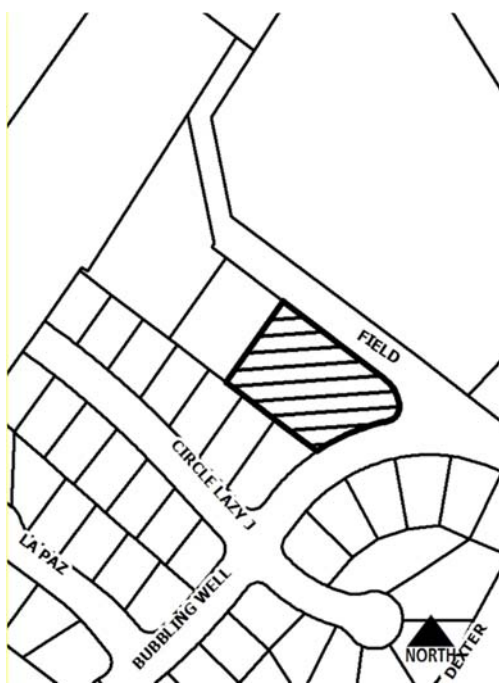




PLANNING COMMISSION HEARING DATE: JANUARY 10, 2019
AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Number</i>	P18-0742 (Zoning Code Amendment - Rezoning)	
<i>Request</i>	To consider a Zoning Code Amendment to rezone a 0.96-acre parcel, developed with a single family residence, from PF – Public Facilities Zone to R-1-7000 – Single Family Residential Zone.	
<i>Applicant</i>	Boyd Bradshaw	
<i>Project Location</i>	2599 Field Lane, situated on the southwest corner of Field Lane and Bubbling Well Road	
<i>APN</i>	207-083-010	
<i>Project area</i>	0.96 acres	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Specific Plan</i>	N/A	
<i>General Plan Designation</i>	MDR – Medium Density Residential	
<i>Zoning Designation</i>	PF – Public Facilities Zone	
<i>Staff Planner</i>	Danielle Harper-Scott, Planning Technician 951-826-5933 dharper-scott@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** the proposed Rezoning is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed Zoning Code Amendment will have a significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** Planning Case P18-0742 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibit 1).

SITE BACKGROUND

The 0.96 acre parcel was developed in 1937 with a single family residence (El Rancho Rin Tin Tin) for Lee Duncan, trainer of Rin Tin Tin, and his wife Eva Duncan. In 1957, the Planning Commission approved the demolition of the residence. In 1958, building permits were issued for the construction of the existing 2,851 square-foot residence.

The surrounding land uses include Fairmount Park to the north across Field Lane, vacant land zoned for single-family residential use to the west, and single-family residences to the east and south (Exhibit 2).

PROPOSAL

The Applicant is requesting approval of a Zoning Code Amendment to rezone the 0.96-acre parcel, developed with a single family residence, from PF – Public Facilities to R-1-7000 – Single-Family Residential Zone. No improvements are proposed in conjunction with this request.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<i>General Plan 2025</i> The underlying General Plan land use designation is MDR – Medium Density Residential which allows single-family residences, town houses and row houses. The current PF – Public Facilities Zone is not consistent with the General Plan, as it is intended to preserve areas for official and public uses of property and related activities. The proposed Rezoning the property from the PF – Public Facilities Zone to the R-1-7000 Zone allows single family residences on this property, consistent with the purpose of the underlying General Plan land use designation (Exhibit 3).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The proposed R-1-7000 Zone is consistent with the MDR – Medium Density Residential General Plan land use designation. It will allow the single family residence to be permitted as a matter of right, where it currently has legal nonconforming rights because the PF Zone does not allow single family residences. Records show this property is the only parcel zoned PF – Public Facility in an area zoned R-1-7000 – Single-Family Residential. Future and existing uses permitted by this proposed Rezoning will be consistent with the residential character of the neighborhood. Lastly, the existing residence was analyzed for compliance with the development standards of the R-1-7000 Zone and it complies (Exhibits 4 and 5).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Riverside County Airport Land Use Compatibility Plan</i></p> <p>On December 13, 2018, the Riverside County Airport Land Use Commission (ALUC) determined the proposed Rezoning from PF Zone to R-1-7000 Zone is consistent with the 2004 Flabob Airport Land Use Compatibility Plan (Exhibit 6).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.100.040 – Residential Development Standards for the R-1-7000 Zone</i>					
Standard			Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	7,000 square feet		41,817 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	60 feet		200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		172 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Lot Coverage</i>	40 percent		7 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Setbacks</i>	Front	20 feet	34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	7 ½ feet	77 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side	10 feet	66 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	25 feet	59 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Pursuant to Chapter 19.810.040 of the Zoning Code, the following required findings can be made by staff:

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

The proposed R-1-7000 Zone will allow the site uses to be consistent with the surrounding zoning and permit the existing single family residence as a matter of right, consistent with the development pattern of the neighborhood. The proposed rezoning will help maintain and protect the residential character of the neighborhood and continue to implement Objectives and Policies

of the General Plan, aimed at preserving and enhancing Downtown's single-family neighborhoods. For these reasons, staff supports the proposed Zoning Code Amendment.

ENVIRONMENTAL REVIEW

The proposed Rezone is exempt from 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.

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 staff regarding the proposed Rezoning.

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 Planning Division, public information counter, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Location Map
3. General Plan Map
4. Existing/Proposed Zoning Maps
5. Site Plan
6. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1033FL18
7. Site Photos

Prepared by: Danielle Harper-Scott, Planning Technician
Reviewed by: Patricia Brenes, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P18-0742 (Zoning Code Amendment)

CONDITIONS

Planning

1. 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.
2. Prior to adoption of the Rezoning ordinance, the necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required on 8 ½ inch by 11 inch paper with the title "Attachment A" at the top.
3. Within 30 days of approval of this case by the City, the Applicant 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 Applicant of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.