

Figure 1: Annexation 118 Location Map & Proposed Boundary



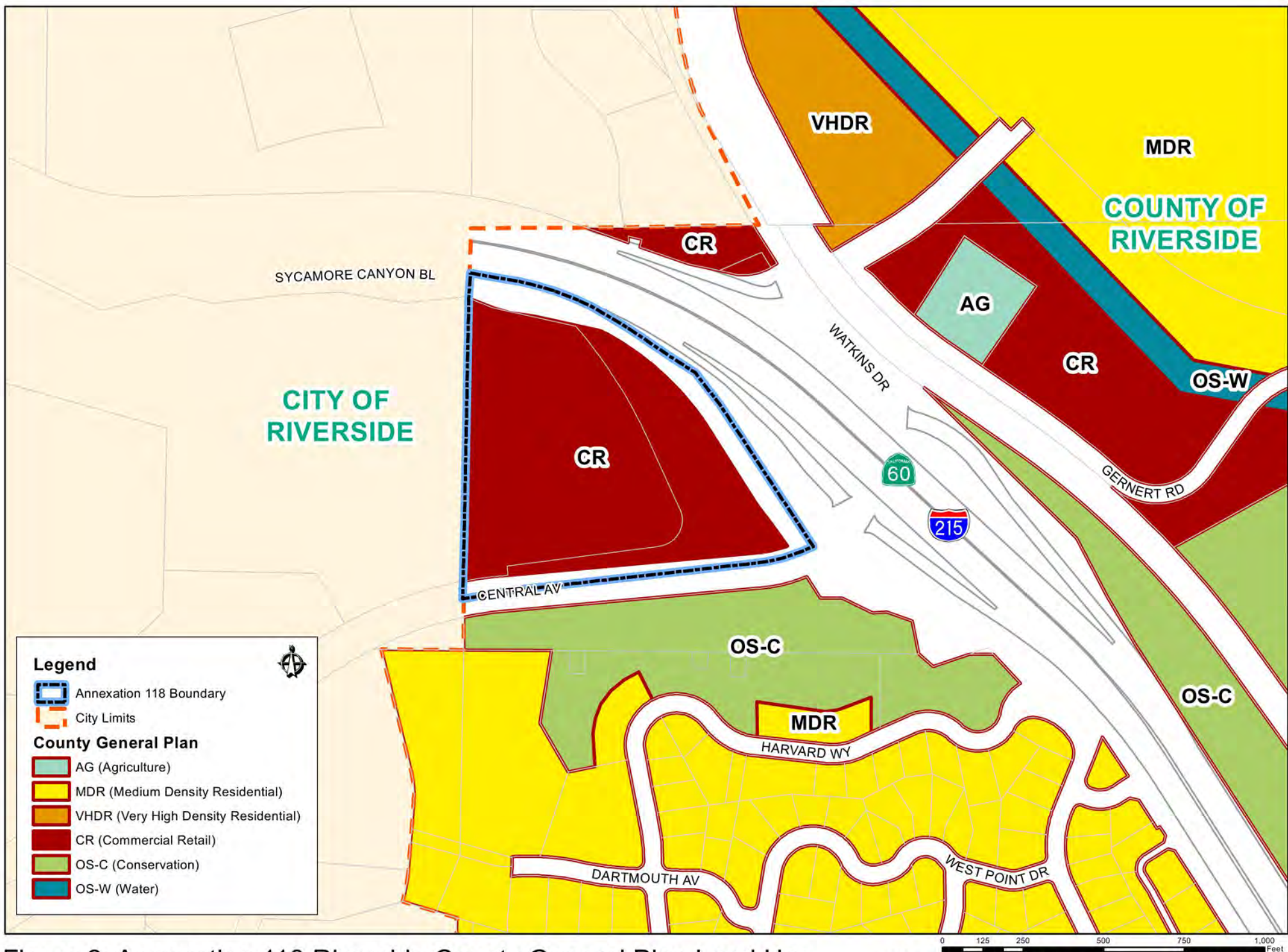


Figure 2: Annexation 118 Riverside County General Plan Land Use

P14-0246 (ANX), P14-0901 (Pre-Zoning), P14-1059 (GPA)



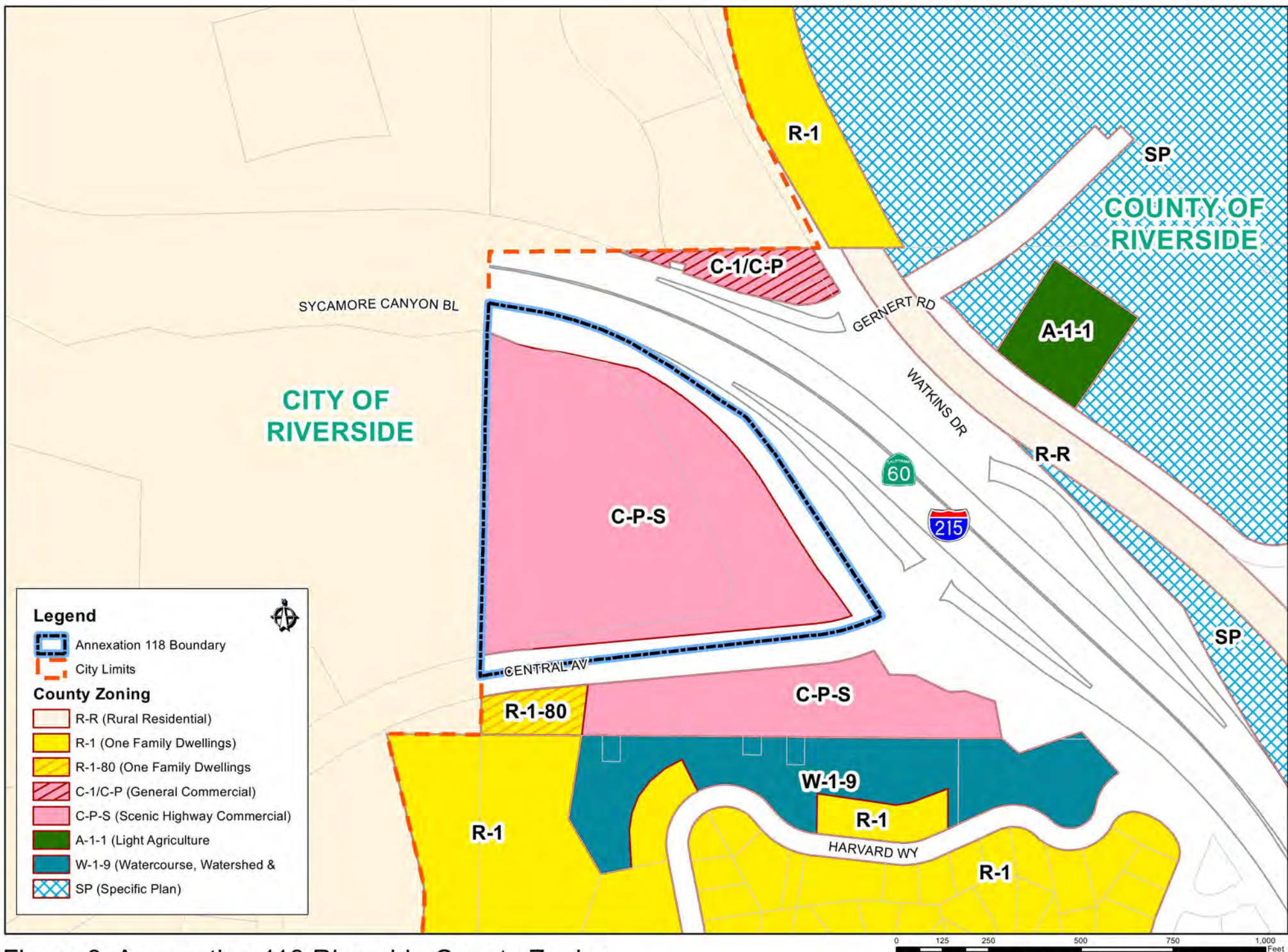


Figure 3: Annexation 118 Riverside County Zoning



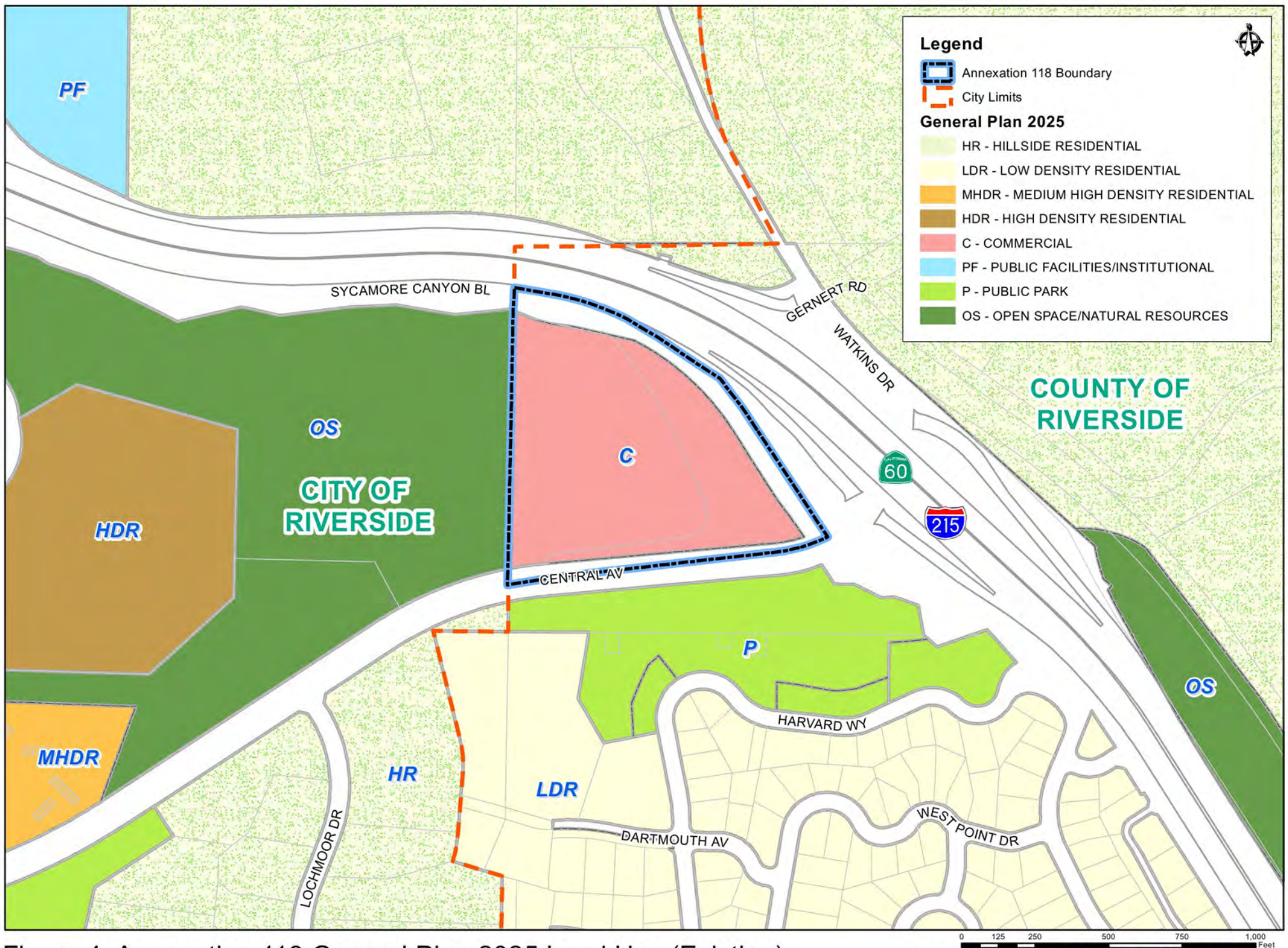


Figure 4: Annexation 118 General Plan 2025 Land Use (Existing)



