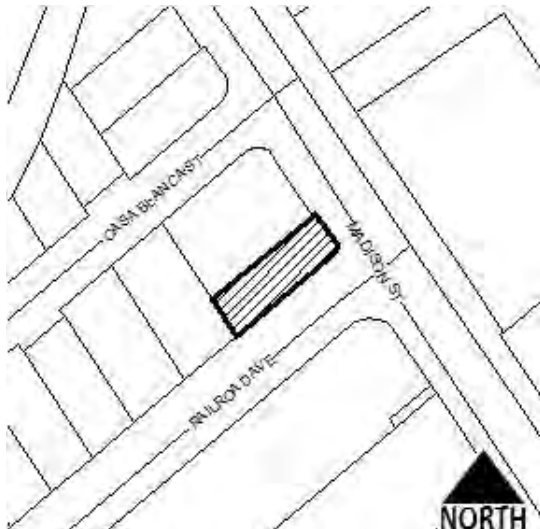




PLANNING COMMISSION HEARING DATE: OCTOBER 5, 2017

AGENDA ITEM NO.: 2

PROPOSED PROJECT

Case Numbers	P15-0856 (Rezone)	
Request	To rezone a vacant 0.11-acre parcel from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone.	
Applicant	Rudy Chavez	
Project Location	3320 Madison Street, situated on the southwest corner of Madison Street and Railroad Avenue	
APN	230-252-017	
Project area	0.11 acre	
Ward	4	
Neighborhood	Casa Blanca	
Specific Plan	N/A	
General Plan Designation	C - Commercial	
Zoning Designation	R-1-7000 – Single Family Residential Zone	
Staff Planner	Candice Assadzadeh, Associate Planner; 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. RECOMMEND that the City Council DETERMINE that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it can be seen with certainty that there is no possibility the proposed rezone will have a significant effect on the environment; and
2. RECOMMEND APPROVAL of Planning Case P15-0856 (Rezone) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 0.11-acre project site is currently undeveloped. Surrounding land uses include a commercial use (Chavez Auto Parts) to the north, commercial uses (Home Depot shopping center) to the east across Madison Street, single family residences to the west, and vacant property to the south across Railroad Avenue.

PROPOSAL

The applicant proposes to rezone a 0.11-acre parcel from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone to allow for a future viable commercial development on the subject site. No development project is proposed at this time.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<i>General Plan 2025</i> The proposed CR – Commercial Retail Zone is consistent with the existing General Plan land use designation of C – Commercial, which provides for the development of retail, sales, service and office uses that serve multiple neighborhoods within the City. The current R-1-7000 – Single Family Residential Zone is not consistent with the General Plan land use designation of C - Commercial.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The site is one of two parcels fronting onto Madison Street and zoned R-1-7000 – Single Family Residential. The second parcel fronting onto Madison Street is zoned CR – Commercial Retail. The proposed CR Zone will allow for the development of the site with a commercial use, consistent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>with the surrounding development pattern along Madison Street.</p> <p>The subject parcel is currently non-conforming relative to the minimum lot area and lot width required for CR zoned parcels. In order to allow for future viable commercial development on the subject site, a condition of approval is included requiring the consolidation of the subject parcel and the parcel to the north, under same ownership, into a single parcel. The Zoning Code allows for smaller minimum lot areas to be established for the development of existing infill commercially zoned lots.</p>			
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>No development is considered or proposed as part of this application. Future development will be required to comply with the Citywide Design & Sign Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Riverside County Airport Land Use Compatibility Plan</i></p> <p>On August 10, 2017 the Riverside County Airport Land Use Commission (ALUC) determined the proposed rezoning to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.110.030 – Development Standards for the CR Zone</i>				
Standard		Proposed	Consistent	Inconsistent
<i>Lot Area Minimum</i>	20,000 square feet	5,004 square feet (15,266 square feet after lot consolidation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width Minimum</i>	60 feet	40 feet (125 feet after lot consolidation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Depth Minimum</i>	100 feet	121 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3), as it can be seen with certainty that there is no possibility the proposed rezone will have a significant effect on the environment.

NEIGHBORHOOD COMPATIBILITY

The proposed CR Zone will allow this site to be developed with a commercial use, consistent with the surrounding development pattern along Madison Street. Additionally, the proposed zoning will serve to implement Objectives and Policies of the General Plan for the Casa Blanca Neighborhood, aimed at encouraging commercial development along Madison Street. For these reasons, staff supports the proposed rezoning.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Existing/Proposed Zoning Maps
6. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1087RI17
7. Existing Site Photos

Prepared by: Candice Assadzadeh, Associate Planner

Reviewed by: Ted White, Deputy Director

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P15-0856 (Rezone)

Rezone Findings pursuant to Chapter 19.810.040

- a. The proposed Zoning Map Amendment is consistent with the goals, policies, and objectives of the General Plan; and
- b. The proposed Zoning Map Amendment will not adversely affect surrounding properties; and
- c. The proposed Zoning Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: P15-0856 (Rezone)

