



Community & Economic Development Department

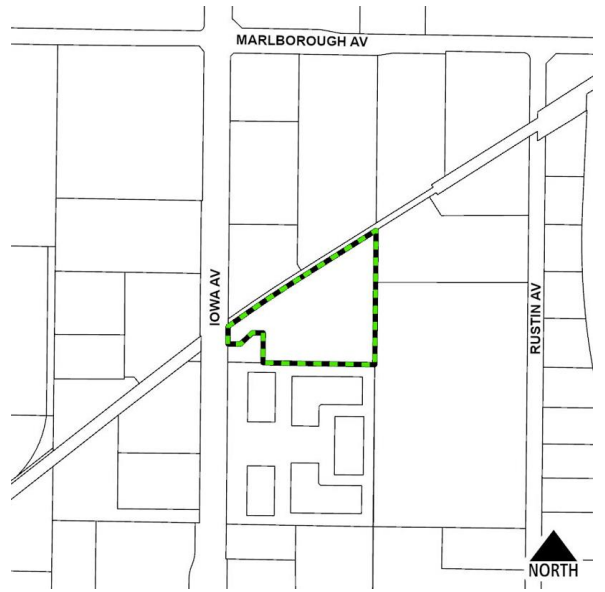
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: NOVEMBER 21, 2024
AGENDA ITEM NO.: 3

PROPOSED PROJECT

Case Number	PR-2024-001728 (Tentative Parcel Map)	
Request	To consider a Tentative Parcel Map (PM-39048) to subdivide a 4.59-acre parcel into 3 parcels.	
Applicant	Alex Reich of Reich Brothers	
Project Location	1810 Iowa Street	
APN	249-130-044	
Project Area	4.59-acres	
Ward	2	
Neighborhood	Hunter Industrial Park	
General Plan Designation	B/OP – Business/Office Park	
Specific Plan	Hunter Business Park – Industrial Park District	
Zoning Designation	BMP-SP – Business Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones	
Staff Planner	Calora Boyd, Assistant Planner 951-826-2371 cboyd@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, as the project will not have a significant effect on the environment.
2. **APPROVE** Planning Case PR-2024-001728 (Tentative Parcel Map) based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1).

SITE BACKGROUND

The 5.62-acre project site is developed with an existing master planned business office park, approved by the Design Review Board (Planning Case No. DR-121-878) in 1989. The project site contains three buildings consisting of 74,860 square feet, 13,559 square feet, and 17,449 square feet. Vehicle access to the site is from an existing driveway on Iowa Avenue and parking spaces and building dock doors are accessed from a shared central drive aisle within the development. Surrounding land uses include industrial uses to the north, east, south, and a rail corridor to the west. (Exhibits 3 and 4).

PROPOSAL

The applicant is requesting approval of a Parcel Map (PM-39048) to subdivide the 4.59-acre master planned development into 3 parcels for financial purposes. No construction or physical alterations to the site are a part of the proposal.

The following is a summary of the proposed subdivision:

- Parcel 1 is proposed to be 2.69 acres. It will accommodate the existing 74,860 square foot building and 53 parking stalls.
- Parcel 2 is proposed to be 0.94 acres. It will accommodate the existing 13,559 square foot building with 43 parking stalls.
- Parcel 3 is proposed to be 0.97 acres in size. It will accommodate the existing 17,449 square foot building with 43 parking stalls.

The main vehicle access from Iowa Avenue is proposed to be maintained with no modifications. Reciprocal parking and access easements over portions of each parcel will be recorded with the map, allowing vehicles to access parking spaces on each lot. No physical improvements to the site are proposed with this map

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
General Plan 2025 The proposed project is consistent with the General Plan 2025 Land Use designation of B/OP – Business Office Park (Exhibit 4). The proposed project will further the intent of development within the Hunter Industrial Park neighborhood through the following Objectives and Policies of the General Plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p><u>Objective LU-55:</u> Establish the Hunter Industrial Park as a major employment center by creating and maintaining a high-quality business park environment.</p> <p><u>Policy LU-55.1:</u> Recognize different development standards for technology park development, emphasizing high-tech infrastructure and the potential for flexible reuse of buildings.</p>		
<p><i>Hunter Business Park Specific Plan</i></p> <p>The project site is located within the Industrial Park District of the Hunter Business Park Specific Plan (Exhibit 5). The existing Industrial Office Park is a permitted use.</p> <p>The Industrial Park District of the Hunter Business Park Specific Plan allows for subdivision maps consisting of minimum half acre parcels with reduced lot widths and building setbacks subject to a subdivision map of a cohesive master planned development by the City Planning Commission.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The project site is zoned BMP-SP – Business Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zone (Exhibit 6), consistent with the B/OP – Business / Office Park General Plan land use designation. The proposed project is consistent with the applicable development standards of the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park						
Development Standards						
(Tentative Parcel Map 39048)						
Standard		Proposed		Consistent	Inconsistent	Modifications Consistent w/HBPSP
Building Site Coverage	50 %	47%		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Min. Lot Area	5 acres	Parcel 1	2.69 acres	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Parcel 2	.94 acres	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Parcel 3	.97 acres	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Parcel 1	463.90 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park							
Development Standards							
(Tentative Parcel Map 39048)							
Standard			Proposed		Consistent	Inconsistent	Modifications Consistent w/HBPSP
Min. Lot Width	300 feet		Parcel 2	125.57 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Parcel 3	179.62 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Min. Building Setbacks	Front	40 feet	Parcel 1	224.30	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			Parcel 2	174 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			Parcel 3	174 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Side	20 Feet	Parcel 1	0-28 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Parcel 2	0-28 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Parcel 3	0-28 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rear	20 Feet	Parcel 1	10 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Parcel 2	7-28 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Parcel 3	7-28 Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Master Plan