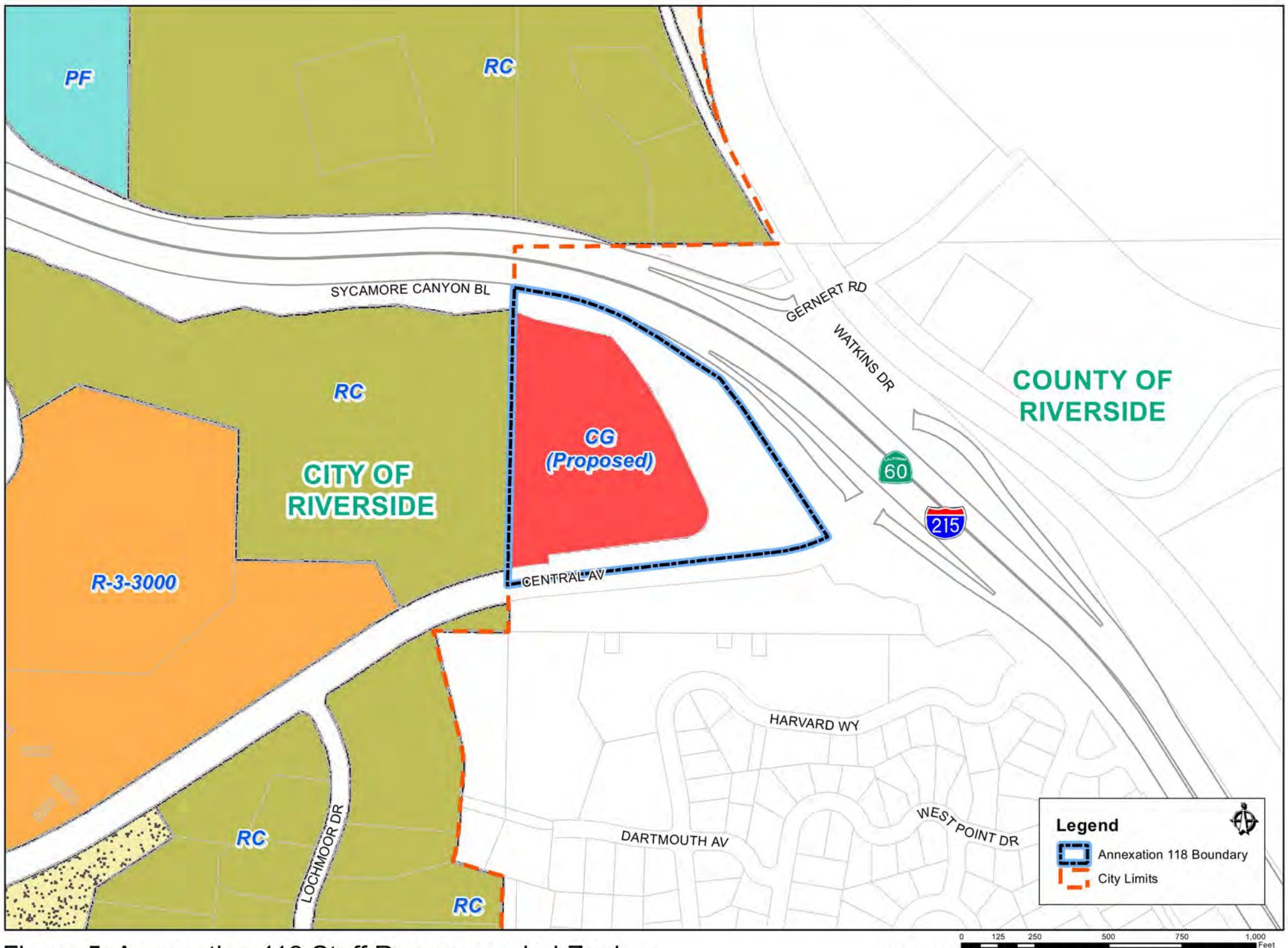
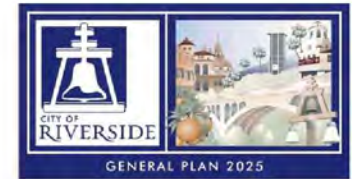
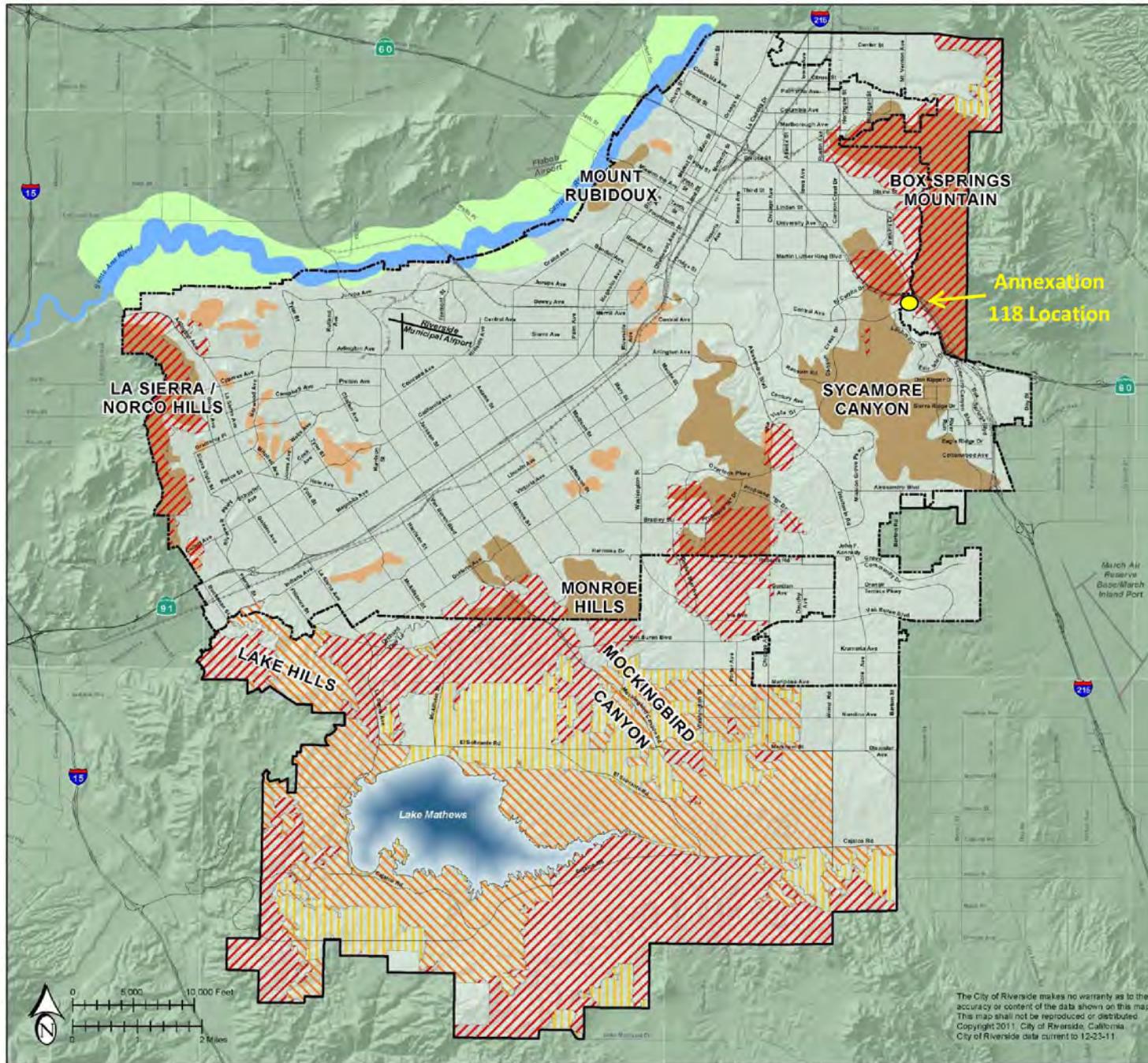


Figure 5: Annexation 118 Staff Recommended Zoning





#### LEGEND

- HILLS AND CANYONS
- LOCAL HILLS
- SANTA ANA RIVER WATERCOURSE
- SANTA ANA RIVERBED

#### HAZARD RATING

- VERY HIGH
- HIGH
- MODERATE

- RIVERSIDE CITY LIMITS
- RIVERSIDE SPHERE OF INFLUENCE

SOURCE: CAL FIRE, FIRE AND RESOURCES ASSESSMENT PROGRAM, FIRE HAZARD SEVERITY ZONES, SRA 2008, LRA 2010

The City of Riverside makes no warranty as to the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. Copyright 2011, City of Riverside, California. City of Riverside data current to 12-23-11.