Meeting Date: October 5, 2017

CONDITIONS

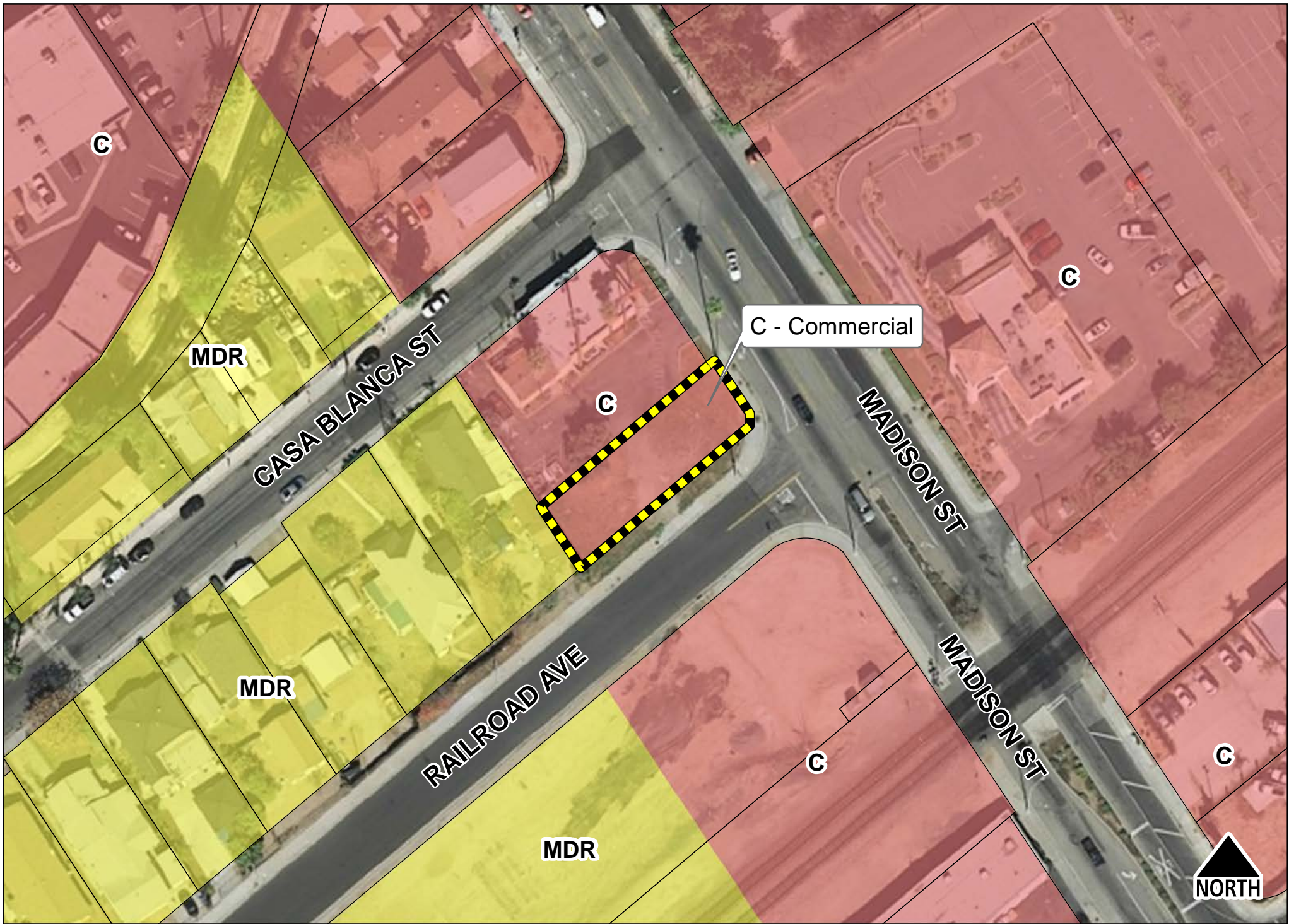
Planning

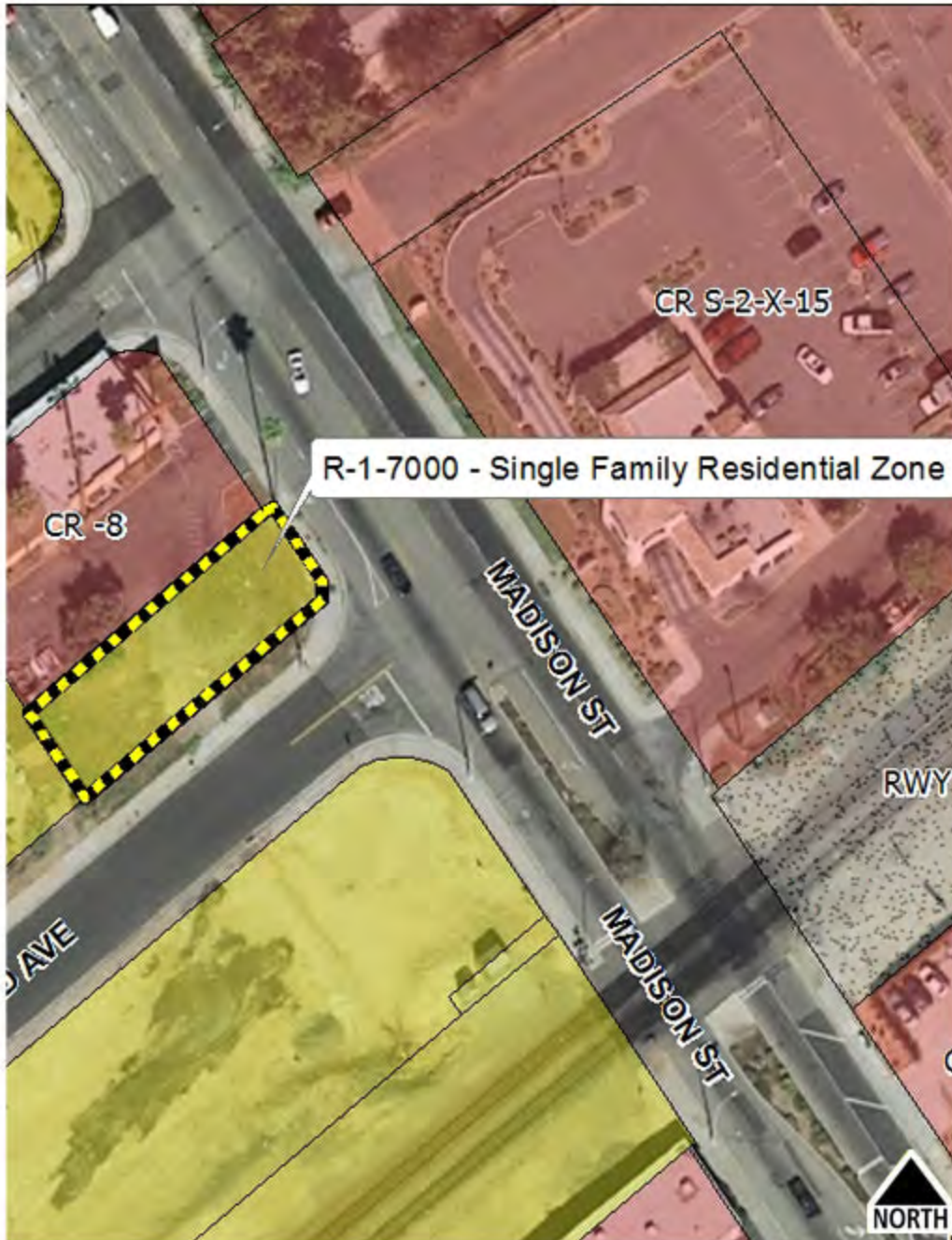
1. Prior to the adoption of the rezone, a Lot Line Consolidation shall be recorded between the subject parcel and the parcel immediately to the north (Assessor Parcel Numbers: 230-252-021 and 230-252-017).
2. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
3. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

Public Utilities – Water

4. *Advisory:* At time of development, Riverside Public Utilities Department Water Division will require the Applicant to construct a 12-inch waterline along Railroad Avenue west from Madison Avenue to the properties westerly boundary. Please contact the Water Department at 951-826-5285 for further details.

