



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: MAY 24, 2022**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARD: 4**  
**DEPARTMENT**

**SUBJECT: P09-0173 ZONING CODE MAP AMENDMENT – PROPOSAL BY THE CITY OF RIVERSIDE FOR A TITLE 19 - ZONING ORDINANCE CLEAN-UP ITEM TO REZONE A 0.47 ACRE PORTION OF A LARGER PARCEL FROM R-1-1/2 ACRE - SINGLE FAMILY RESIDENTIAL ZONE TO RC – RESIDENTIAL CONSERVATION ZONE – LOCATED AT 18049 CLARKE COURT, SITUATED ON THE SOUTH SIDE OF THE CLARKE COURT CUL-DE-SAC**

## **ISSUE:**

Approve a proposal by the City of Riverside for a Title 19 – Zoning Ordinance clean-up item to rezone 0.47-acre portion of a larger parcel from R-1-1/2 Acre - Single Family Residential Zone to RC – Residential Conservation Zone, a clean-up item, located at 18049 Clarke Court, situated on the south side of the Clarke Court cul-de-sac.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that the proposed project will not have a significant effect on the environment and is consistent with the Negative Declaration adopted by the City Council on September 1, 2009, pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Introduce and subsequently adopt the attached Title 19 - Zoning Ordinance Amendment related to the Zoning Code Map Amendment (P09-0173), approved by City Council on September 1, 2009.

## **PLANNING COMMISSION RECOMMENDATION:**

On July 9, 2009, the City Planning Commission recommended approval of Planning Case P09-0173 (Zoning Code Map Amendment), by a vote of 7 ayes, and 0 noes, with modifications to staff's recommended conditions (Attachment 2).

## **BACKGROUND:**

On September 1, 2009, the City Council approved Planning Cases P09-0141 (Tentative Parcel

Map) to subdivide 7.05 acres into three lots and P09-0173 (Zoning Code Map Amendment) to rezone the 0.47-acre northern portion of a larger parcel from R-1-1/2 Acre – Single Family Residential Zone to RC – Residential Conservation Zone for consistency with the zone of the remainder parcel, zoned RC.

One of the actions related to the approval recommended that the City Council introduce, and subsequently adopt, the appropriate Zoning Ordinance. The introduction and adoption of the Ordinance was not completed meaning the 0.47-acre northern portion of the parcel continues to be zoned R-1-1/2 Acre – Single Family Residential Zone when it should be RC – Residential Conservation Zone (Attachments 2 and 3).

## **DISCUSSION:**

The City of Riverside is requesting approval for a Title 19 – Zoning Ordinance clean-up item to rezone a 0.47-acre portion of a larger parcel from R-1-1/2 Acre - Single Family Residential Zone to RC – Residential Conservation Zone, located at 18049 Clarke Court, situated on the south side of the Clarke Court cul-de-sac. The Amendment that should have been introduced and subsequently adopted in 2009 concurrent with the original project approval.

Introduction and subsequent adoption of the Zoning Ordinance would: 1) satisfy the conditions of approval approved with the original project; 2) ensure the parcel facilitates future development of a single-family residence in compliance with the RC Zone; and 3) ensure future development will have no impact on surrounding properties. The proposed zoning serves the goals and purposes of the Zoning Code.

## **STRATEGIC PLAN ALIGNMENT:**

This item contributes to **Strategic Plan Priority 5 - High Performing Government** and **Goal 5.3** – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The proposed Zoning Code Map Amendment is transparent and public input is encouraged throughout the process and at public hearings.
2. **Equity** – The proposed Zoning Code Map Amendment benefits the residents of the City as the RC – Residential Conservation Zone is established to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions.
3. **Fiscal Responsibility** – The proposed Zoning Code Map Amendment has no fiscal impact to the City.
4. **Innovation** – The proposed Zoning Code Map Amendment will facilitate the development of a future single-family residence.
5. **Sustainability & Resiliency** – The proposed Zoning Code Map Amendment will allow for the property to be developed with a single-family residence while continuing to protect slopes and natural features of the property.

**FISCAL IMPACT:**

There is no fiscal impact associated with the City Council Zoning Code Map Amendment to apply the Residential Conservation Zone on the project property.

Prepared by: Chris Christopoulos, Acting Community & Economic Development Director

Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/Treasurer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Phaedra A. Norton, City Attorney

**Attachments:**

1. Ordinance Amending the Zoning Map
2. City Council Memorandum and Exhibits – September 1, 2009
3. City Council Minutes – September 1, 2009
4. Legal Description
5. Public Hearing Notice
6. Presentation