## FIRE HAZARD AREAS

Figure 6: Annexation 118 Fire Hazard Areas

P14-0246 (ANX), P14-0901 (Pre-Zoning), P14-1059 (GPA)



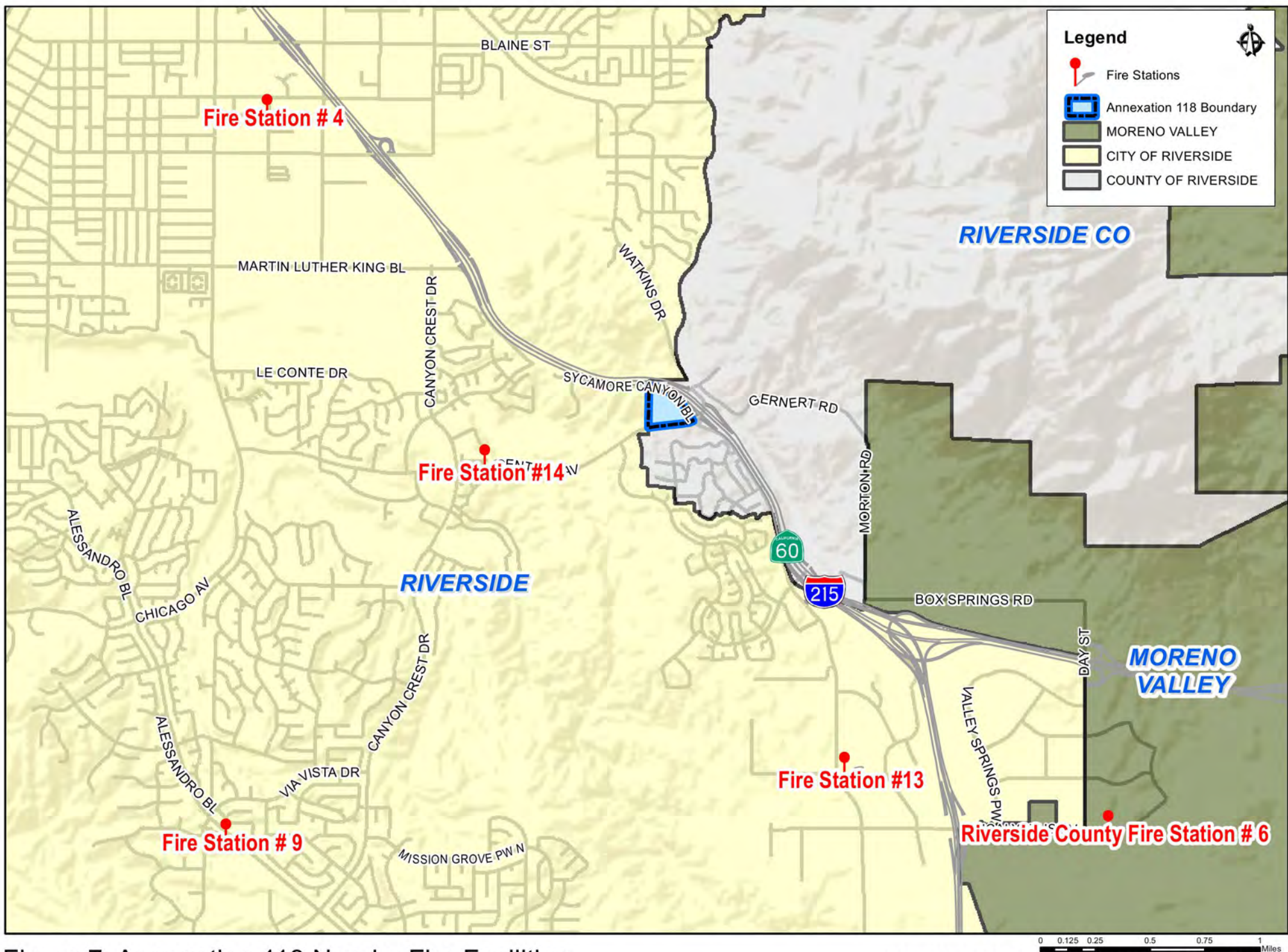


Figure 7: Annexation 118 Nearby Fire Facilities



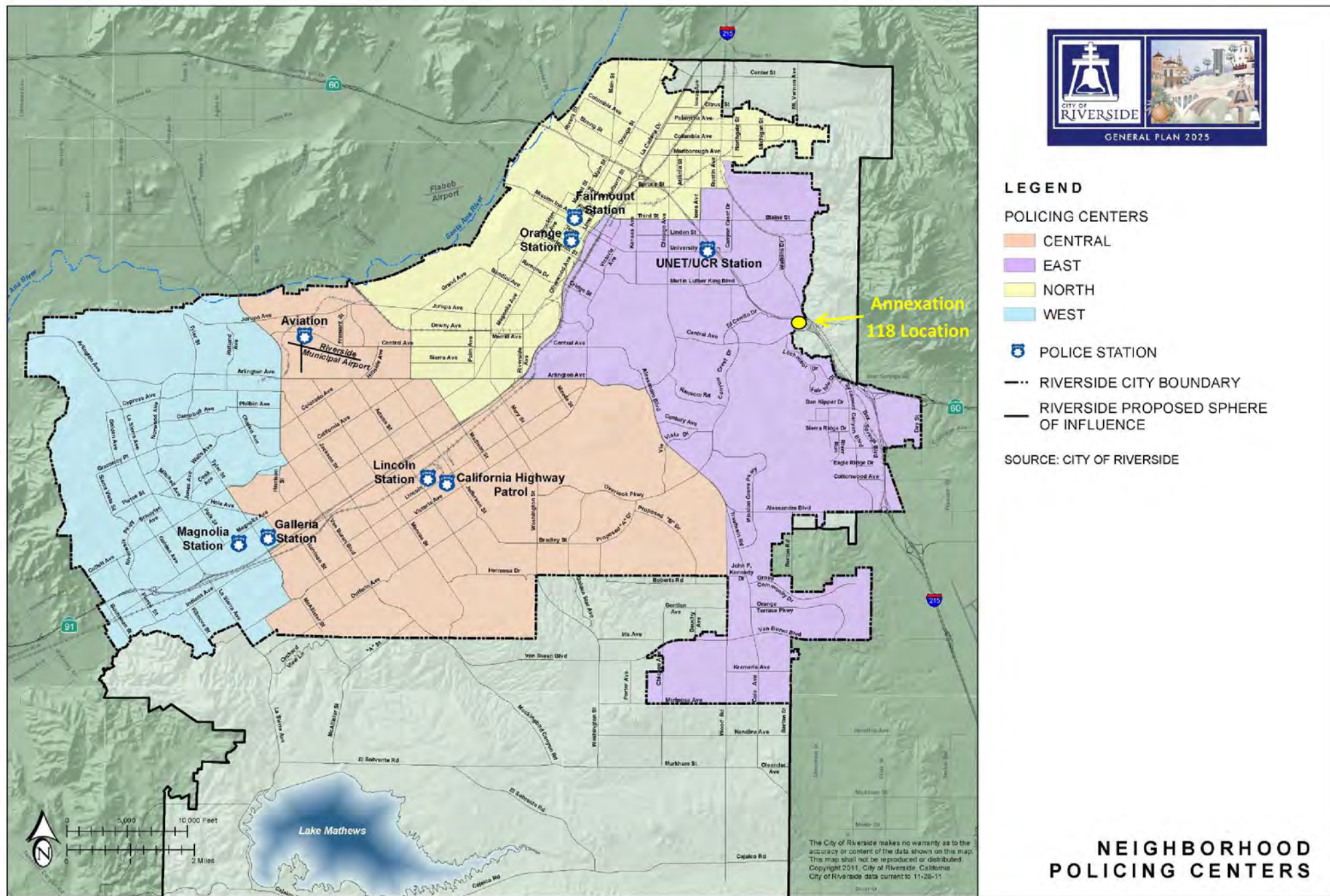


Figure 8: Annexation 118 Neighborhood Policing Centers and Police Stations

P14-0246 (ANX), P14-0901 (Pre-Zoning), P14-1059 (GPA)



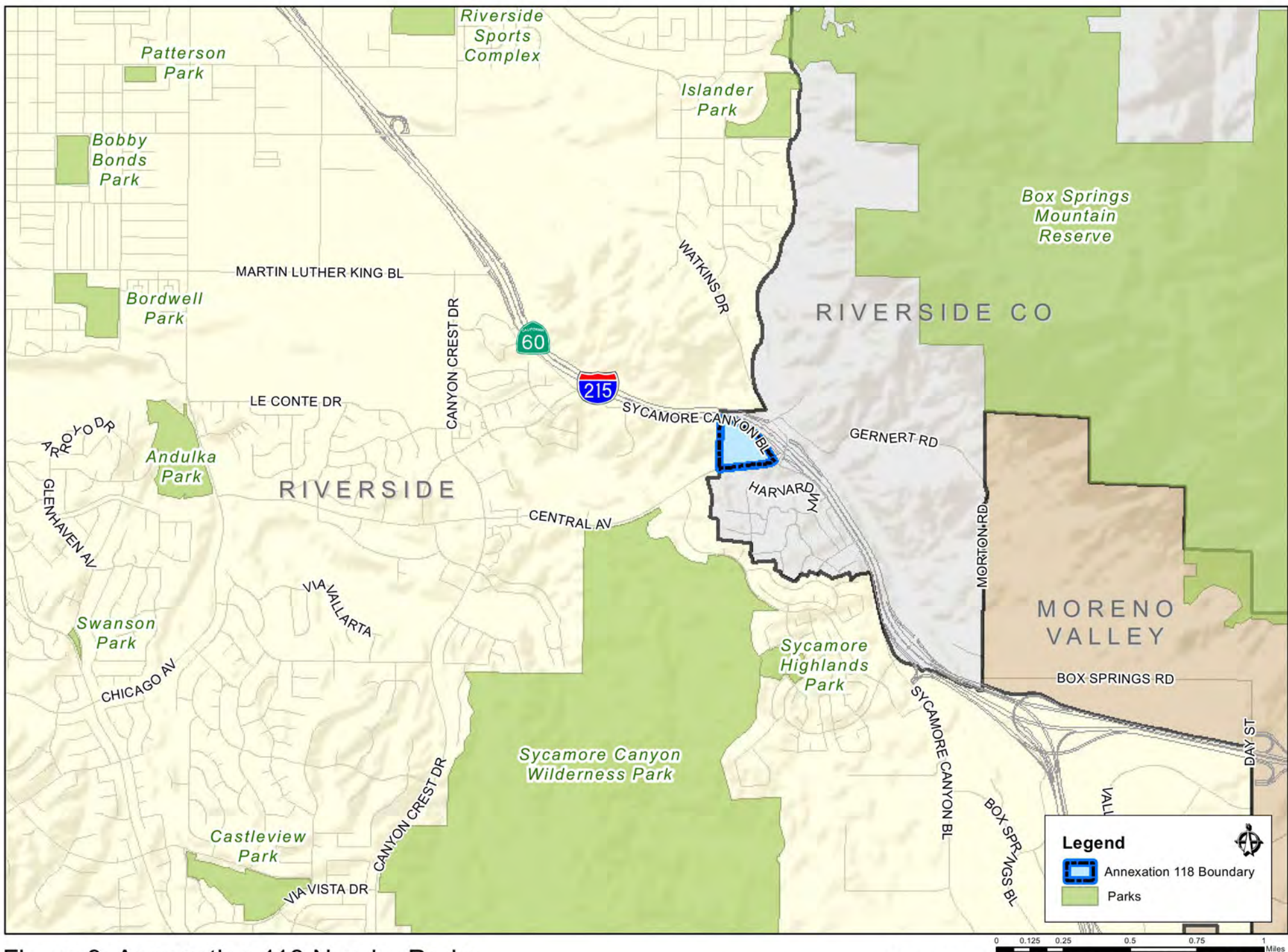


Figure 9: Annexation 118 Nearby Parks





Figure 10: Annexion 118 Schools and School Districts



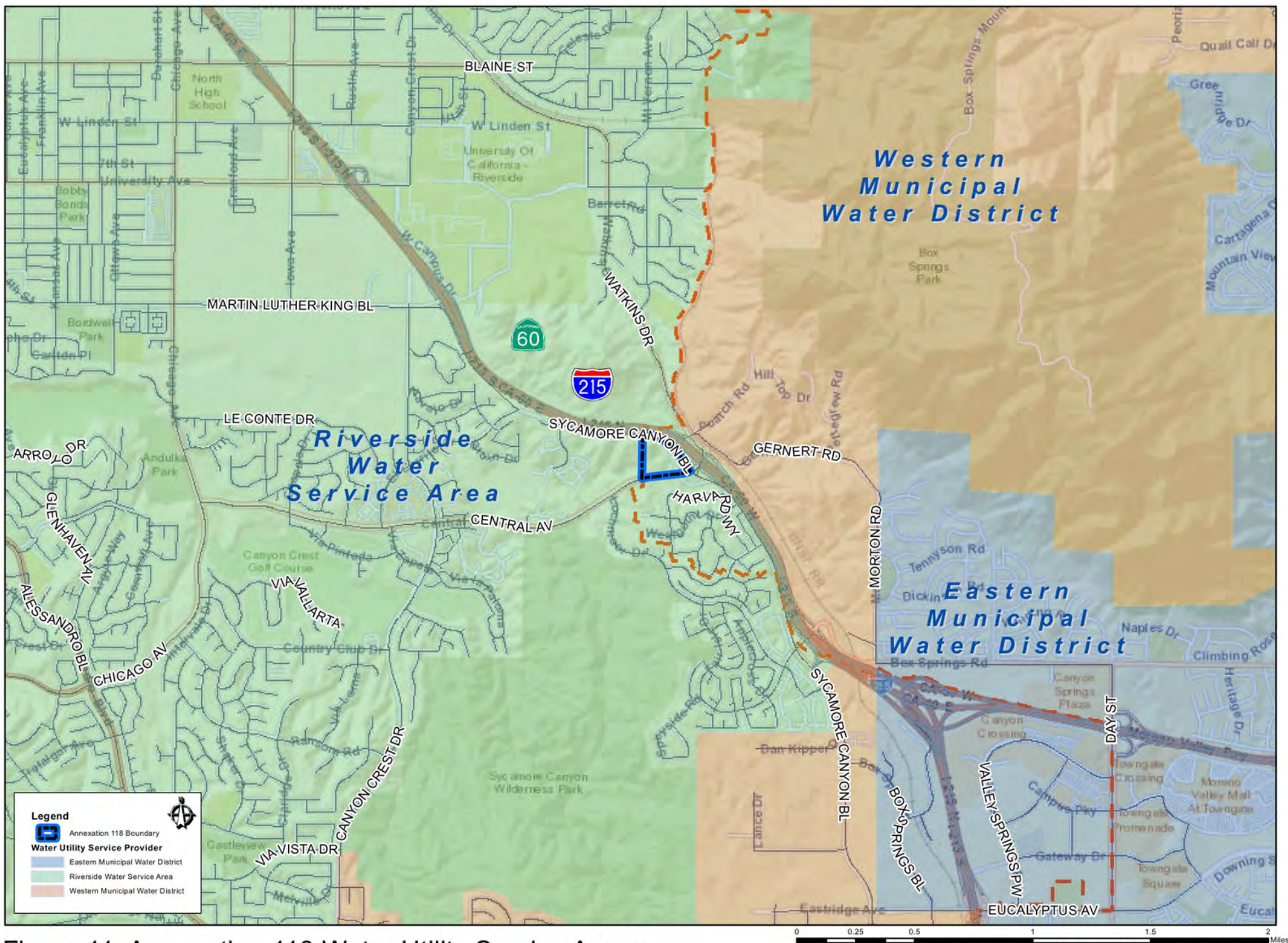
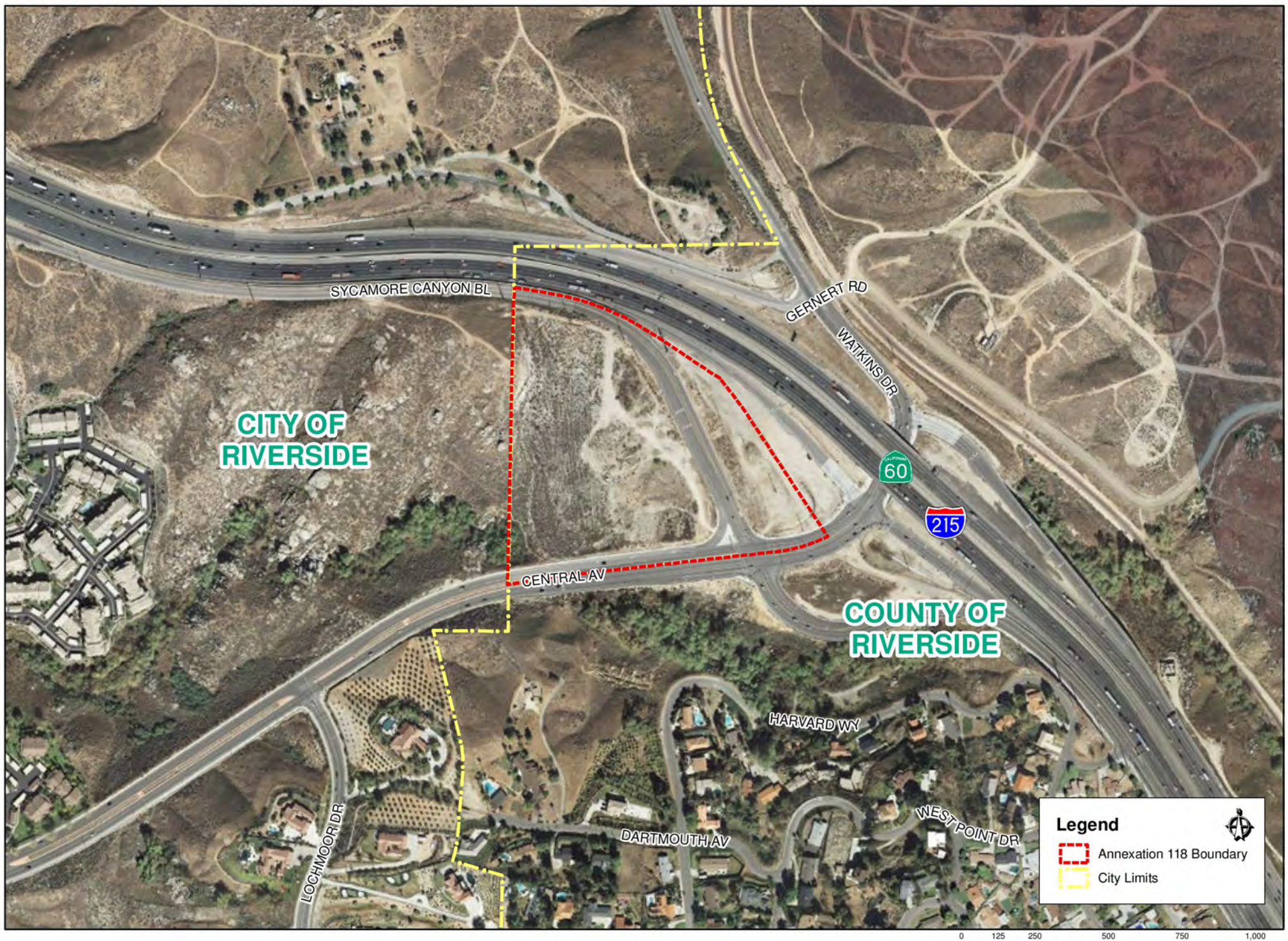
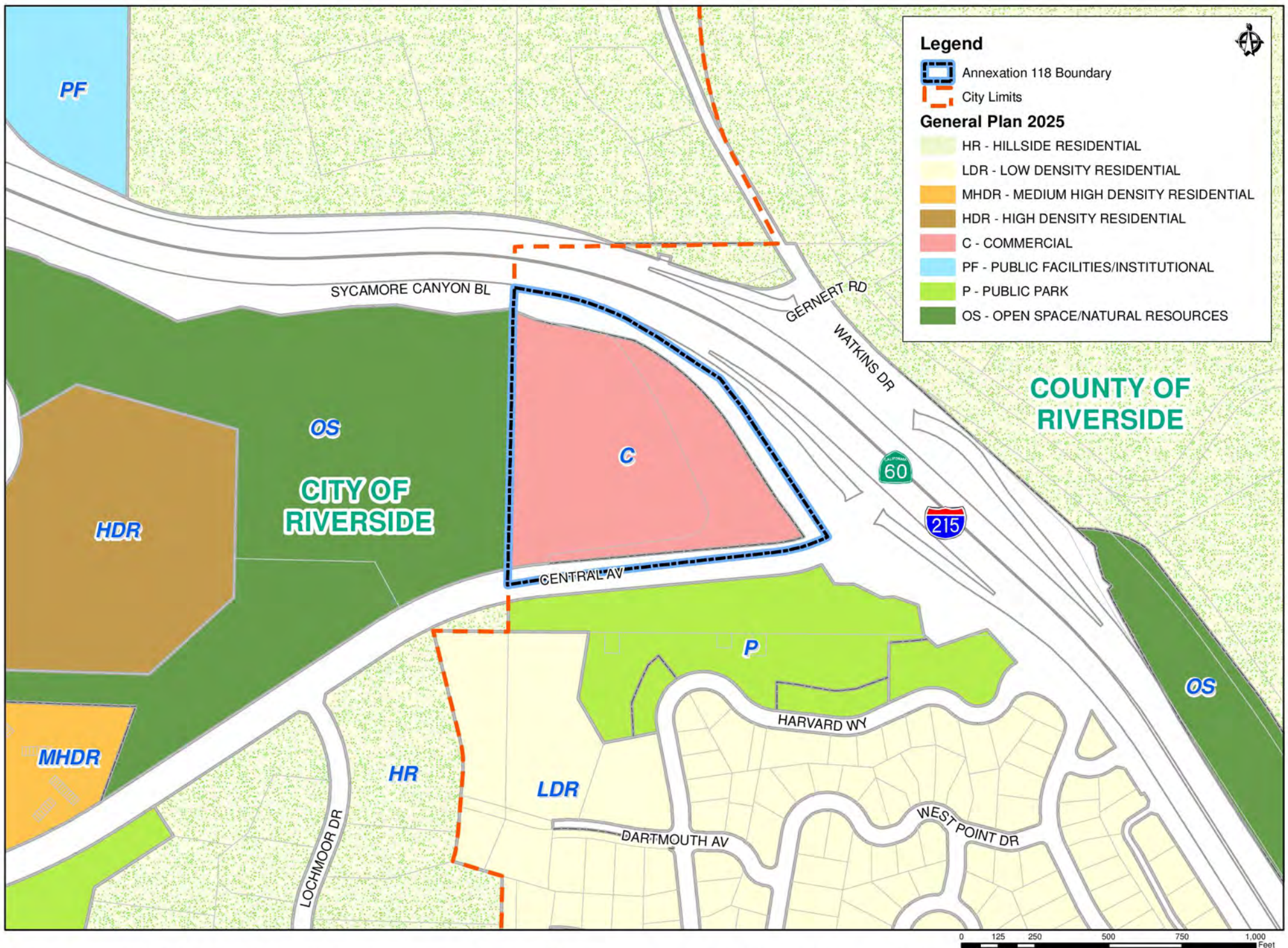


Figure 11: Annexation 118 Water Utility Service Areas

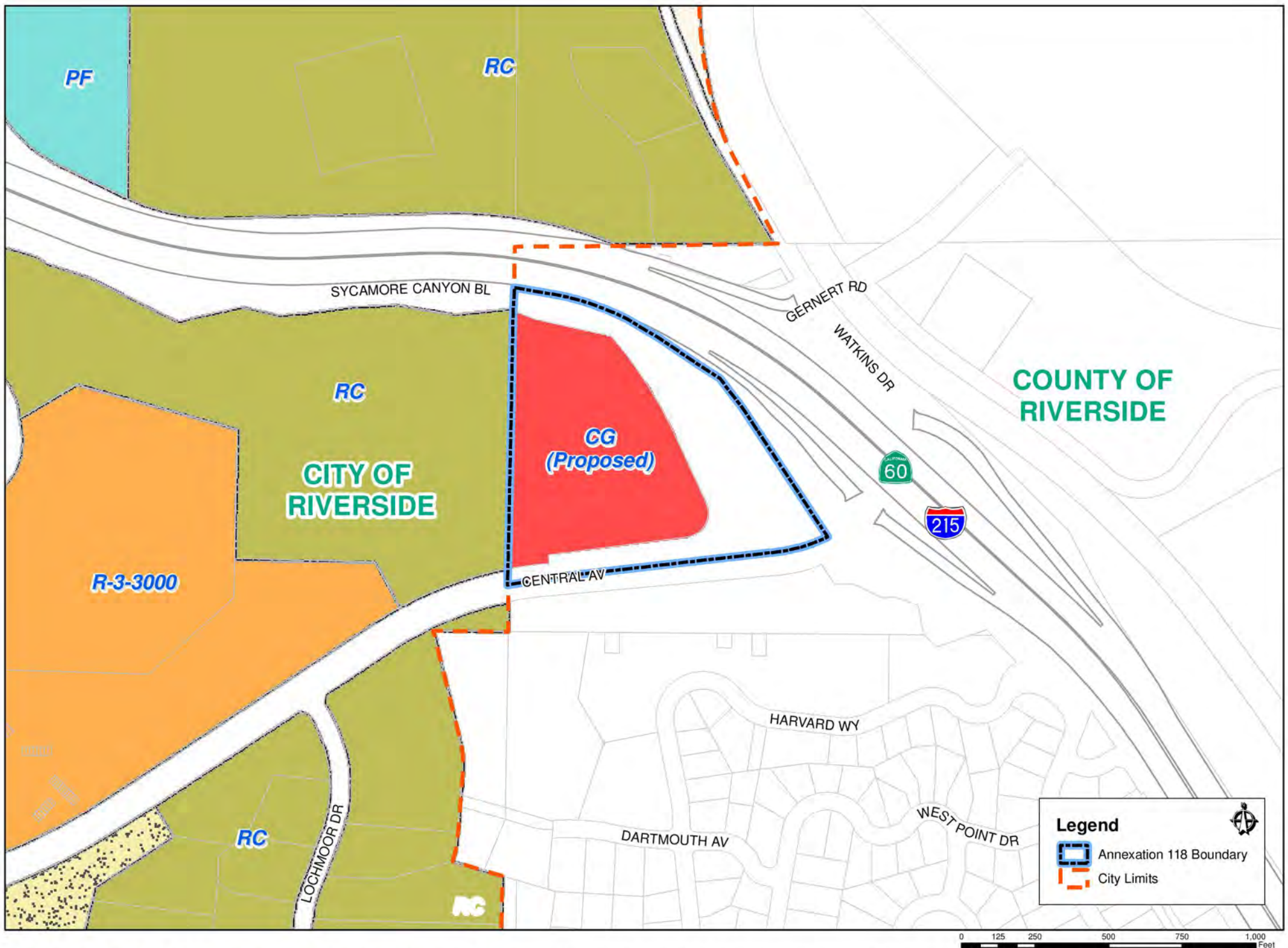
















## CITY PLANNING COMMISSION MINUTES

THURSDAY, MAY 21, 2015 9 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

### PLANNING COMMISSIONERS

	M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G L E	T E U N I S S E N	R O S S O W	K A I N	Z A K I
								C W 3	C W 3
WARDS	1	2	3	4	5	6	7		
<p>Applicant, Henry Ramirez provided further details regarding the establishment and stated he was in agreement with all of staff's recommended conditions. Comments from the audience: Gus Kuhn, 9980 Indiana Ave, stated his support for the project and re-iterated that the business was to be for family-oriented events only. Following a brief discussion the Planning Commission recommended that the City Council: *DENY Planning Case: P14-0513 (Minor Conditional Use Permit) for the sale of on-site alcoholic beverages. Some of the concerns of approving this project included parking issues, increased amount of police calls at similar venues, the proximity to site to residences, etc.</p> <p><u>PLANNING CASES P14-0246, P14-1059, P14-0901 – Northwest Corner of Sycamore Canyon Boulevard and Central Avenue</u> Proposal by Eric Flodine of Strata Crest, LLC to consider an Annexation and accompanying Pre-Zoning and General Plan Amendment of an approximately 16.6 acres. David Murray, Senior Planner, provided staff report. Applicant, Eric Flodine of Stratta Crest, stated he agrees with all staff recommended conditions and provided further details regarding the project. Comments from the audience: There were no comments from the audience at this time. Following a brief discussion the Planning Commission recommended 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 recommend City Council adoption of a Negative Declaration; 2) Approve Planning Cases P14-0246 (Annexation), P14-1059 (General Plan Amendment), P14-0901 (Pre-Zoning) subject to the recommended conditions of approval, and based on the description in the staff report and findings provided in Exhibit 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 the General Plan 2025 figures to reflect the new boundaries and inclusion in the Canyon Crest Neighborhood; 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 this report and Exhibit 1, and illustrated in Figure 5 of Exhibit 3; 6) Introduce and subsequently adopt an ordinance amending Section 1.12.070 of the Riverside Municipal Code to add Annexation 118 to Ward 2; and 7) Adopt a resolution determining the amount of property tax revenue to be exchanged between the County and</p>									
	M							S	
	Motion Second All Ayes								







RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, MAKING AN APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION FOR REORGANIZATION TO INCLUDE, ADDING ANNEXATION NO. 118 – CENTRAL/SYCAMORE CANYON TO THE CITY OF RIVERSIDE AND DETACHMENT FROM THE RIVERSIDE COUNTY WASTE RESOURCES MANAGEMENT DISTRICT.

WHEREAS, the City of Riverside desires to initiate a proposal pursuant to the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the area described as "Annexation No. 118 C Central/Sycamore Canyon, generally located northerly of Central Avenue and southwesterly of State Route 60, Interstate 215 freeway; and

WHEREAS, notice of intent to adopt this resolution of application has been given to the commission and each interested party and each subject agency at least 20 days prior to the adoption of this resolution; and

WHEREAS, the territory proposed to be annexed is uninhabited pursuant to the definition contained within Government Code section 56046, and a description of the boundaries of the territory is set forth in Exhibit AA@ attached hereto and by this reference incorporated herein; and

WHEREAS, it is the desire to provide that the proposed annexation to the City of Riverside and detachment from the Riverside County Waste Resources Management District be subject to the following terms and conditions:

a. The City of Riverside shall defend, indemnify, and hold harmless the Riverside County Local Agency Formation Commission (ALAFCO@), its agents, officers, and employees from any claim, action, or proceeding against LAFCO, its agents, officers, or employees to attach, set aside, void, or annul an approval of LAFCO concerning the reorganization to include Annexation No. 118 to the City of Riverside and concurrent detachment from the Riverside County Waste Resources Management District. LAFCO will promptly notify the City of Riverside of any such claim, action, or proceeding against LAFCO and will cooperate fully in



1 the defense. If LAFCO fails to promptly notify the City of Riverside of any such claim, action,  
2 or proceeding, or fails to cooperate fully in the defense, the City of Riverside shall not,  
3 thereafter, be responsible to defend, indemnify, or hold harmless LAFCO.

4 b. In accordance with Government Code Sections 56886(t) and 57330, the subject property  
5 shall be subject to the levying and collection of and previously authorized charge, fee,  
6 assessment or tax of the City.

7 c. In accordance with Government Code Section 56375(n), waive any automatic detachment  
8 from Riverside County Service Area 152 based on the following findings:

9 i. County Service Area (CSA) 152 is a funding mechanism for the implementation of the  
10 National Pollutant Discharge Elimination System (NPDES) emanating from the Federal  
11 1972 Clean Water Act, and reauthorized under the Federal 1987 Clean Water Act.

12 ii. The City of Riverside annexed into CSA 152 and is included within the CSA's service  
13 area.

14 iii. Detachment would deprive the area residents of services needed to ensure their  
15 health, safety or welfare.

16 iv. Waiving detachment will not affect the ability of the City or County to provide  
17 services; and

18 WHEREAS, the reasons for the proposed annexation are to eliminate fractured municipal  
19 service boundaries for public safety and utilities departments and to facilitate comprehensive  
20 development and management of the community; and

21 WHEREAS this Council certifies that the proposed project will not have a significant effect  
22 on the environment based upon the findings set forth in the case record and has adopted a  
23 Negative Declaration; and

24 NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City  
25 Council of the City of Riverside, California, this Resolution of Application hereby requests the  
26 Local Agency Formation Commission take proceedings for the annexation and detachment of  
27 territory described in Exhibit "A" attached hereto and incorporated herein by reference,  
28



1 according to the terms and conditions stated above and in the manner provided by the Cortese-  
2 Knox-Hertzberg Local Governmental Reorganization Act of 2000.

3 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this  
4 \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
5

6  
7 \_\_\_\_\_  
8 WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

9 Attest:

10  
11 \_\_\_\_\_  
12 COLLEEN J. NICOL  
City Clerk of the City of Riverside  
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1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council on the  
3 day of \_\_\_\_\_, 2015, by the following vote, to wit:

4 Ayes:

5 Noes:

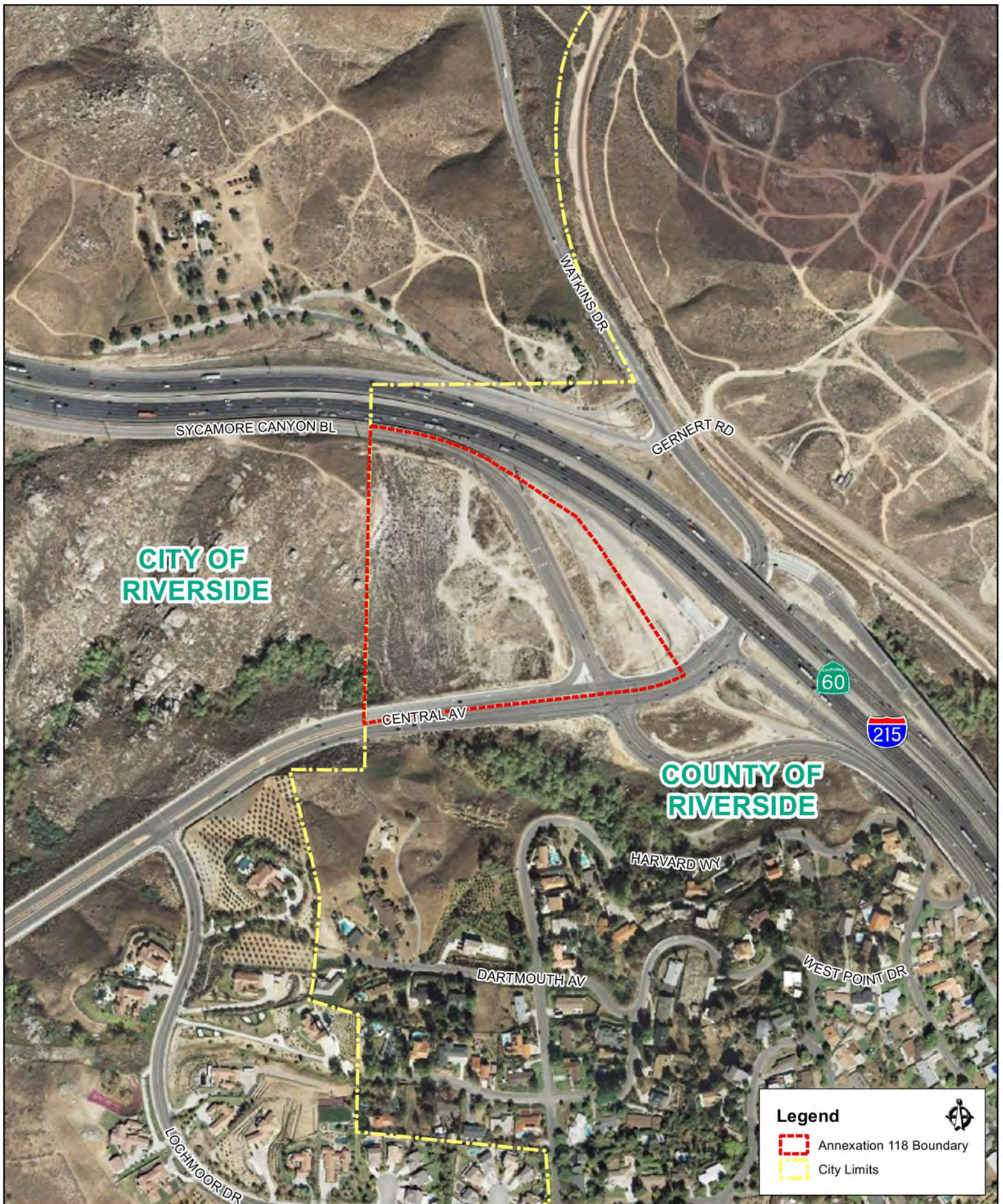
6 Absent:

7  
8  
9 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the  
10 City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2015.

11  
12 \_\_\_\_\_  
13 COLLEEN J. NICOL  
14 City Clerk of the City of Riverside  
15  
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P14-0246 (Annexation 118 - Central Sycamore Canyon)  
Exhibit A - Proposed Annexation Boundary

0 200 400 800 Feet



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, AMENDING THE LAND USE AND URBAN DESIGN  
4 ELEMENT OF THE RIVERSIDE GENERAL PLAN 2025 TO 1) MODIFY  
5 FIGURE LU-10 – LAND USE POLICY MAP TO REFLECT THE REVISED  
6 CITY BOUNDARIES AND PLANNING AREA, 3) MODIFY FIGURE LU-9 –  
7 NEIGHBORHOODS TO ASSIGN THE AREA TO THE CANYON CREST  
8 NEIGHBORHOOD, 4) AMEND FIGURE PS-8 – NEIGHBORHOOD  
9 POLICING CENTERS TO ADD THE SUBJECT PROPERTY INTO THE EAST  
10 NEIGHBORHOOD POLICING CENTER (NPC) AND REVISE THE CITY  
11 BOUNDARIES, AND 5) MODIFY ALL OTHER FIGURES IN THE GENERAL  
12 PLAN 2025 ACCORDINGLY TO REFLECT THE NEW CITY BOUNDARIES  
13 FOR THE APPROXIMATELY 16.6 ACRE AREA PROPOSED TO BE  
14 ANNEXED TO THE CITY OF RIVERSIDE AS PART OF PLANNING CASE  
15 P14-0246 KNOWN AS “ANNEXATION 118 – CENTRAL/SYCAMORE  
16 CANYON, GENERALLY LOCATED NORTHERLY OF CENTRAL AVENUE  
17 AND SOUTHWESTERLY OF STATE ROUTE 60, INTERSTATE 215  
18 FREEWAY.”

19 WHEREAS, the Planning Commission of the City of Riverside advertised for and held a  
20 public hearing on May 21, 2015, to consider the proposed amendments to the City of Riverside  
21 General Plan 2025 for the approximately 16.6 acre area generally located northerly of Central  
22 Avenue and southwesterly of State Route 60, Interstate 215 freeway; and

23 WHEREAS, the Planning Commission following the close of the public hearing, determined  
24 that the General Plan 2025 should be amended to include the territory known as Annexation 118  
25 in all figures to reflect the new boundaries and include the area within the Canyon Crest  
26 Neighborhood; and the Planning Commission of the City of Riverside on May 21, 2015  
27 determined the project to not have a significant effect on the environment and recommended that  
28 City Council adopt a Negative Declaration; and

WHEREAS, the City Council of the City of Riverside advertised for and held a public  
hearing on July 14, 2015, to consider the proposal to amend the City of Riverside General Plan  
2025.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City  
Council of the City of Riverside, California, as follows:



1        Section 1: It is in the public interest to amend the City of Riverside General Plan 2025 as more  
2 particularly described above and below.

3        Section 2: The amendment to the City of Riverside General Plan 2025 will not have a  
4 significant effect on the environment and adopt a Negative Declaration.

5        Section 3: The land use diagram – Figure LU-10 – Land Use Policy Map of the City of  
6 Riverside General Plan 2025 is hereby amended to reflect the new City boundary Annexation 118.

7        Section 4: Figure LU-9 – Neighborhoods of the Land Use and Urban Design Element of the  
8 City of Riverside General Plan 2025 is hereby amended to add the territory known as Annexation  
9 118 into the Canyon Crest Neighborhood and to revise the City boundaries.

10       Section 5: Figure PS-8 – Neighborhood Policing Centers of the Public Safety Element of the  
11 City of Riverside General Plan 2025 is hereby amended to add the territory known as Annexation  
12 118 into the East Neighborhood Policing Center and to revise the City boundaries.

13       Section 7: All of the figures of the City of Riverside General Plan 2025 shall be revised to  
14 reflect the territory of Annexation 118 and City boundaries accordingly.

15       Section 8: This resolution shall be operative as of the date the annexation of the property  
16 depicted in Exhibit AA@ and proposed to be annexed to the City in Planning Case P14-0246  
17 known as AAnnexation 118 – Central/Sycamore Canyon, generally located northerly of Central  
18 Avenue and southwesterly of State Route 60, Interstate 215 freeway @ is approved by the  
19 Riverside County Formation Commission (ALAFCO@).  
20  
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1 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this  
2 \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
3

4  
5 \_\_\_\_\_  
6 WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

7 Attest:  
8

9 \_\_\_\_\_  
10 COLLEEN J. NICOL  
City Clerk of the City of Riverside  
11

12 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
13 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City  
14 at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote, to wit:  
15

16 Ayes:

17 Noes:

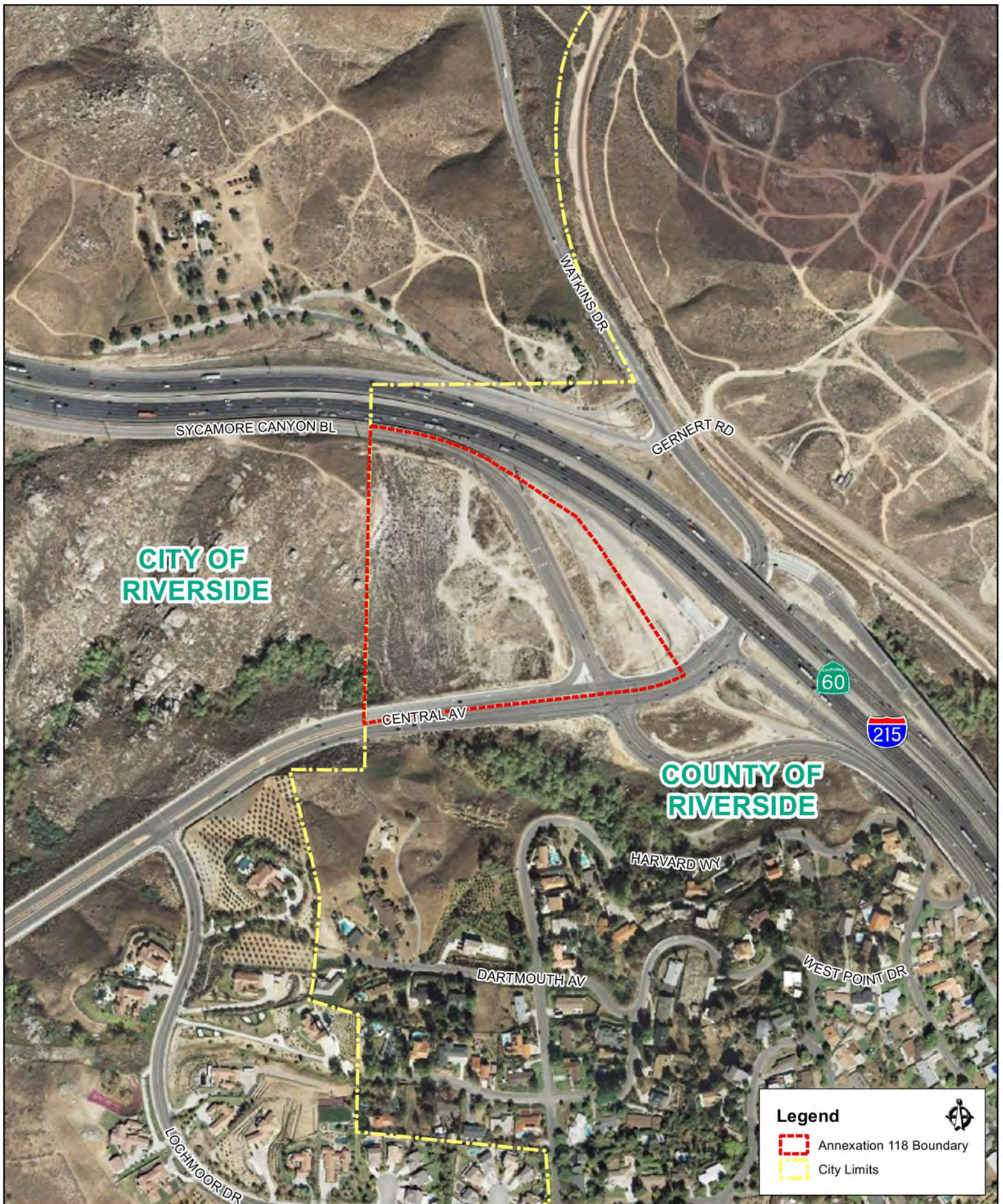
18 Absent:  
19

20 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the  
21 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
22

23  
24 \_\_\_\_\_  
25 COLLEEN J. NICOL  
City Clerk of the City of Riverside

26 O:\Cycom\WPDocs\D009\P021\00242905.doc  
27 CA: 15-1007  
28





P14-0246 (Annexation 118 - Central Sycamore Canyon)  
Exhibit A - Proposed Annexation Boundary



ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE AMENDING SECTION 19.090.020 OF TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE TO PLACE AN APPROXIMATELY 9.97 ACRE PARCEL WITHIN THAT AREA KNOWN AS ANNEXATION 118 – CENTRAL/SYCAMORE CANYON INTO THE CG (COMMERCIAL GENERAL) ZONE, TO BE OPERATIVE UPON THE DATE OF ANNEXATION OF SAID ANNEXATION 118 TO THE CITY OF RIVERSIDE.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Based upon City Council findings, including the information presented in the report to the City Planning Commission dated May 21, 2015, and incorporating the recommendations set forth therein, Section 19.090.020 of the Riverside Municipal Code and the Official Zoning Map, which is a part thereof, are amended by placing into the CG (Commercial General) Zone, an approximately 9.97 acre parcel, as depicted in Exhibit “A”, attached hereto and incorporated herein by this reference.

Section 2: The provisions of this ordinance shall become operative as of the date the territory contained in and known as “Annexation 118 – Central/Sycamore Canyon generally located northerly of Central Avenue and southwesterly of State Route 60, Interstate 215 freeway” is annexed into the City of Riverside.

Section 3: The City Council has reviewed the matter and, based upon the facts and information contained in the staff reports, administrative record, and written and oral testimony, hereby finds that the proposed Annexation 118 will not have a significant effect on the environment and adopts a Negative Declaration.

Section 4: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30<sup>th</sup> day after the date of its adoption.



1 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk  
2 this\_\_\_\_ day of \_\_\_\_\_, 2015.

3  
4 \_\_\_\_\_  
5 WILLIAM R. BAILEY, III  
6 Mayor of the City of Riverside

7 Attest

8 \_\_\_\_\_  
9 COLLEEN J. NICOL  
10 City Clerk of the City of Riverside

11 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
12 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
13 day of \_\_\_\_\_, 2015 and that thereafter the said ordinance was duly and regularly introduced  
14 and adopted at a meeting of the City Council on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2015, by the following vote, to wit:

15 Ayes:

16 Noes:

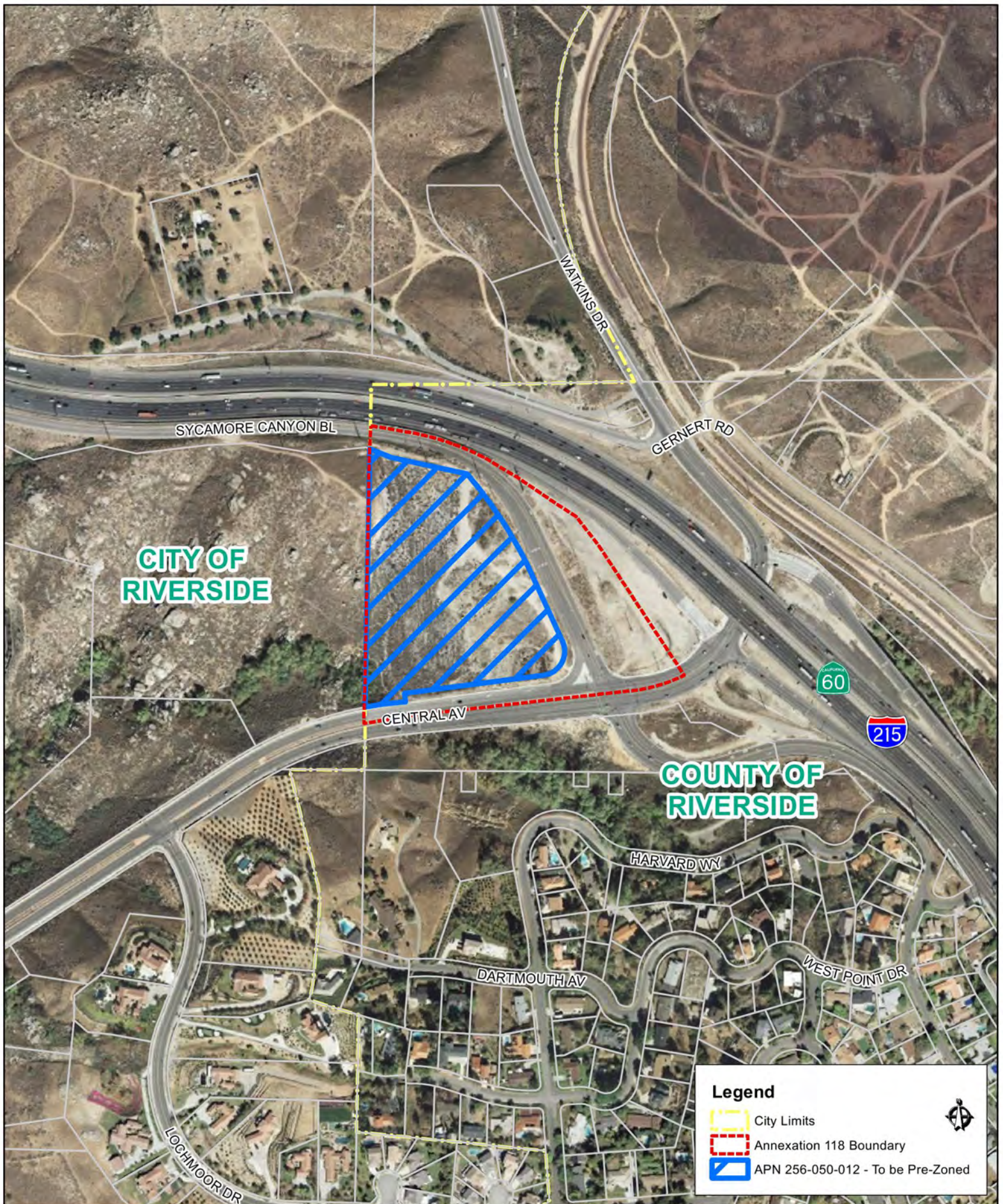
17 Absent:

18  
19 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the  
20 City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2015.