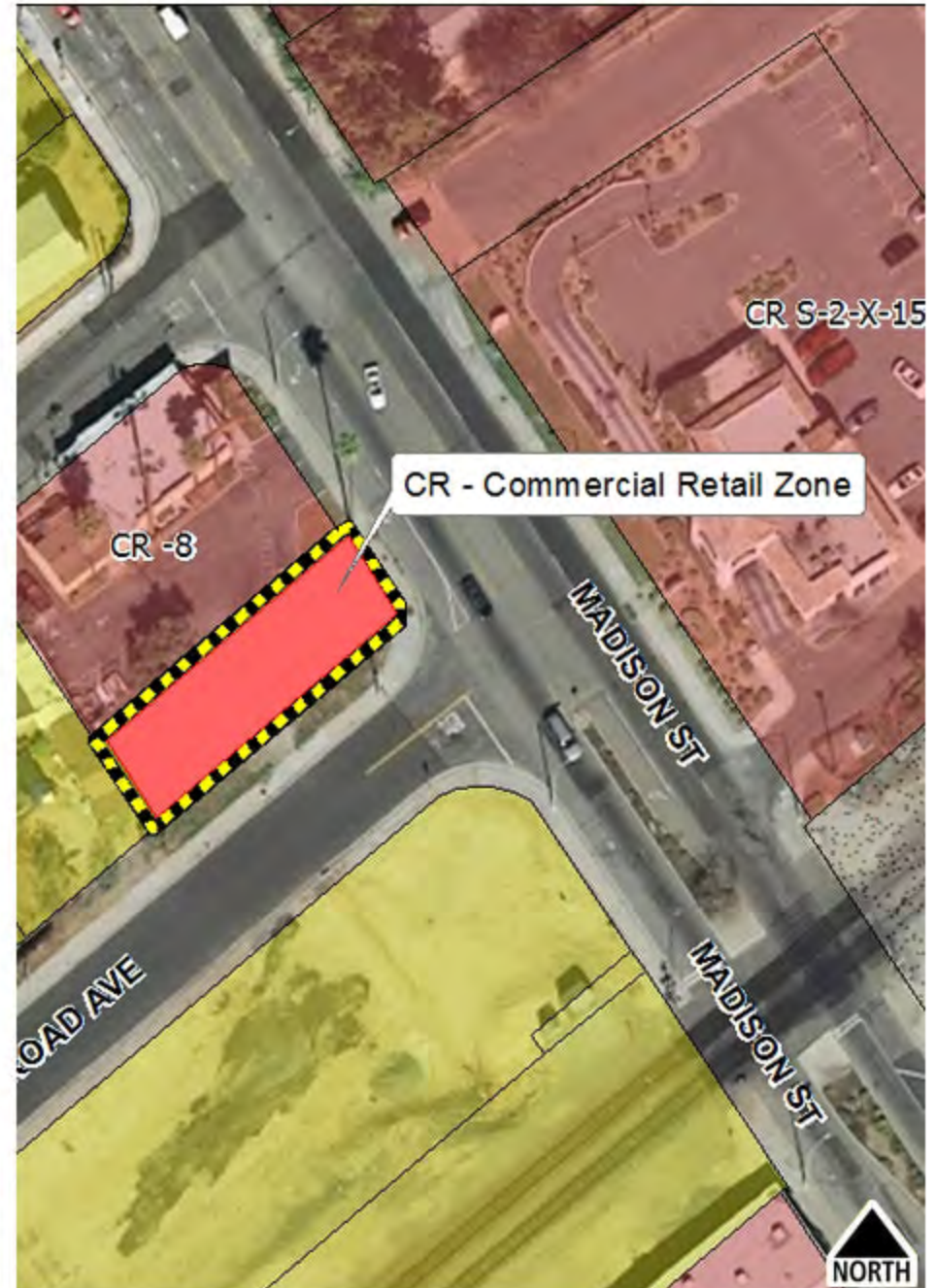






Existing

P15-0856, Exhibit 5 - Existing/Proposed Zoning Maps



Proposed

ATTACHMENT 2



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

AUG 16 2017

CHAIR

Rod Ballance
Riverside

VICE CHAIRMAN

Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull

Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

August 10, 2017

Ms. Candice Assadzadeh, Project Planner
City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

Community & Economic
Development Department

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1087RI17
Related File Nos.: P15-0856 (Rezone)
APN: 230-252-017

Dear Ms. Assadzadeh:

