West of I-215) and Industrial Support designated properties within the Plan Area:

- Front Yards - 50 foot Landscaped building setback
- Side Yard - 20 foot building setback with no landscape requirement

- Rear Yard - 20 foot building setback with no Landscape requirement with the exception of all lots adjacent to Sycamore Canyon Park which shall have a 20 foot landscaped building setback
- Interior Side Street - 20 foot Landscaped building setback

Industrial (East of I-215)

The following setbacks shall be required for all arterial streets within the Industrial (East of I-215) designated properties within the Plan Area:

- Front Yards - 10 foot Landscaped building setback
- Side Yard - 0 foot building setback with no landscape requirement
- Street Side Yard - 10 foot Landscaped building setback
- Rear Yard - 20 foot building setback with no Landscape requirement

Retail Business Office

The following landscape setbacks shall be required in the Retail Business Office designated properties (Motorfair Project).

- Sycamore Canyon Boulevard - Minimum landscaped front setback of 15'
- Cottonwood Avenue - Minimum landscaped front setback of 10'
- Alessandro Blvd. - 50' landscaped/ building setback (North side of Alessandro Blvd)
- Interior Streets - Minimum 10' landscaped from setback.
- For purposes of this section the landscaped setback shall be required with the exception of those lots westerly of Sycamore Canyon Boulevard, where the existing 20' rear side yard setbacks shall be retained adjacent to the Park only.

3.3 PARKING STANDARDS

Parking Standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan:

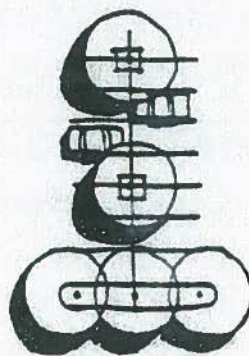
- The basic design requirements of all onsite parking areas shall conform to Chapter 19.580 "Parking and Loading" of the City Code unless specifically amended by details of this Plan.
- Properties within the Industrial (East of I-215) Land Use Designation shall have a minimum 10-foot-wide landscaped setback along all street frontages for parking and loading areas.
- All required parking shall be provided onsite.

Parking space shall be required as follows:

- Warehousing or building for storage - One space per 1,000 sq. ft.
- Manufacturing - One space per 350 sq. ft.
- Administrative/Office - One space per 250 sq. ft.
- Mixed-use tenancy (storage/distribution/manufacturing with limited space devoted to exclusive office space) with less than 25% administrative/office use - One space per 300 sq. ft.

No required parking shall be provided within the required front setback area.

Landscaping within parking lots shall be reviewed and approved by the Design Review Board and conformance to standards of this Plan and the City Code. Such landscaping should include use of tree wells or planters at the end of parking bays.



Parking shall be screened from public view by means of landscaping, berms, and low masonry walls. However, vehicle display parking shall be exempt from this requirement in the retail portion of the Plan.