



Planning Cases

P15-0140 (General Plan Amendment)
and **P15-0141** (Rezoning)

**Community & Economic
Development Department**

City Planning Commission

Item # 4

December 3, 2015

RiversideCa.gov

2012 AERIAL PHOTO



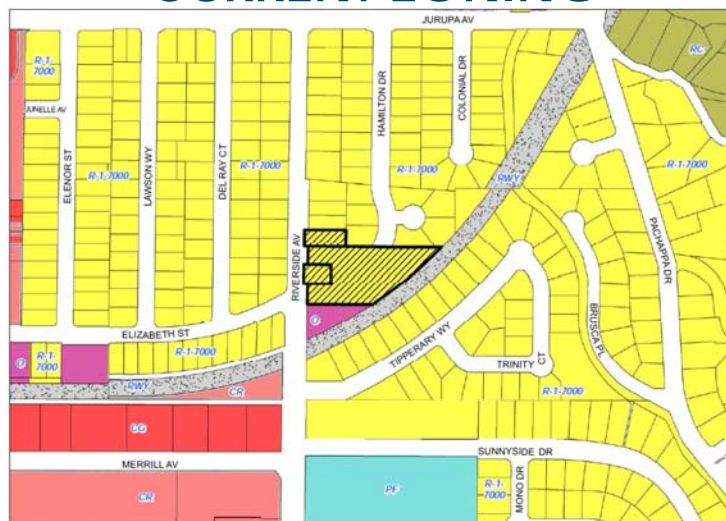
RiversideCa.gov

CURRENT GENERAL PLAN



RiversideCa.gov

CURRENT ZONING



RiversideCa.gov

SITE PHOTOS



RiversideCa.gov

SITE PHOTOS



RiversideCa.gov

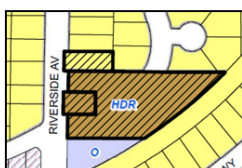
RIVERSIDE AVE. GRADE SEPARATION



RiversideCa.gov

PROPOSAL

Existing

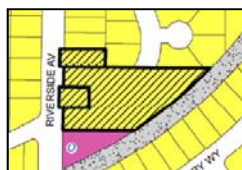


General Plan

Proposed



Zoning



RiversideCa.gov

RECOMMENDATION

That the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that Planning Cases **P15-0140** (General Plan Amendment) and **P15-0141** (Rezoning) are categorically exempt from the provisions of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines, as it can be seen with certainty that the proposal does not have the possibility to have a significant impact on the environment since the amendments constitute modifications to bring the zoning category and general plan land use designation into consistency, there is no specific development proposed, and the site is currently fully developed with a project that is consistent with the maximum densities allowed should the amendment be approved, and would not provide a significant opportunity to construct additional dwellings.
2. **RECOMMEND** that the City Council **APPROVE** Planning Cases **P15-0140** (General Plan Amendment) and **P15-0141** (Rezoning) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



RiversideCa.gov