On August 10, 2017, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case No. P15-0856 (Rezone), a proposal to rezone a 5,000 square foot parcel (Assessor's Parcel Number 230-252-017) located northerly of Railroad Avenue, westerly of Madison Street, and southerly of Casa Blanca Street from Single Family Residential (R-1-7,000) to Commercial Retail (CR), CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.

The above determination relates to aeronautical issues and does not necessarily constitute an endorsement of the proposed rezone, as both the existing zoning and the proposed zoning are consistent within Airport Compatibility Zone E.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

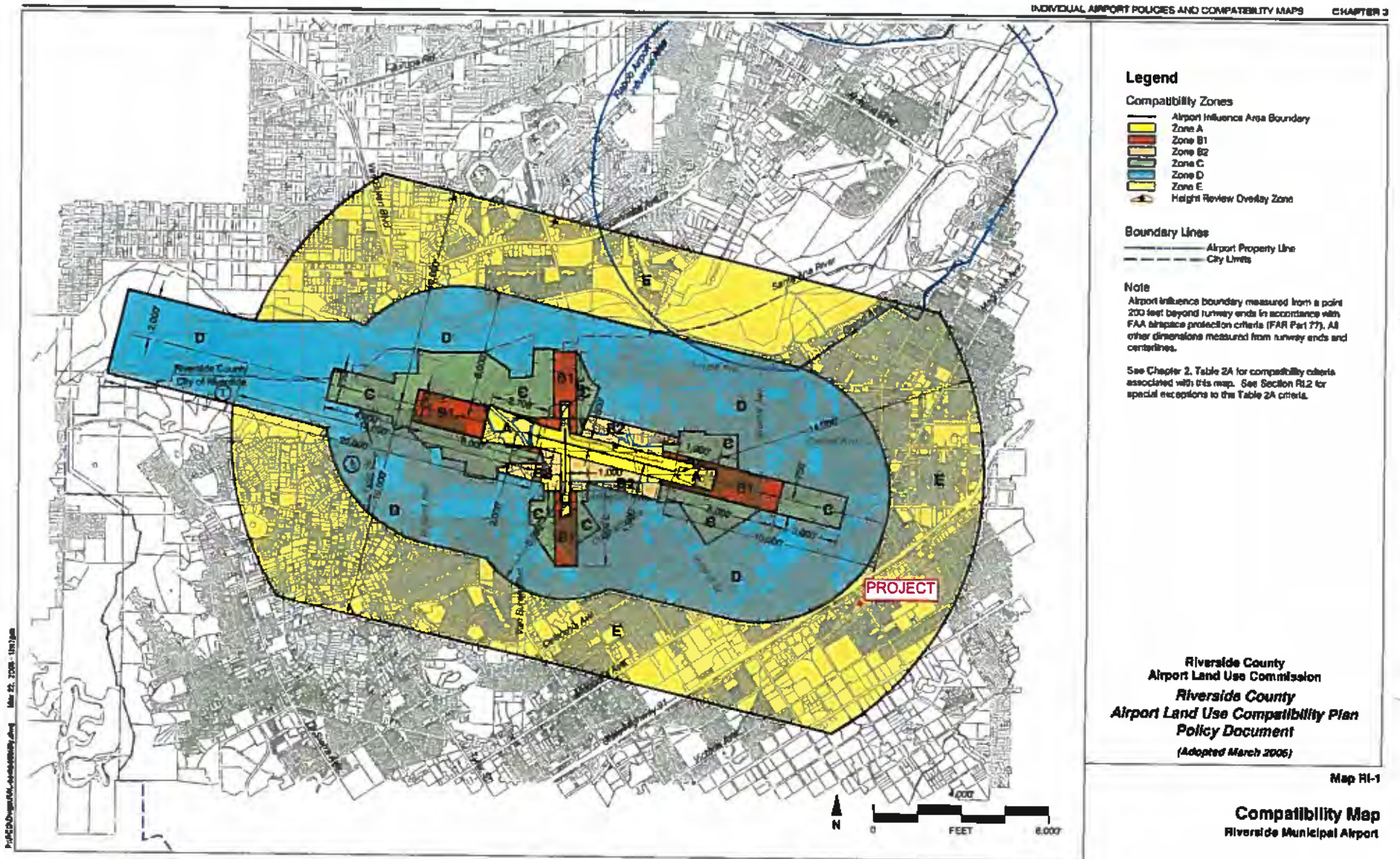
Attachments: Notice of Airport in Vicinity

