



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JULY 28, 2015**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 2**  
**DEPARTMENT**

**SUBJECT: ANNEXATION 118 (CENTRAL/SYCAMORE CANYON) – PLANNING CASES P14-0246 (ANNEXATION), P14-1059 (GENERAL PLAN AMENDMENT), AND P14-0901 (PRE-ZONING) ON BEHALF OF ERIC FLODINE, STRATA CREST, LLC.**

## **ISSUE:**

The issue for City Council consideration is a request on behalf of Eric Flodine of Strata Crest, LLC for the consideration of Annexation 118 – Central/Sycamore Canyon, including the annexation report, plan for services, CG (Commercial General) pre-zoning, and a General Plan Amendment to realign City boundaries to include the annexation of approximately 16.6 acres, comprised of a 9.7-acre undeveloped property (APN 256-050-012) and adjacent right-of-way, generally located easterly of, and adjacent to, the City of Riverside Municipal Boundary, northerly of Central Avenue and southwesterly of the State Route 60, Interstate 215 freeway.

## **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 Negative Declaration;
2. Approve Planning Cases P14-0246 (Annexation), P14-1059 (General Plan Amendment), P14-0901 (Pre-Zoning) based on the description in the staff report and findings provided in Attachment 1;
3. Adopt a resolution making application to the Local Agency Formation Commission (LAFCO) for the annexation of the territory known as Annexation 118 – Strata, and the detachment from the Riverside County Waste Resource Management District;
4. Adopt a resolution modifying the General Plan, including amendments to Figure LU-10 – Land Use Policy Map, Figure LU-9 – Neighborhoods, Figure PS-8 – Neighborhood Policing Centers, and other necessary changes throughout General Plan 2025 to reflect the new City boundaries and inclusion of the site in the Canyon Crest Neighborhood; and
5. Introduce and subsequently adopt an ordinance to Pre-Zone the subject site as CG – Commercial General Zone, based upon the findings and descriptions in the staff report provided in Attachment 1, and illustrated there within as Figure 5 of Exhibit 3.

## **STAFF/PLANNING COMMISSION RECOMMENDATIONS:**

Staff recommended approval of all three cases (Annexation, General Plan Amendment, and Pre-Zoning) subject to the recommended conditions of approval. On May 21, 2015, the City planning Commission approved Planning Cases P14-0246 (Annexation), P14-1059 (General Plan Amendment), and P14-0901 (Pre-Zoning) by a vote of 8 ayes, 0 noes, and 0 abstentions, subject to the staff recommended conditions.

## **BACKGROUND:**

On July 8, 2014, the City Council authorized staff to commence the preliminary processing necessary to file an annexation application with LAFCO. The annexation application integrates into the City of Riverside the vacant land located at the northwestern corner of Central Avenue and Sycamore Canyon Boulevard (project site). No development is proposed in conjunction with this annexation.

The annexation application to LAFCO requires the City to pre-zone the 9.7-acre parcel for future development consideration. The areas of the annexation that are within the public right of way (Sycamore Canyon Boulevard and the centerline of Central Avenue) are not developable, and therefore do not warrant pre-zoning. Staff recommends that the developable 9.7-acre parcel be placed in the Commercial General (CG) zone, which is intended for service, commercial retail, office and repair uses (Exhibit 6). Because of the site's intersection and freeway adjacent location, and its current commercial zoning designation in the County, the City's Commercial General Zone (CG) appears to be the most appropriate designation. Furthermore, the CG zoning is consistent with the existing General Plan 2025 land use designation of Commercial (C).

The remainder of the 16.6-acre annexation area under the ownership and responsibility of Caltrans is considered right-of-way. It is anticipated that Caltrans will dispose of the excess right-of-way in the future, although a timeframe has not yet been identified. Of specific interest is a +/- 2-acre triangularly shaped property on the east side of Sycamore Canyon Boulevard. Because their plans for disposition are unknown, staff will continue to recognize the property as right-of-way until such time as Caltrans relinquishes the property.

Please refer to the May 21, 2015 Planning Commission staff report, Plan for Services, recommended conditions and minutes for additional project details.

## **FISCAL IMPACT:**

There is no impact to the General Fund, all costs are paid by the applicant.

Prepared by:	Emilio Ramirez, Interim Community & Economic Development Director
Certified as to	
availability of funds:	Brent A. Mason, Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Staff Report, Including Annexation Plan for Providing Service – May 21, 2015
2. City Planning Commission Minutes – May 21, 2015

3. Resolution Making Application to LAFCO
4. Resolution Amending the General Plan 2025 to Add Annexation 118 to City Boundaries
5. Ordinance Establishing Pre-Zoning for Annexation 118