



# City Council Memorandum

City of Arts & Innovation

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: MAY 5, 2026**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT                      WARD: 6**  
**DEPARTMENT**

**SUBJECT: PR-2021-001114 (GPA, RZ, DR) – ADOPT ORDINANCE FOR ZONING CODE AMENDMENT TO REZONE 2.72 ACRES OF THE PROJECT SITE FROM R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE TO R-3-1500 – MULTIPLE FAMILY RESIDENTIAL ZONE LOCATED AT 4663 AND 4705 HEDRICK AVENUE AND 4618 JONES AVENUE, BOUNDED BY HEDRICK AVENUE TO THE WEST AND JONES AVENUE TO THE EAST**

**ISSUE:**

Adopt ordinance for Zoning Code Amendment to rezone 2.72 acres of the project site from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone located at 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue, bounded by Hedrick Avenue to the west and Jones Avenue to the east.

**RECOMMENDATION:**

That the City Council adopt an Ordinance amending Chapter 19.090 of the Riverside Municipal Code by rezoning approximately 2.72 acres of property identified as Assessor’s Parcel Numbers 143-040-010 and 143-040-011, from the R-1-7000 Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone.

**ORDINANCE INTRODUCTION**

On April 21, 2026, a public hearing was held to hear the matter of Planning Case PR-2021-001114 (General Plan Amendment, Rezone, and Design Review), a proposal by Hugo Lepe of Century Heritage Builders, Inc., to facilitate construction of a 117-unit multi-family residential development on 4.54 acres.

The City Council unanimously (1) determined that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6; (2) approved Planning Case PR-2021-001114 General Plan Amendment, Rezone, and Design Review based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions; (3) adopted Resolution No. 24366 amending the General Plan 2025 land use designation of approximately

2.72 acres from MDR - Medium Density Residential to HDR - High Density Residential; and (4) introduced the ordinance amending Chapter 19.090 of the Riverside Municipal Code by rezoning approximately 2.72 acres of property identified as Assessor's Parcel Numbers 143-040-010 and 143-040-011, from the R-1-7000 Single Family Residential Zone to R-3-1500 –Multiple Family Residential Zone.

### **PLANNING COMMISSION RECOMMENDATION:**

On December 18, 2025, the City Planning Commission recommended approval of Planning Case PR-2021-001114 (General Plan Amendment, Rezone, and Design Review), by a vote of 6 ayes, 0 noes and 2 abstentions, with a revised staff recommended conditions of approval (Attachments 3, 4, and 5).

After discussion, Planning Commission modified the staff recommended conditions of approval to add a condition requiring that the secondary driveway on Hedrick Avenue is restricted to egress only.

### **BACKGROUND:**

The subject 4.54-acre property consists of three contiguous parcels located between Hedrick Avenue to the west and Jones Avenue to the east. The site is developed with three single-family residences and accessory structures.

As a matter of information, the parcel fronting onto Jones Avenue (APN: 143-040-012) was rezoned from R-1-7000 – Single Family Residential Zone to R-3-15000 – Multiple Family Residential Zone as part of the City's Housing Element Update (5th Cycle) to meet the housing needs for the City.

Surrounding land uses consist of single family residential to the north, east (across Jones Avenue) and west (across Hedrick Avenue), and multi-family residential to the south.

### **DISCUSSION:**

The proposed project consists of five 3-story buildings and twelve 2-story buildings. The development includes one studio unit, 43 one-bedroom units, and 73 two-bedroom units. Units range in size from 607 to 1,197 square feet. Private balconies/ patios are attached to each unit. A total of 215 parking spaces are provided in garages, covered carports, and uncovered parking spaces.

Common useable open space consists of 22,708 square feet and includes: a pool and spa, a fitness center and clubhouse, a tot lot, and multiple outdoor gathering areas with enhanced outdoor seating and landscaping.

The proposed project includes 6-foot walls on the perimeters of the site. Retaining walls are proposed along the northeast property line. The walls will be constructed of decorative masonry block, with a decorative cap, and landscaping will be provided along the perimeter of the project site.

The project is proposed to be fully gated with vehicular access to the site provided from driveways on Hedrick and Jones Avenues as well as multiple pedestrian access points along Hedrick and Jones Avenues.

Implementation of this proposed project requires:

- General Plan Amendment: To amend the land use designation of 2.72 acres of the project sites 4.54 acres (APN: 143-040-010 and 143-040-011) from MDR – Medium Density Residential to HDR – High Density Residential;
- Zoning Code Map Amendment: To change the zone of 2.72 acres of the project sites 4.54 acres (APN: 143-040-010 and 143-040-011) from R-1-7000 - Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone; and
- Design Review: Site design and building elevations.

**FISCAL IMPACT:**

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

Prepared by: Yenifer Cid, Associate Planner  
Approved by: Miranda Evans, Interim Community & Economic Development Director

Attachment: Ordinance Amending the Zoning Map