



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: MARCH 3, 2020**

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

**SUBJECT: P19-0388 GENERAL PLAN AMENDMENT, P19-0389 ZONING CODE AMENDMENT – BY STEVE BERZANSKY OF BP RIVERSIDE PARTNERS, LLC – GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM MDR – MEDIUM DENSITY RESIDENTIAL TO HDR – HIGH DENSITY RESIDENTIAL AND A ZONING CODE AMENDMENT TO CHANGE THE ZONE FROM R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE TO R-3-1500 – MULTIPLE FAMILY RESIDENTIAL ZONE – LOCATED AT 9174 AND 9258 INDIANA AVENUE, SITUATED ON THE SOUTH SIDE OF INDIANA AVENUE BETWEEN GIBSON STREET AND JACKSON STREET**

## **ISSUE:**

Approve a proposal by Steve Berzansky of BP Riverside Partners, LLC, to permit the following entitlements to facilitate future development of a multi-family residential development: 1) General Plan Amendment to change the land use designation from MDR – Medium Density Residential to HDR – High Density Residential; and 2) Zoning Code Amendment to change the zone from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple-Family Residential Zone.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program;
2. Approve Planning Cases P19-0388 General Plan Amendment and P19-0389 Zoning Code Amendment, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 6.86 acres of land from MDR – Medium Density Residential to HDR –High Density Residential; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

## **PLANNING COMMISSION RECOMMENDATION:**

On January 9, 2020, the City Planning Commission considered Planning Cases P19-0388 and P19-0389 – General Plan Amendment and Rezoning – 9258 Indiana Ave. Following discussion, the Planning Commission recommended that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to Section 21081.6 of the California Environmental Quality Act Guidelines; and 2) Approve Planning Cases P19-0388 and P19-0389 with staff recommended conditions of approval. The item passed by a vote of 8 ayes, 0 noes and 0 abstentions.

## **BACKGROUND**

The 6.86-acre proposed project site consists of two contiguous parcels, previously developed with the Hawthorne Elementary School. Surrounding land uses include single family residential development to the north (across Indiana Avenue) and east, the Burlington Northern Santa Fe (BNSF) railroad tracks and the Upper Riverside Canal to the south, and vacant parcels to the west.

As a matter of information, on November 14, 2017 the City Council approved Planning Cases P16-0112 (General Plan Amendment), P16-0113 (Zoning Code Amendment), P16-0114 (Tract Map), P16-0111 (Planned Residential Development and Design Review), and P16-0883 (Variance) to establish a residential development consisting of 54 single-family residential lots for the proposed project site. The applicant decided not to move forward with the approved Planned Residential Development and is instead, looking to develop multi-family residential on the site.

## **DISCUSSION:**

### **Project Description**

The applicant is requesting approval of the following entitlements to facilitate future development of a multi-family residential development: 1) General Plan Amendment to change the land use designation from MDR – Medium Density Residential to HDR – High Density Residential; and 2) Zoning Code Amendment to change the zone from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple-Family Residential Zone. No development is proposed as part of this request and any future proposal for multi-family residential development will be subject to Administrative Design Review approval.

### **Public Comment**

Following publication of the Planning Commission Staff Report, Staff received one letter from the Rincon Band of Luiseño Indians, expressing agreement with the recommended mitigation measures for Cultural Resources and Tribal Cultural Resources (Attachment 5).

### **Conclusion**

The proposed General Plan Amendment and Zoning Code Amendment will facilitate the future development of a multi-family housing project. The proposed General Plan and Zoning designations are consistent and compatible with the neighborhood, which includes a mix of single-family residential to the north (across Indiana Avenue) and multi-family residential to the east and

west.

For additional background, please refer to the January 9, 2020, City Planning Commission staff report (Attachment 4).

**FISCAL IMPACT:**

There is no fiscal impact associated with this project, since all project costs are borne by the applicant.

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. General Plan Amendment Resolution
2. Zoning Code Amendment Ordinance
3. City Planning Commission Draft Minutes – January 9, 2020
4. City Planning Commission Report and Exhibits – January 9, 2020
5. Planning Commission Comment Letter
6. Presentation