



**PLANNING COMMISSION HEARING DATE: MARCH 7, 2019
AGENDA ITEM NO.: 5**

PROPOSED PROJECT

<i>Case Number</i>	P18-0908 (Zoning Code Amendment - Rezoning)	
<i>Request</i>	To consider a Zoning Code Amendment – Rezoning of six contiguous parcels from R-1-1/2 Acre – Single Family Residential Zone to R-1-10500 – Single Family Residential Zone	
<i>Applicant</i>	City of Riverside	
<i>Project Location</i>	12200 Knoefler Drive; 4405-4415-4425-4437-4449 Gilchrist Drive, situated on the east side of Gilchrist Drive between Raley Drive and MacFar Lane	
<i>APN</i>	168-340-005; 168-380-001; 168-380-002; 168-380-003; 168-380-004; 168-380-005	
<i>Project area</i>	4.09 Acres	
<i>Ward</i>	7	
<i>Neighborhood</i>	La Sierra	
<i>Specific Plan</i>	N/A	
<i>General Plan Designation</i>	MDR – Medium Density Residential	
<i>Zoning Designation</i>	R-1-1/2 Acre – Single Family Residential Zone	
<i>Staff Planner</i>	Jack Cartledge, Planning Technician 951-826-5592 jcartledge@riversideca.gov	



RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** the proposed Zoning Code Amendment - Rezoning is exempt from the California Environmental Quality Act subject 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; and
2. **RECOMMEND that the City Council APPROVE** Planning Case P18-0908 (Zoning Code Amendment) based on the findings outlined in the staff report.

SITE BACKGROUND

The properties included in the proposed Zoning Code Amendment – Rezoning were annexed into the City in 1964 as part of Annexation 24. The six properties total 4.09 acres and are located along Gilchrist Drive in the La Sierra Neighborhood. Until the early 2000's, the area was semi-rural. Since then, the area has developed with new residential subdivisions.

The northernmost property, 1.6 acres at 12200 Knoefler Drive (APN 168-340-005), includes a single family home built in 1948. While the address is Knoefler Drive, the property gains direct access from Gilchrist Drive. The remaining five parcels, 4405-4449 Gilchrist Drive, were approved for single-family residences in 2014 as a portion of Tract 32741 and are developed with home.

Surrounding land uses are predominantly single-family homes, with the City Limits located to the west (Exhibit 1). The Plat Map identifies the properties as parcels A-F (Exhibit 2).

PROPOSAL

The City Planning Division is proposing a Zoning Code Amendment - Rezoning (Rezoning) of the six parcels, from R-1-1/2 Acre – Single Family Residential Zone ($\frac{1}{2}$ acre minimum lot size) to R-1-10500 – Single Family Residential Zone (10,500 square foot minimum lot size). Five of the six properties (Exhibit 2 - Parcels B-F) do not meet the minimum 125-foot lot-width requirement of the R-1-1/2 Acre Zone, resulting in nonconforming lots. Three of the properties (Exhibit 2 - Parcels C, D, and E) are approximately 0.49 acres, which is smaller than the $\frac{1}{2}$ acre minimum. The Rezoning would bring the non-confirming lots into conformance with the development standards of the zone. The proposed zoning would also be consistent with the existing development pattern in the area and the General Plan Land Use Designation of MDR – Medium Density Residential. No improvements are proposed in conjunction with this Rezoning.

The property owner for the 1.6 acre lot at 12200 Knoefler Drive has submitted an application for a parcel map to subdivide the parcel into four lots for the future development of single-family residences. This application is pending with the Planning Division, but is not being considered as part of this Rezoning.

PROJECT ANALYSIS

Authorization and Compliance Summary	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The underlying General Plan land use designation is MDR – Medium Density Residential which allows single-family residences, town houses and row houses. The current R-1-1/2 Ace Zone, while consistent with the General Plan, is intended for larger estate-size lots typically associated with lower density residential classifications. The proposed Zoning Code Amendment - Rezoning to R-1-10500 is consistent with the existing residential development in the surrounding area and remains consistent with the MDR General Plan land use designation (Exhibit 3).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The proposed R-1-10500 Zone is consistent with the MDR – Medium Density Residential General Plan land use designation. The existing single family residential development complies with the R-1-10500 Zone and all related development standards (Exhibit 4). The proposed Zoning Code Amendment - Rezoning would allow the northernmost property to subdivide and develop consistent with the medium density residential character of the surrounding neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Riverside County Airport Land Use Compatibility Plan</i></p> <p>The subject site does not lie within the boundaries of any Compatibility Plan according to the Riverside County Airport Land Use Commission (ALUC).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.100.040 Residential Development Standards for the R-1-10500 Zone (Proposed Rezoning)				
Standard	Min	Existing	Consistent	Inconsistent
<i>Min. Lot Area</i>	10,500 Square Feet	21,780 – 69,696 Square Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	90 Feet	94 – 372 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	110 Feet	177 – 184 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Pursuant to Chapter 19.810.040 of the Zoning Code, the following required findings can be made by staff:

- 1) The proposed Zoning Code Amendment - Rezoning is consistent with the goals, policies, and objectives of the General Plan;
- 2) The proposed Zoning Code Amendment - Rezoning will not adversely affect surrounding properties; and
- 3) The proposed Zoning Code Amendment - Rezoning promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

The Rezoning will bring the subject sites into consistency with the adjacent residential zoning to the east on Summit Ridge, and allow the existing and future development of the six parcels with no adverse impacting on the surrounding residences. The Rezoning implements the Objectives and Policies of the General Plan 2025 to accommodate and provide for superior development in single family neighborhoods. Staff recommends approval of the proposed Zoning Code Amendment - Rezoning.

ENVIRONMENTAL REVIEW

The proposed Zoning Code Amendment - Rezoning 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.

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 staff regarding the proposed Zoning Code Amendment - Rezoning.

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 Planning Division, public information counter, 3rd Floor, City Hall.

EXHIBITS LIST

1. Location Map
2. Plat Map
3. General Plan Map
4. Existing/Proposed Zoning Maps
5. Site Photos

Prepared by: Jack Cartledge, Planning Technician

Reviewed by: David Murray, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner