



Community & Economic Development Department

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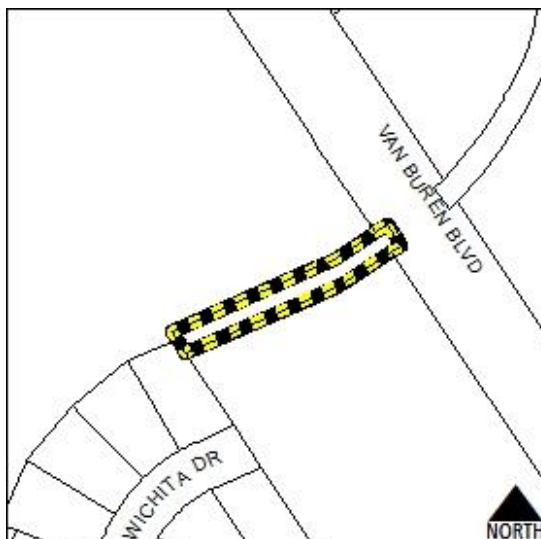
Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: FEBRUARY 8, 2018

AGENDA ITEM NO.: 2

PROPOSED PROJECT

Case Numbers	P18-0008 (General Plan Amendment) P18-0009 (Rezone)	
Request	To consider the following entitlements for a 0.23 acre vacant parcel: 1) a General Plan Amendment to amend the land use designation from MDR – Medium Density Residential to VHDR – Very High Density Residential; and 2) a Zoning Code Amendment to change the zone from R-1-7000 Single-Family Residential Zone to R-4 - Multiple Family Residential Zone.	
Applicant	City of Riverside	
Project Location	On the west side of Van Buren Boulevard, approximately 950 feet north of Lincoln Avenue	
APN	234-270-031	
Project area	0.23 acre	
Ward	5	
Neighborhood	Arlington South	
Specific Plan	N/A	
General Plan Designation	MDR-Medium Density Residential	
Zoning Designation	R-1-7000 – Single Family Residential Zone	
Staff Planner	Judy Egüez, Associate Planner; 951-826-3969; jeguez@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that this proposed project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the Mitigation Monitoring and Reporting Program approved therefor; and
2. **RECOMMEND APPROVAL** of Planning Cases P18-0008 (General Plan Amendment) and P18-0009 (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 0.23-acre project site is currently vacant. It operates as part of the Riverside Canal where water flows through an underground pipeline within the parcel, conveying irrigation and storm water from east to west. The 33-foot wide parcel fronts onto Van Buren Boulevard. 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.

PROPOSAL

The City proposes a General Plan Amendment to amend the land use designation from MDR – Medium Density Residential to VHDR – Very High Density Residential and a Zoning Code Amendment to change the zone from R-1-7000 Single-Family Residential Zone to R-4-Multiple Family Residential Zone for consistency with the Housing Element Update, approved by City Council on December 12, 2017.

PROJECT ANALYSIS

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 adjacent parcel to the south, was amended to a land use designation of VHDR-Very High Density Residential and rezoned to R-4-Multiple Family Residential Zone. 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. The proposed General Plan and Zoning Code Amendments will allow the lot to be incorporated with the larger lot to the south for future multiple-family development.

Authorization and Compliance Summary			
	N/A	Consistent	Inconsistent
General Plan 2025 The proposed VHDR-Very High Density Residential land use designation is compatible with the General Plan land use designation of HDR – High Density Residential to the north and VHDR-Very High Density Residential to the south. The proposed amendment would allow the property to be developed as multiple-family, consistent with the existing development to the north and any future development proposed on the property to the south. Additionally, the amendment furthers the intent of the General Plan Policy LU-40.3 by implementing a program preserving a range of housing opportunities within the Arlington South neighborhood.	☐	☒	☐
Zoning Code Land Use Consistency (Title 19) The proposed Zoning of R-4-Multiple Family Residential Zone is appropriate at this location as it would be compatible with the zoning to the north and south. 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 over the canal. The proposed rezone will allow the canal parcel to be consolidated with the parcel to the south for future viable 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.	☐	☒	☐
Compliance with Citywide Design & Sign Guidelines No development is considered or proposed as part of this application. Future development will be required to comply with the Citywide Design & Sign Guidelines.	☒	☐	☐

ENVIRONMENTAL REVIEW

This proposal is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the Mitigation Monitoring and Reporting Program approved therefor.

NEIGHBORHOOD COMPATIBILITY

The proposed Very High Density Residential land use designation and R-4-Multiple Family Residential Zone will allow this site to be developed with a multiple family residential development if and when it is consolidated with the larger parcel to the south in the future. The proposed General Plan Amendment and Zoning Code Map Amendment will be consistent with the surrounding development pattern along Van Buren Boulevard. For these reasons, staff supports the proposed General Plan Amendment and 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. Existing/ Proposed General Plan Maps
5. Existing/Proposed Zoning Maps
6. Existing Site Photos

Prepared by: Judy Egüez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: **P18-0008** (General Plan Amendment) and **P18-0009** (Rezone)

Rezone Findings pursuant to Chapter 19.810.040

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



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS

Meeting Date: February 8, 2018

PLANNING CASE: P18-0008 (General Plan Amendment) and **P18-0009** (Rezone)

CONDITIONS

Planning

1. No structures shall be permitted on this property, except for fencing/walls and landscaping.
2. 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 Community & Economic Development Director 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.