



PLANNING COMMISSION HEARING DATE: JANUARY 09, 2020

AGENDA ITEM NO.: 5

PROPOSED PROJECT

Case Numbers	P18-0208 (Specific Plan Amendment)
Request	To consider an amendment to the La Sierra University Specific Plan (LSUSP) to achieve consistency with existing General Plan Land Use and Zoning designations established per the 5 th Cycle Housing Element Rezoning Program. Proposed amendments include changing the Specific Plan land use of two properties totaling approximately 6.6 acres as follows: 1) Location 1 - LSUSP Subarea 11 (approximately 5 acres), located at the southeast corner of Pierce Street and Riverwalk Parkway, from "Commercial" to "Multi-Family Residential (29 du/ac)"; and 2) Location 2 - LSUSP Subarea 12 (approximately 1.6 acres), located on the south side of Pierce Street west of La Sierra Avenue, from "Commercial" to "Mixed-Use Village."
Applicant	City of Riverside, Community and Economic Development Department
Project Location	Location 1: Southeast corner of Pierce Street and Riverwalk Parkway Location 2: South side of Pierce Street and westerly of La Sierra Avenue
APN	Location 1: 146-210-024 Location 2: 146-220-040
Project area	Location 1: 5.0 acres Location 2: 1.6 acres
Ward	7
Neighborhood	La Sierra
Specific Plan	La Sierra University Specific Plan
General Plan Designation	Location 1: HDR - High Density Residential Location 2: MU-V - Mixed Use-Village
Zoning Designation	Location 1: R-3-1500-SP - Multiple-Family Residential and Specific Plan (La Sierra University) Overlay Location 2: MU-V-SP - Mixed Use-Village and Specific Plan (La Sierra University) Overlay
Staff Planner	Matthew Taylor, Associate Planner, 951-826-5944; mtaylor@riversideca.gov



RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that Planning Case P18-0208 (Specific Plan Amendment) is consistent with Implementation Program Tool H-21 (Rezoning Program) analyzed within the Final Program Environmental Impact Report for the 2014-2021 Housing Element Implementation Program certified on December 12, 2017 and further determine that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment; and
2. **RECOMMEND CITY COUNCIL APPROVAL** of Planning Case P18-0208 based on the analysis outlined in the staff report.

BACKGROUND

On December 12, 2017, the City Council adopted the 2014-2021 Housing Element Implementation Program (Program). The Program included an Ordinance that rezoned approximately 200 properties across the City to allow for multi-family and mixed-use residential development. The rezoning was necessary to: 1) comply with State Housing Element law; and 2) to meet the City's Regional Housing Needs Allocation (RHNA) requirement to rezone adequate land at a density of 25 dwelling units per acre to accommodate the production of at least 4,767 multi-family dwelling units.

The rezoning adopted as part of the Program included two properties located within the La Sierra University Specific Plan (LSUSP) area. These properties are identified as Subareas 11 and 12 in the LSUSP. The rezoning effort intended to make all necessary amendments (General Plan and Specific Plan amendments) and changes to zoning to allow multi-family residential use by right for these properties; however, the amendment to the LSUSP land use for Subareas 11 and 12 was inadvertently overlooked.

DISCUSSION

The proposed amendment to the La Sierra University Specific Plan (LSUSP) is intended to make the LSUSP consistent with adopted General Plan land use and zoning designations adopted as part of the 5th Cycle Housing Element Rezoning Program. The proposed amendment will eliminate discrepancies and conflicts that currently exist for the two properties described below:

- **Location 1:** LSUSP Subarea 11 (approximately 5 acres), located at the southeast corner of Pierce Street and Riverwalk Parkway, is proposed to change from "Commercial" to "Multi-Family Residential (29 du/ac)." This property is currently zoned R-3-1500-SP - Multi-Family Residential and Specific Plan (La Sierra University) Overlay Zone and has a General Plan Land Use designation of HDR – High-Density Residential. The proposed amendment to the LSUSP for this property aligns with the existing R-3-1500-SP Zone and HDR designation, which allows multi-family residential development up to a maximum of 29 dwelling units per acre. This property is partially developed with low-intensity commercial uses, which provides opportunity for multi-family residential development in the future.
- **Location 2:** LSUSP Subarea 12 (approximately 1.6 acres), located on the south side of Pierce Street west of La Sierra Avenue, is proposed to change from "Commercial" to "Mixed-Use Village." This property is zoned MU-V-SP – Mixed Use-Village and Specific Plan (La Sierra University) Overlay Zone and has a General Plan Land Use designation of MU-V – Mixed-Use Village. The property is currently vacant, providing an opportunity for future mixed commercial and residential uses or standalone multi-family residential development. The Community & Economic Development Department has received an application

proposing to develop the site and an adjacent parcel outside of the LSUSP boundary with a mix of retail space and age-restricted multi-family housing, to be considered by the Planning Commission at a later date.

The proposed Specific Plan Amendment includes changes to the Specific Plan land use map, as well as text amendments to several sections which reference Subareas 11 and 12. In particular, Table 4.1 of Chapter 4 – “Development Standards by Subarea” of the Specific Plan is amended for Subareas 11 and 12 to refer to Title 19 of the Riverside Municipal Code (Zoning Code) for development standards. For Subarea 11 the standards are the same as for the R-3-1500 Zone, and for Subarea 12 the standards are the same as for the MU-V Zone per the Zoning Code.

The proposed amendments resolve outstanding inconsistencies between the LSUSP and the General Plan and Zoning Code and will remove regulatory barriers that would otherwise preclude multi-family development on the subject sites as intended by the Housing Element Rezoning Program.

ENVIRONMENTAL REVIEW

Planning Division Staff have determined that this project is consistent with the Final Program Environmental Impact Report (FPEIR) for the 2014-2021 Housing Element Implementation Program certified on December 12, 2017 and therefore no additional environmental analysis pursuant to the California Environmental Quality Act (CEQA) is required. A mitigation monitoring and reporting program created for the FPEIR will continue to apply to any future development of the subject sites.

PUBLIC NOTICE AND COMMENTS

Native American Tribal Consultation pursuant to S.B. 18 was initiated on March 9, 2018, with notices mailed to 32 interested Native American Tribes recommended by the Native American Heritage Commission. Six Tribes responded, and none requested to consult on the project.

On August 12, 2017, the Riverside County Airport Land Use Commission (RCALUC) determined the 2014-2021 Housing Element Implementation Program, including Tool H-21 (Rezoning Program), was consistent with the applicable Airport Land Use Compatibility Plans in effect throughout the City. The sites subject to the proposed Specific Plan Amendment are outside of any airport influence areas or Compatibility Plans, and no further RCALUC review is required.

Public hearing notices were mailed to property owners within 300 feet of the properties subject to the proposed amendment. Additionally, in accordance with the provisions of the Zoning Code, a one-eighth page advertisement was published in the Press Enterprise. As of the writing of this report, Planning Division Staff have received no responses.

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 Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Proposed Amendments to the La Sierra University Specific Plan
2. Location Map
3. General Plan Map
4. Zoning Map
5. Existing and Proposed Specific Plan Maps

Prepared by: Matthew Taylor, Associate Planner
Reviewed by: David Murray, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner