



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 25, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE P17-0065 BY NICK TAVAGLIONE TO REZONE A VACANT 0.49-ACRE PARCEL FROM PUBLIC FACILITIES ZONE TO SINGLE FAMILY RESIDENTIAL ZONE – SITUATED ON THE SOUTH SIDE OF FIELD LANE AND WEST OF BUBBLING WELL ROAD (APN 207-060-007)

ISSUE:

Approve the proposal by Nick Tavaglione to Rezone a vacant 0.49-acre parcel from a Public Facilities Zone to a Single Family Residential Zone, to facilitate the future development of the site with a single family residence.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment;
2. Approve Planning Case P17-0065 (Rezone); and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On June 15, 2017, the City Planning Commission recommended approval of Planning Case P17-0065 (Rezone), by a vote of 7 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

BACKGROUND:

The 0.49-acre project site is currently undeveloped. It is one of two parcels zoned PF – Public Facilities in an area zoned R-1-7000 – Single Family Residential. The PF Zone is intended to

preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities. The current PF – Public Facilities Zone is not consistent with the General Plan Land Use Designation of MDR – Medium Density Residential.

DISCUSSION:

The proposed R-1-7000 – Single Family Residential Zone will be consistent with the existing General Plan Land Use Designation of MDR – Medium Density Residential, which provides for the development of a single family residence, consistent with the residential character of the neighborhood. The proposed rezoning will help maintain and protect the residential character of the neighborhood by allowing the last vacant parcel on the south side of Field Lane to be developed with a single family residence.

The parcel meets all applicable lot standards of the R-1-7000 Zone. Future development of the site with a single family residence will be required to meet the development standards of the R-1-7000 Zone.

At the June 15, 2017 Planning Commission meeting, staff distributed to the Commission three comment letters, which were received after the preparation of the staff report. The primary concerns addressed in the letters related to the future rezoning and development of adjacent parcels, which are owned by the City of Riverside Parks, Recreation and Community Services Department. The adjacent parcels are a part of Fairmount Park, and are not included in of the scope of this proposal.

FISCAL IMPACT:

There is no impact to the General Fund since all project costs are borne by the applicant.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds:	Scott G. Miller PhD, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – June 15, 2017
3. City Planning Commission Minutes – June 15, 2017
4. Comment Letters
5. Rezoning Ordinance
6. Presentation