cc: Rudy Chavez (applicant)
Kim Ellis, Manager, Riverside Municipal Airport
ALUC Case File

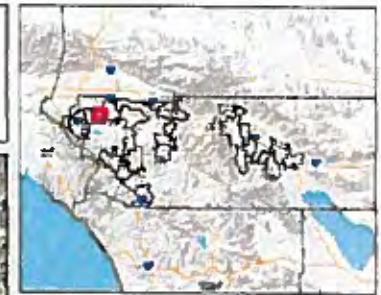
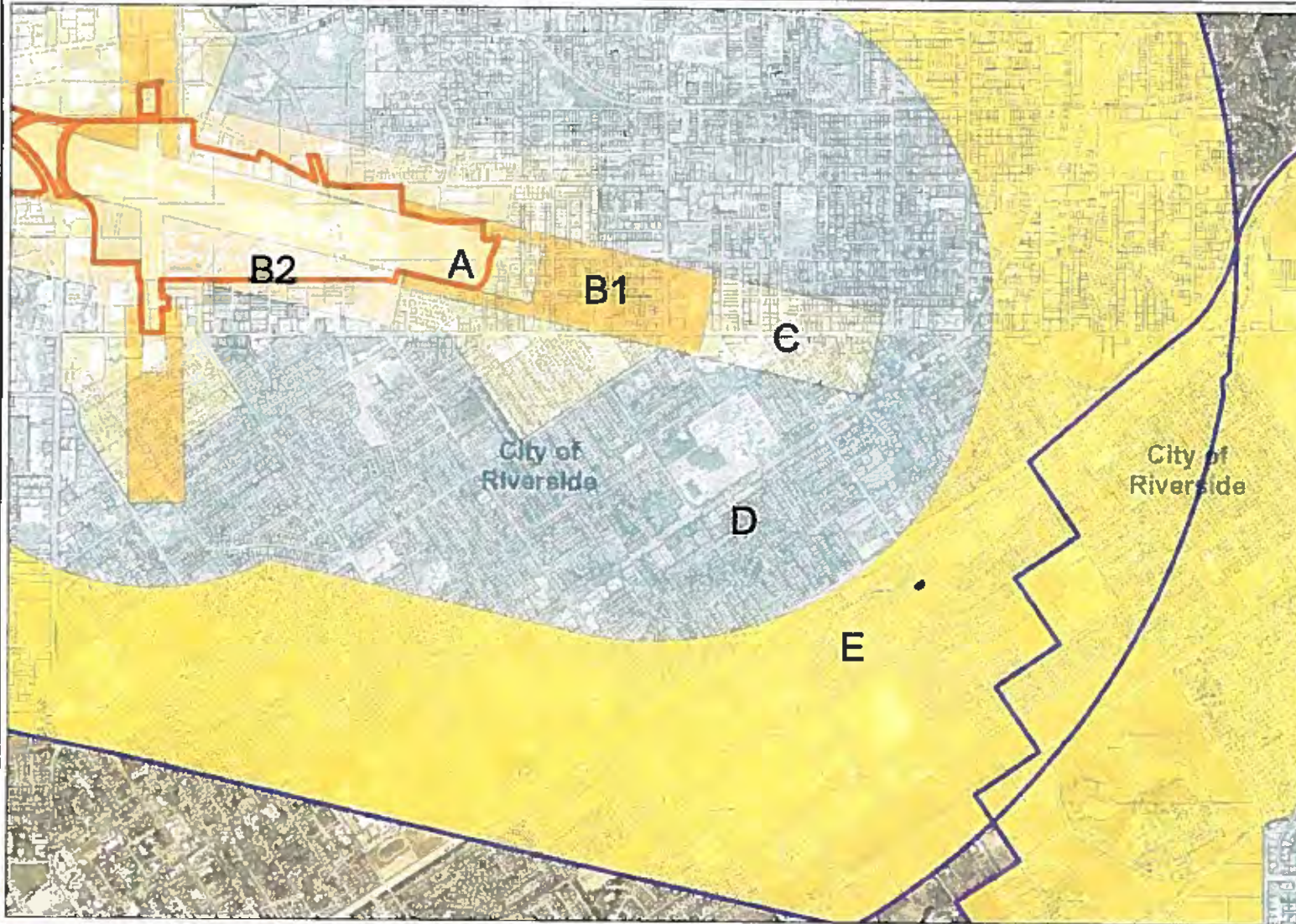
Y:\AIRPORT CASE FILES\Riverside\ZAP1087RI17\ZAP1087RI17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 3,293 6,586 Feet