21  
22  
23 \_\_\_\_\_  
24 COLLEEN J. NICOL  
25 City Clerk

26 O:\Cycom\WPDocs\D010\PO20\00243056.DOCX  
27 CA: 15-1007  
28

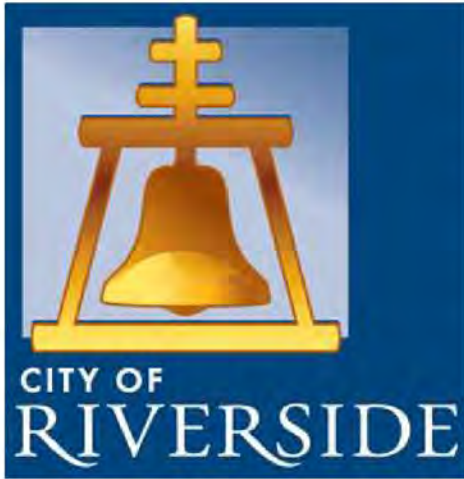




P14-0246, P14-0901, P14-1059 - Annexation 118 - Central/Sycamore Canyon  
Exhibit A - Proposed Pre-Zoning Parcel

0 200 400 800  
Feet





# **Habitat for Humanity Veterans' Homeownership Community**

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**Community & Economic  
Development Department**

**City Council & Housing Authority**

**Item #**

**July 28, 2015**



# Housing Authority Owned Property

- 3753 Myers Street
- 0.80 acres





# Site Plan



12 – three and four bedrooms, town home style units each with a two car enclosed garage



# Elevations



Arlington Veteran's Neighborhood - Myers Street Elevation



# Habitat for Humanity's Proposal

- Development of 12 single-family homes
  - 1,542 square feet to 1,731 square feet
  - 6 – three bedroom, two and one-half baths
  - 3 – four bedroom, two and one-half baths
  - 3 – four bedroom, three baths
  - City to approve architectural design, materials, colors and interior treatments
- City & Housing Authority Assistance
  - Housing Authority sale of property for \$1
  - City to provide \$150,000 of HOME Funds (11-HOME assisted units)
- Total Project Cost: \$2,681,119
- CalVet will hold the first mortgage





# Funding Subsidy

## HOME Funds:

- \$150,000 forgivable loan
- Requires a minimum 5-year affordability and owner occupancy period

## Housing Authority:

- California Health and Safety Code Section 34312.3 permits the conveyance of land subject to a Public Hearing
- Write down land to \$1
- 45 year affordability and owner occupancy covenant





# Development Committee

On May 22, 2015, the Development Committee, the Chair Gardner, Vice Chair Adams and Councilmember Mac Arthur present, unanimously recommended approval of the proposed Project.





# Recommendations

## **City Council:**

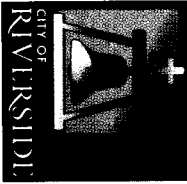
1. Amend the HUD Annual Action Plan for Program Year 2013-2014 to allocate \$150,000 of HOME Funds to the Development;
2. Authorize the City Manager or his designee to execute the HOME Agreement; and
3. Authorize the transfer of \$150,000 from HOME Account No. 2835200-453001 to the 3753 Myers Street Project Account.

## **Housing Authority:**

1. Conduct a public hearing in conformance with California Health and Safety Code Section 34312.3 for the conveyance of land at 3753 Myers Street to Habitat for Humanity Riverside, Inc.; and
2. Authorize the Executive Director or his designee to execute the DDA and make any non-substantive changes as necessary to implement the DDA.







**City Clerk**

Colleen J. Nicol, MMC

City of Arts & Innovation  
City Hall  
3900 Main Street  
Riverside, CA 92522  
[RiversideCA.gov](http://RiversideCA.gov)

*P14-0246, 1059T  
0901*

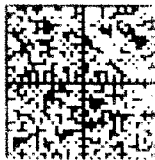
*July 28, 2015*

**NOTIFICATION-IMPORTANT  
NEIGHBORHOOD NEWS**

*#4*

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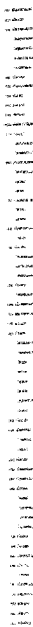
City of Riverside  
City Clerk's Office

OCCUPANT  
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## **Planning Cases**

**P14-0246 (Annexation)**

**P14-1059 (General Plan Amendment)**

**P14-0901 (Pre-Zoning)**

---

**Community & Economic  
Development Department**

**Corrected Presentation**

**City Council**

**Item # 4**

**July 28, 2015**

**RiversideCa.gov**



# 2012 AERIAL PHOTO





# COUNTY LAND USE REGULATION

## COUNTY GENERAL PLAN



## COUNTY ZONING





# GENERAL PLAN 2025





# EXISTING CONDITIONS



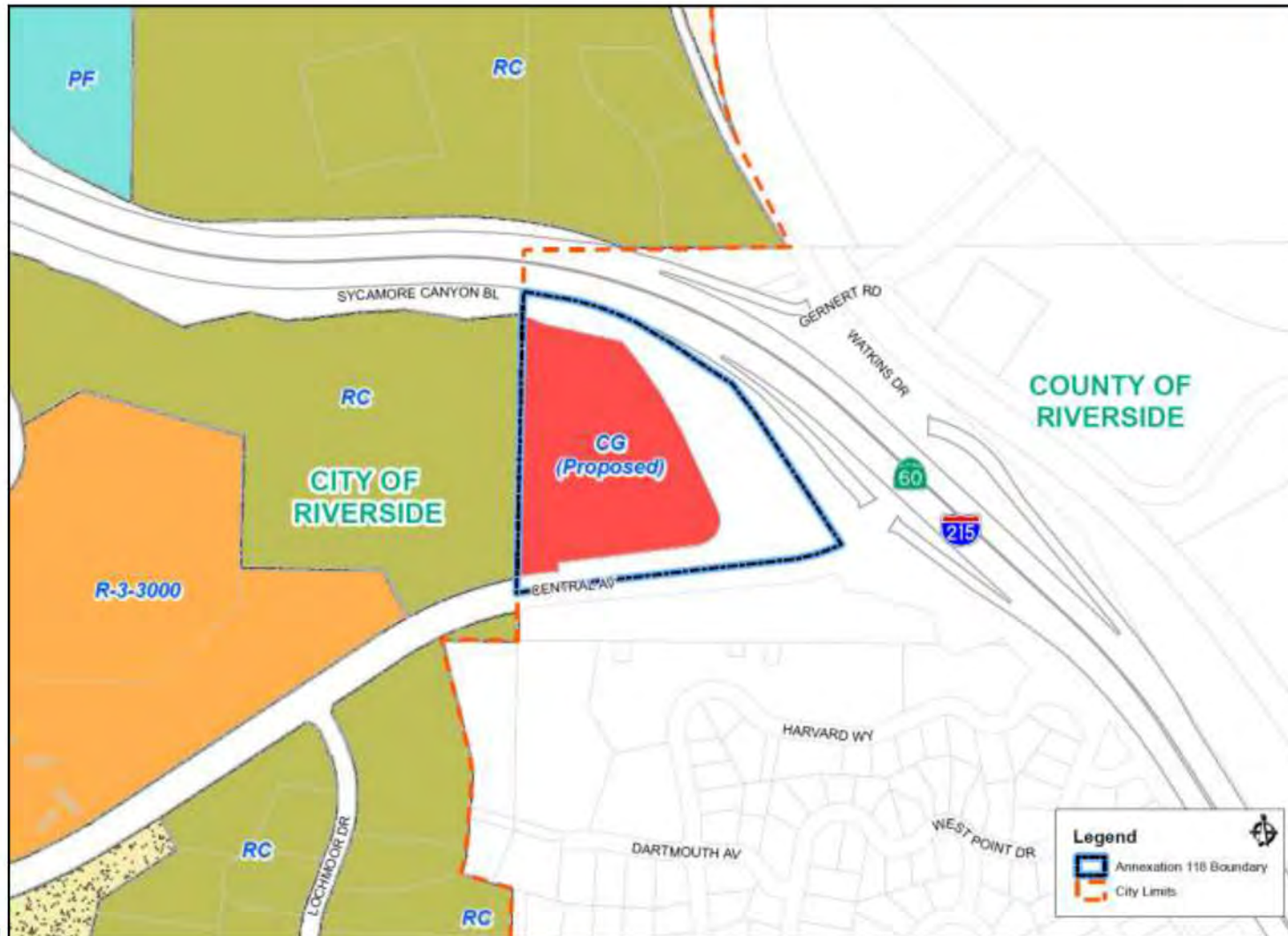


# GENERAL PLAN AMENDMENT

- No change to existing land use designation - Commercial (C)
- Amendments to figures within GP Document to reflect new boundaries
  - LU-10 – Land Use Policy Map
  - LU-9 – Neighborhoods (add to Canyon Crest)
  - PS-8 – Neighborhood Policing Centers
  - Other figures as needed



# RECOMMENDED PRE-ZONING





# RECOMMENDATIONS 1-3 (OF 6)

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,(ANX), P14-1059 (GPA), P14-0901 (Pre-Zoning) subject to the recommended conditions of approval, and 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.

**Continued→**



# RECOMMENDATIONS 4-6

4. Adopt a resolution modifying the General Plan, including Figures LU-10, LU-9, PS-8 and other necessary changes to reflect the new City boundaries and inclusion in the Canyon Crest Neighborhood.
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 and Plan of Services.





# EXTRA SLIDES



# ANNEXATION PROCEDURE

- Request for Annexation Received
- City Council Authorization to Proceed
  - July 18, 2014
- Plan of Services Prepared
- Planning Commission Approval
  - May 21, 2015
- City Council Approval
  - July 28, 2015
- LAFCO Approval
- County Board of Supervisors Action
- City Council Final Action
- Annexation Effective





# MSHCP CONSIDERATIONS

- Criteria Cell #721
- Previous development effort in 2008
  - Habitat Assessment, MSHCP Consistency Analysis and Habitat Evaluation and Acquisition Negotiation Strategy (HANS) Review prepared
  - Project identified set-aside area for habitat corridor linkage
  - City found project to be consistent with MSHCP
  - RCA concurred with City determination (2/12/08)
- RCA determination stands if new development maintains previously identified corridor
- Future development must comply with *Urban/Wildland Interface Guidelines* and (HANS)