Pursuant to the provisions of the Hunter Business Park Specific Plan, the Planning Commission may consider requests for modifications to reduce minimum lot area, lot width, and building setback requirements for master planned projects. The following requests and justifications have been provided for reduction in lot area, lot width, and building setback requirements.

Reduced Lot Area – Parcels 1 through 3 are proposed to have lot sizes ranging from 0.94 to 2.69 acres where 5 is required unless approved by the City Planning Commission. The request for reduced lot sizes will allow for the existing buildings to have their own dedicated parcels that can be sold to separate individual owners. The proposed subdivision will provide opportunities for small businesses within the Hunter Business Park Specific Plan area.

Reduced Lot Width – Parcels 1 through 3 are proposed to have a minimum lot width of 125 feet where 300 feet is required. The request for reduced lot width will allow for the creation of parcels that are proportional to the existing buildings on site.

Reduced Side Building Setbacks – Parcels 1 through 3 are proposed to have a minimum side setback of 0 feet where 20 feet is required. The existing buildings were constructed under the standards of the Manufacturing Park Zone (Business and Manufacturing Zone) that required 0 feet for side setbacks. These setbacks are an existing condition that can only be remedied by demolishing the existing buildings and constructing smaller ones in their footprints. The request for a reduced side building setback will allow for the existing conditions of the site to remain.

Reduced Rear Building Setback – Parcels 1 through 3 are proposed to have minimum rear setbacks of 7 feet where 20 feet is required. As with the side setbacks, it is an existing condition of the site. The request for a reduced rear building setback will allow for the existing conditions of the site to remain.

The request for reduced minimum lot area, lot width, and building setbacks can be supported as they are consistent with the goals and objectives of the Hunter Business Park Specific Plan to create a high-quality industrial park development.

Parcel Map

The proposed map allows for a subdivision that is in compliance with the Zoning Code, Subdivision Code, and the Hunter Business Park Specific Plan. The existing master planned business park demonstrates the proposed lot area and lot widths are adequate for each of the parcels to accommodate the existing structures. Reciprocal parking and access agreements will be recorded over all 3 properties to allow for shared parking and vehicle maneuvering.

STRATEGIC PLAN

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.5 – Foster relationships between community members, partner organizations, and public safety professionals to define, prioritize, and address community safety and social service needs) and Strategic Priority 3 – Economic Opportunity (Goal 3.3 - Cultivate a business climate that welcomes innovation, entrepreneurship, and investment).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed project will be reviewed at a public meeting held by the City Planning Commission and the public is able to provide comments.
2. Equity: The proposed project provides an opportunity for small business owners to invest and benefit from the uses provided in the Hunter Business Park Specific Plan.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed project has been designed to be compatible with surrounding industrial, manufacturing, and commercial development.
5. Sustainability and Resiliency: The existing structures will be required to meet the most up-to-date Building Codes in the event of re-modeling or building upgrades.

ENVIRONMENTAL REVIEW

This proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, as the project will not 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 Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Recommended Conditions of Approval
2. Existing Site Photos
3. Location Map
4. General Plan Map
5. Hunter Business Park Specific Plan Map
6. Zoning Map
7. Project Plans (Parcel Map)
8. Presentation

Prepared by: Calora Boyd, Assistant Planner

Reviewed by: Judy Egüez, Senior Planner and Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2024-001728 (Parcel Map)

Case Specific

PLANNING

1. All applicable conditions of approval of Planning Case No. DR-121-878 shall apply
2. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
3. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
4. Any new signage shall be by separate permit and shall conform to the General Sign provisions of the Municipal Code.

Prior to Map Recordation:

5. A Declaration of Covenants, Conditions, and Restrictions (CC&R's) shall be recorded for Parcels 1 through 3, subject to the review and approval of the Planning Division, Public Works – Land Development, and the City Attorney's Office.

Standard Conditions:

6. There is a 36-month time limit in which to satisfy the conditions and record Tentative Parcel Map No. 39048. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

Time extension requests shall include a letter stating the reasons for the extension of time and associated fees, submitted to the Planning Division.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENTS.

7. 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.

8. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised, and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.
9. Failure to abide by all conditions of this entitlement shall render it null and void.

Public Works – Land Development

10. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
11. Easements will be reserved for all Public Utilities on the Final Map to public works standards and specifications.