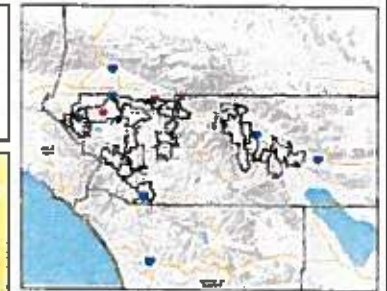
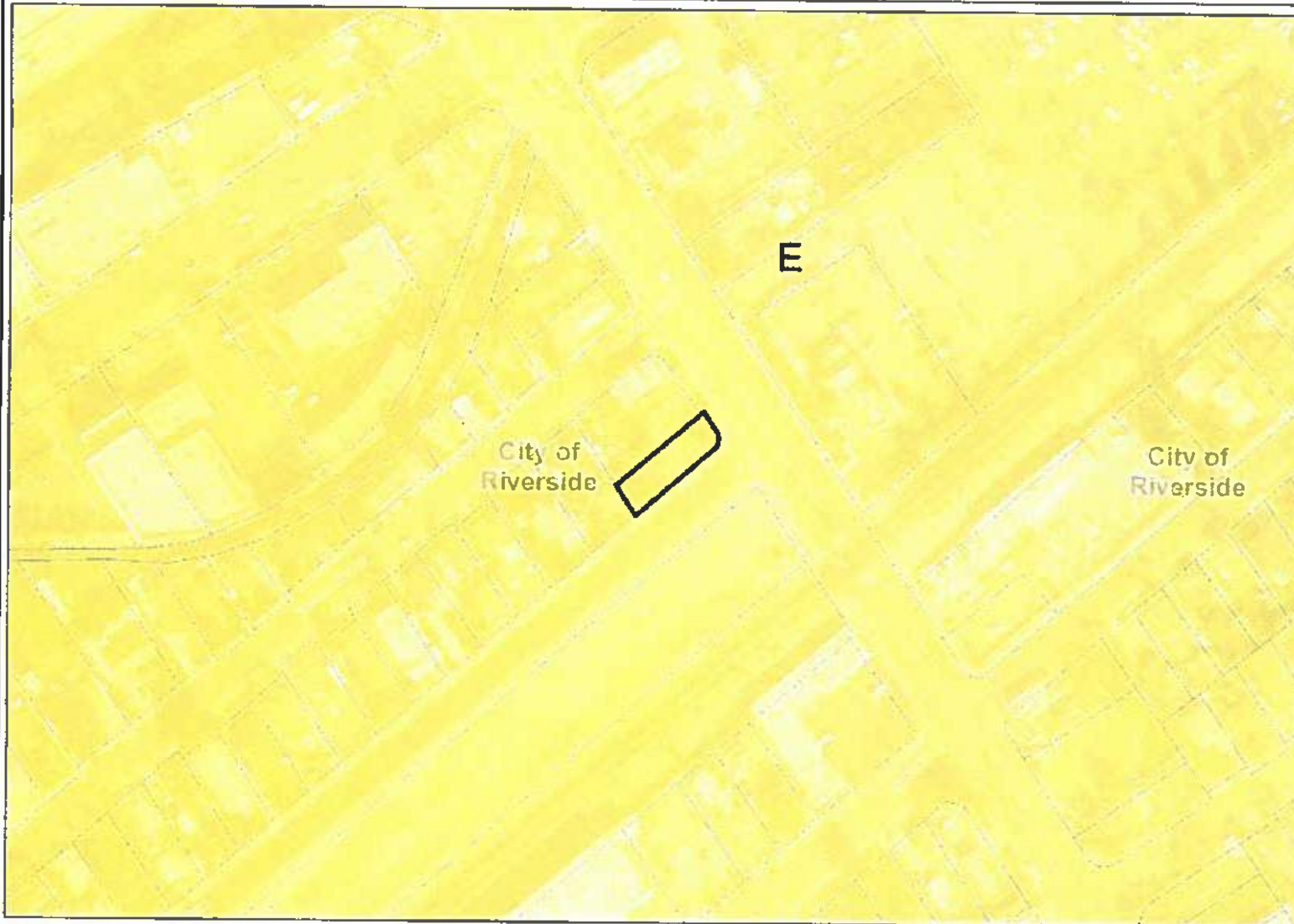
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Notes

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
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 - C1
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 - C1-EXC3
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 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT



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Notes

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

Notes

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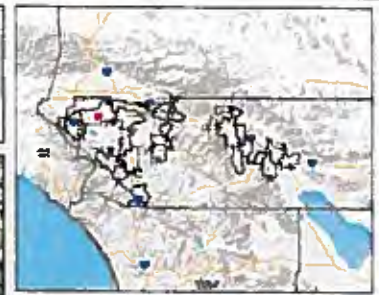
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My Map



