



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 14, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 5
DEPARTMENT

SUBJECT: PLANNING CASES P16-0112 GENERAL PLAN AMENDMENT, P16-0113 REZONE, P16-0114 TRACT MAP, P16-0111 PLANNED RESIDENTIAL DEVELOPMENT AND DESIGN REVIEW, AND P16-0883 VARIANCES – BY STEVE BERZANSKY, ON BEHALF OF STEVEN WALKER COMMUNITIES, INC., FOR CONSTRUCTION OF A 54-LOT PLANNED RESIDENTIAL DEVELOPMENT – 9170 INDIANA AVENUE, ON THE SOUTH SIDE OF INDIANA AVENUE BETWEEN GIBSON AND JACKSON STREETS

ISSUE:

Approve a proposal by Steve Berzansky, on behalf of Steven Walker Communities, Inc., for a General Plan Amendment, Zoning Code Amendment, Tract Map, Planned Residential Development, Design Review, and Variances to facilitate construction of a 54-lot planned residential development on 6.85-acres, located at 9170 Indiana Avenue.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project 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 the Mitigation Monitoring and Reporting Program pursuant to California Environmental Quality Act Section 15097 and California Public Resources Code 21081.6;
2. Approve Planning Cases P16-0112 General Plan Amendment, P16-0113 Rezone, P16-0114 Tract Map, P16-0111 Planned Residential Development and Design Review, and P16-0883 Variances based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report;
3. Adopt a Resolution amending the General Plan 2025; and
4. Introduce and subsequently adopt an Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On September 21, 2017, the Planning Commission recommended approval of the project by a vote of 7 ayes, 0 noes, and 0 abstentions subject to staff's recommended conditions.

BACKGROUND:

The 6.85-acre project site consists of two contiguous parcels. The site was historically used for agricultural purposes from the 1940s to early 1960s. Hawthorne Elementary School occupied the site from 1961 to 2008. The Superior Court of California, County of Riverside used the site for the overflow of court hearings (civil jury trials) from approximately 2010 to 2012. The existing Hawthorne Elementary School is currently vacant.

Surrounding land uses include residential development to the north across Indiana Avenue and east, the railway and Upper Riverside Canal to the south, and vacant, undeveloped parcels to the west.

DISCUSSION:

Steve Berzansky, on behalf of Steven Walker Communities, Inc., (Applicant) proposes to subdivide the property into 54 residential lots to develop a gated planned residential development consisting of detached single-family residences, common open space, and a circular private street. The residences will be two-stories on lots ranging in size from 2,853 square feet to 5,434 square feet. Three architectural styles (Craftsman, Monterey, or Spanish Colonial) are proposed for each of the three floor plans. The residences will range in size from 1,835 to 2,107 square feet. The common open space is proposed throughout the central and southern portions of the site and includes a paseo, walkways, play field area, shade structures, barbeque grills, picnic tables, park benches, and a tot lot. Additionally, each residential lot includes a private backyard. This development will be gated and secured by a combination of wrought iron fence and block wall. Primary and emergency access to the site are provided along Indiana Avenue.

The applicant requests approval of the following entitlements:

- General Plan Amendment to change the land use designation from B/OP – Business/Office Park (B/OP) to Medium Density Residential (MDR) ;
- Zoning Code Amendment to change the zone from PF – Public Facilities Zone (PF) to– Single-Family Residential Zone (R-1-7000) ;
- Tract Map to subdivide two lots into 54 residential lots;
- Planned Residential Development and Design Review of project plans; and
- Variances to allow fences and walls higher than permitted by Code and to allow reduced setbacks for project perimeter and interior lots.

The proposed MDR land use designation is appropriate for this site, as it will further the intent of the General Plan by facilitating in-fill development, while directly addressing the City's housing needs. The proposed R-1-7000 will be consistent with the residentially zoned properties to the north, east, and south of the site and the proposed MDR General Plan land use designation.

The proposed project meets Subdivision Code requirements and generally meets the Planned Residential Development (PRD) standards. A density bonus is requested under the PRD to allow 7.88 dwelling units per gross acre, equivalent to an 8 percent increase in density. The project complies with the criteria for density bonus based on the following: the site does not contain environmentally sensitive areas; the proposed development will be served by existing infrastructure along Indiana Avenue; adequate access to public services is provided; an efficient circulation system will serve the residences with primary access from Indiana Avenue; recreational amenities are provided consistent with the size and scale of this project; residences will include a private backyard; and the majority of the residences will include a porch. Based on

the above, the proposed density bonus can be supported.

Variances are necessary to allow reduced building setbacks along Indiana Avenue and the south perimeter property line for three of the 54 residential lots, reduced landscape and wall setback along Indiana Avenue, and fences and walls higher than permitted by Code. Staff supports the requested variances because the site is designed in a manner that clusters the development towards Indiana Avenue providing increased separation from the railway, provides noise attenuation from traffic and train noises, and provides adequate separation from existing single-family residences to the east.

During the September 21, 2017 meeting, the Planning Commission had questions regarding traffic along Indiana Avenue and queuing at the project entrance. City staff clarified that the project will be required to restripe Indiana Avenue and include left turn pockets to accommodate the anticipated traffic along the street. The project entrance gate will be located 60 feet from Indiana Avenue to allow stacking for three vehicles. The Planning Commission identified that the proposed project is well designed and supports the project as it will be compatible with the surrounding single-family residential development patterns along Indiana Avenue and within the Arlington South neighborhood. Additionally, the proposed project is consistent with the intent, goals, and policies of the General Plan 2025.

Public Comments

Two letters from the South Coast Air Quality Management District and Riverside County Flood Control and Water Conservation District were received by staff after issuance of the Planning Commission staff report. South Coast Air Quality Management District commented on the health risk assessment and provided guidance on siting residences near a freeway or railway. A Health Risk Assessment was prepared for the project and concluded that the project will not add any toxic air contaminants nor increase the health risk levels above existing conditions (Attachments 4 and 5). Riverside County Flood Control and Water Conservation District required payment of drainage fees, which is addressed in Condition #55 of the Staff report. None of the comments identified significant new environmental issues or impacts that were not already addressed in the Mitigated Negative Declaration.

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 Minutes – September 21, 2017
3. City Planning Commission Report – September 21, 2017
4. South Coast Air Quality Management District Letter – September 13, 2017

5. Response to Comment Letter
6. Resolution to amend the General Plan 2025
7. Rezoning Ordinance
8. Presentation