



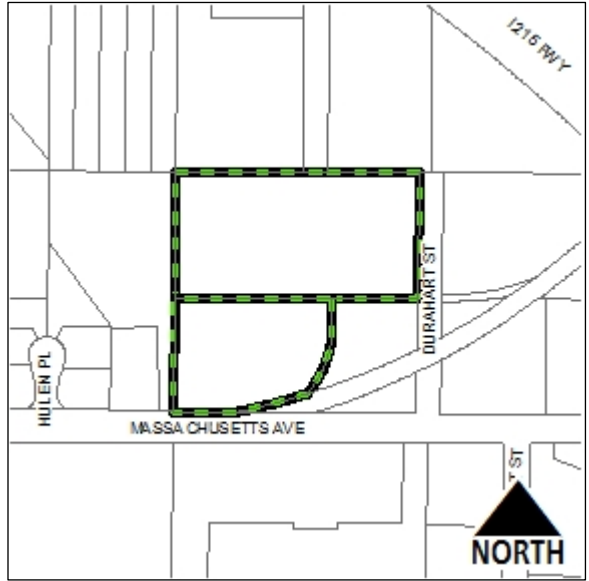
Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: JUNE 25, 2020
AGENDA ITEM NO.: 5**

PROPOSED PROJECT

<i>Case Number</i>	P19-0948 (Zoning Code Amendment)	
<i>Request</i>	To consider a Zoning Code Amendment to change the zone of a portion of the project site, consisting of 0.34 acres, from I-WC – General Industrial and Water Course Overlay Zones to I – General Industrial Zone.	
<i>Applicant</i>	Joe Lawrence of Dixieline Pro-Build	
<i>Project Location</i>	2625 Durahart Street, on the west side of Durahart Street and north of Massachusetts Avenue	
<i>APN</i>	210-150-001 and 210-150-016	
<i>Project Area</i>	7.24 acres	
<i>Ward</i>	1	
<i>Neighborhood</i>	Hunter Industrial Park	
<i>General Plan Designation</i>	I - Industrial	
<i>Zoning Designation</i>	I – General Industrial and I-WC – Industrial and Water Course Overlay Zones	
<i>Staff Planner</i>	Candice Assadzadeh, Senior Planner 951-826-5667 cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the proposed project is exempt from the California Environmental Quality Act pursuant to Section 15061b (Common Sense Rule), as there is no possibility that the project will have a significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** Planning Case P19-0948 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The project site consists of two contiguous parcels, containing 7.24 acres. Surrounding land uses include industrial uses to the north, west, and south, and vacant land to the east (across Durahart Street) (Exhibit 3). On December 19, 2019 the Development Review Committee approved Planning Cases P18-0699 (Design Review) and P18-0787 (Minor Conditional Use Permit) to permit the construction of a 37,350 square foot building for office, manufacturing and warehouse uses, and incidental outdoor storage. On February 21, 2020, Planning Case P19-0949 (Design Review – Substantial Conformance) was approved by the Community & Economic Development Director, modifying the parking lot configuration, modifying the location of the building, allowing vehicular access along Massachusetts Avenue, and relocating the bioretention basin.

PROPOSAL

The applicant is requesting approval of a Zoning Code Amendment to rezone of a portion of the project site, consisting of 0.34 acres, from I-WC – General Industrial and Water Course Overlay Zones to I – General Industrial Zone (Exhibit 3). No improvements are proposed in conjunction with this request.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<i>General Plan 2025</i> The subject site has a General Plan Land Use designation of I – Industrial, which provides for uses such as large-scale building materials sales, light manufacturing, distribution, warehousing and wholesaling that would generally not be appropriate in more restrictive designations because of potential nuisance factors, plus supportive retail and commercial uses (Exhibit 4).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The applicant requests approval of a Zoning Code Amendment to change the zone from I-WC – General Industrial and Water Course Overlay Zones to I – General Industrial Zone, which is consistent with the I – Industrial General Plan land use designation (Exhibit 5). The WC – Water Course Overlay Zone identifies and designates areas of the City as floodways, stream channels and areas that are subject to periodic flooding and accompanying hazards, and that should be kept free from structures or improvements that may endanger life or property or significantly restrict the carrying capacity of the designated floodway or stream channel. The Riverside County Flood Control recently replaced the existing 60-inch storm drainpipe adjacent to the project site with a 90-inch storm drainpipe as part of a larger project to upsize approximately 2,500 linear feet of the University Wash Channel, providing 10-year flood protection to the adjacent area and substantially improve drainage along the project site during storm events.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><i>Consistency with the Riverside County Airport Land Use Compatibility Plan</i></p> <p>On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) determined the proposed change of use from I-WC – General Industrial and Water Course Overlay Zones to I – General Industrial Zone is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Exhibit 7).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Zoning Code Amendment

With the storm drain infrastructure upgrades by Riverside County Flood Control, the project site is no longer subject to periodic flooding and accompanying hazards. The WC – Water Course Overlay Zone is no longer applicable to the project site.

ENVIRONMENTAL REVIEW

The proposed rezoning is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061b (Common Sense Rule), 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 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 Planning Division Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. Existing/Proposed Zoning Maps
6. Approved Site Plan
7. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1417MA20
8. Existing Site Photos

Prepared by: Candice Assadzadeh, Senior Planner
Reviewed by: Patricia Brenes, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: P19-0948 (Zoning Code Amendment)

Zoning Code Map Amendment (Rezoning) Findings Pursuant to 19.810.040

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



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: P19-0948 (Zoning Code Amendment)

Planning Division

1. All applicable conditions of Planning Cases P18-0699 (Design Review), P18-0787 (Minor Conditional Use Permit), and P19-0949 (Design Review – Substantial Conformance) shall apply.

Standard Conditions:

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. 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.
4. 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.