Legend

- City Boundaries
- Cities
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- highways
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- INTERSTATE
- OFF RAMP
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- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes



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My Map



Legend

- City Boundaries
- Cities
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- highways
- HWY
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- USHWY
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- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



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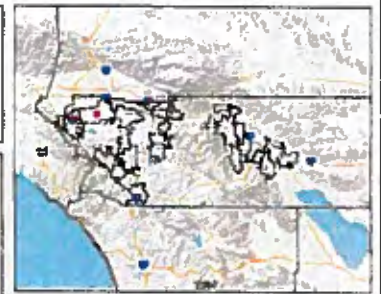
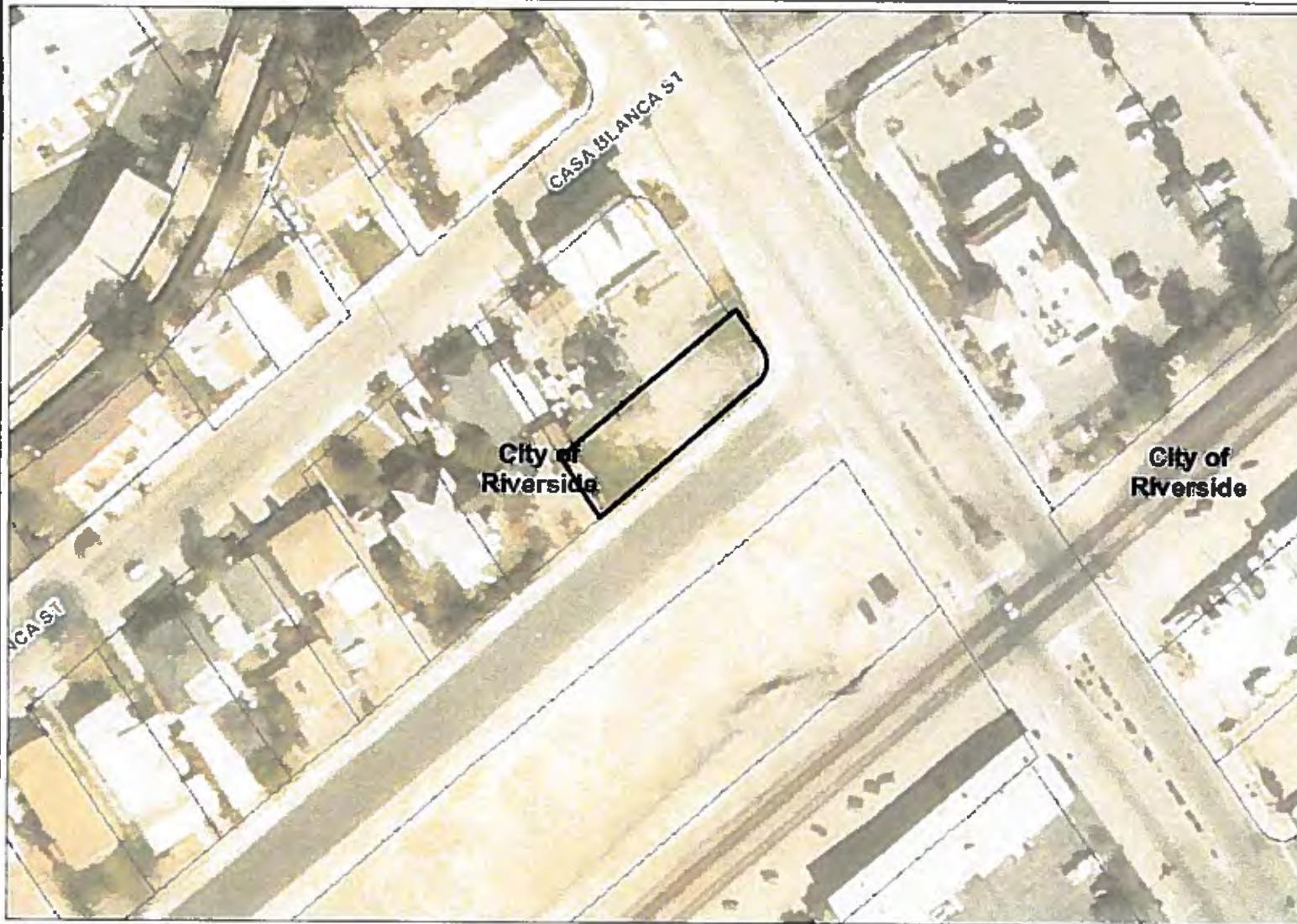


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Notes

My Map



Legend

- City Boundaries
- Cities**
- roadsanno**
- highways**
 - HWY
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 - ONRAMP
 - USHWY
- counties
- cities
- hydrographylines**
- waterbodies**
 - Lakes
 - Rivers

Notes



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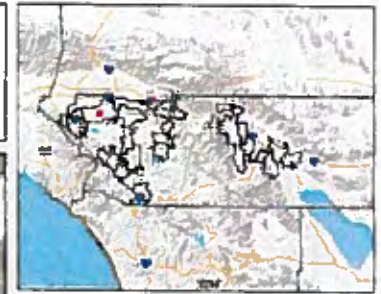
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My Map



