



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: AUGUST 18, 2020**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT

SUBJECT: P19-0948 ZONING CODE AMENDMENT PROPOSAL BY JOE LAWRENCE OF DIXIELINE PRO-BUILD 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 – LOCATED AT 2625 DURAHART STREET, SITUATED ON THE WEST SIDE OF DURAHART STREET AND NORTH OF MASSACHUSETTS AVENUE

ISSUE:

Approve a proposal by Joe Lawrence of Dixieline Pro-Build, to change the zone of a portion of the project site located at 2625 Durahart Street, consisting of 0.34 acres, from I-WC – General Industrial and Water Course Overlay Zones to I – General Industrial Zone.

RECOMMENDATIONS:

That the City Council:

1. 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;
2. 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; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On June 25, 2020, the City Planning Commission recommended approval of Planning Case P19-0948, by a vote of 8 ayes, 0 noes and 0 abstentions, with staff recommended conditions of approval.

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).

As a matter of information, 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 the northern portion of the site.

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.

DISCUSSION:

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. 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. The improvements provide 10-year flood protection to the project site and adjacent areas.

With the storm drain infrastructure upgrades by Riverside County Flood Control, drainage along the project site has been substantially improved during the majority of storm events. The WC – Water Course Overlay Zone is no longer applicable to the project site.

For additional background, please refer to the June 25, 2020, City Planning Commission staff report (Attachment 3).

FISCAL IMPACT:

There is no fiscal impact associated with this action, since all project costs are borne by the applicant.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Zoning Code Amendment Ordinance
2. City Planning Commission Minutes – June 25, 2020
3. City Planning Commission Report and Exhibits – June 25, 2020
4. Presentation