



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 19, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 6
DEPARTMENT

SUBJECT: PLANNING CASES P16-0614 (REZONE) P16-0612 (VARIANCE), AND P16-0613 (DESIGN REVIEW) – BY DAVID GILMORE ON BEHALF OF GRAE LA SIERRA, INC. FOR A 9,520 SQUARE FOOT MULTI-TENANT COMMERCIAL BUILDING - 10910 AND 10920 MAGNOLIA AVENUE

ISSUE:

Approve a proposal by David Gilmore on behalf of Grae La Sierra, Inc., to rezone 1.0 acre of a 1.37-acre site to facilitate construction of a 9,520 square foot multi-tenant commercial building including entitlements for rezoning, design review, and a variance.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed case will not have a significant effect on the environment based on the findings set forth in the case record; Adopt a Mitigated Negative Declaration; and Adopt an associated Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6;
2. Approve Planning Cases P16-0614 (Rezone), P16-0612 (Variance), and P16-0613 (Design Review); and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On July 27, 2017, the Planning Commission recommended approval of the project by a vote of 8 ayes, 0 noes, and 0 abstentions subject to staff's recommended conditions.

BACKGROUND:

The 1.37-acre project site consists of two contiguous parcels. The property was previously developed with a motel that was demolished in 2008. Remaining improvements on site include a

17-space parking lot with access from Park Sierra Drive, a trash enclosure, and a monument sign. The site is located on the northeast corner of a 63.3-acre multi-tenant commercial and office complex (Park Sierra Dining and Entertainment Park), consisting of administrative and medical offices, a health and fitness club, general retail, a drive-thru pharmacy, sit-down and drive-thru restaurants and automotive repair. The complex is served by a total of 2,004 parking spaces with access from Park Sierra Drive, Magnolia Avenue and La Sierra Avenue.

DISCUSSION:

The applicant proposes to rezone 1.0 acre of the project site from R-1-7000-SP - Single-Family Residential - Specific Plan (Magnolia Avenue) Overlay Zones to CR-X-10-SP - Commercial Retail - Building Setback (10 feet - Magnolia Avenue) - Specific Plan (Magnolia Avenue) Overlay Zones to facilitate the development of a 9,520 square foot multi-tenant commercial building. The project also includes design review of project plans and a variance to allow on sale of alcoholic beverages within 600 feet of a hospital (Kaiser Permanente Riverside Medical Center).

The building is designed to provide for four future tenant lease spaces, ranging in size from 1,200 to 3,000 square feet. A 1,764 square foot common outdoor dining patio is proposed on the north side of the building fronting onto Magnolia Avenue. Building elevations reflect a contemporary commercial architectural design with stacked rectangular massing, flat rooflines, and cornices, painted in a color scheme of cream, beige, and brown tones. The site would be served by a 74-space surface parking lot, accessed via a reconfigured driveway along Park Sierra Drive. Proposed drive aisles connect to adjacent parcels to enhance circulation throughout the commercial and office complex.

The applicant requests approval of the on-sale of alcoholic beverages in conjunction with potential restaurant establishments. The project generally meets the required site location, operation, and development standards for on-sale of alcoholic beverages, with the exception of the separation requirement of 600-feet from a hospital (Kaiser Permanente Riverside Medical Center). A variance is requested to allow a reduced separation requirement from the hospital. Staff supports the variance request as the proposed multi-tenant commercial building will be setback and operate similarly to the existing sit-down restaurants in the Park Sierra Dining and Entertainment Park complex. Furthermore, while the property line for the Kaiser Permanente Riverside Medical Center is located approximately 90 feet from the proposed multi-tenant commercial building, the hospital building is located over 700 feet away from the proposed development.

In conclusion, staff supports the project as it is compatible with other uses throughout the complex and will provide additional retail and restaurant opportunities in the La Sierra District of the Magnolia Avenue Specific Plan. Further, sit down restaurants and retail uses in multi-tenant commercial buildings are permitted uses within the proposed CR-X-10-SP Zone. With the exception of a variance to allow for on-sale of alcohol in conjunction with restaurant uses within 600 feet of a hospital, the project meets all the development standards of the CR Zone and the Magnolia Avenue Specific Plan.

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:	Adam Raymond, 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 – July 27, 2017
3. City Planning Commission Minutes – July 27, 2017
4. Rezoning Ordinance
5. Presentation