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- waterbodies
- Lakes
- Rivers



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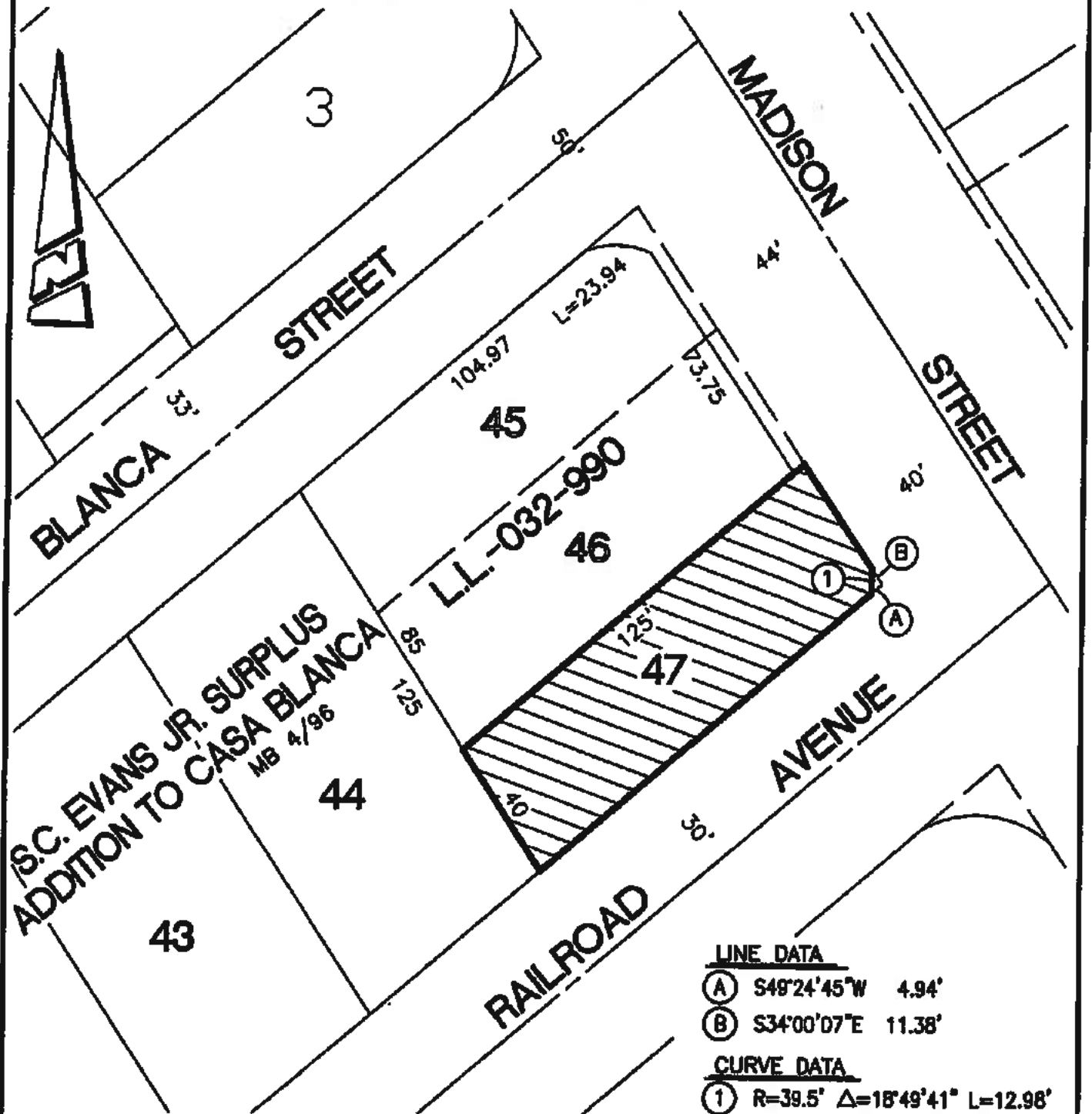
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Notes

**FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE
TO: CR - COMMERCIAL RETAIL**



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 6/12/17

SUBJECT: 3320 MADISON ST - APN 230-252-017 - REZONE



1 – Looking north across the subject site, towards Madison Street.



2 – Looking south across the subject site.



3 – Looking east across the subject site, towards Railroad Avenue.



Planning Case Rezone from R-1-7000 Zone to CR Zone P15-0856

Community & Economic
Development Department

Planning Commission
Agenda Item: 2
October 5, 2017

RiversideCA.gov

AERIAL PHOTO/LOCATION



2

RiversideCA.gov

GENERAL PLAN



3

RiversideCA.gov

EXISTING/PROPOSED ZONING



Existing

Proposed

4



RiversideCA.gov

SITE PHOTOS



2



1



3



5



RiversideCA.gov

RECOMMENDATIONS

That the Planning Commission:

- RECOMMEND that the City Council DETERMINE that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed rezone will have a significant effect on the environment; and
- RECOMMEND APPROVAL of Planning Case P15-0856 (Rezone) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

6



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