

RESOLUTION NO. 20436

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA AMENDING THE HUNTER BUSINESS PARK SPECIFIC PLAN TO CHANGE THE REQUIRED PARKING SETBACKS AND BUILDING SETBACKS FOR INDUSTRIAL BUILDINGS WITHIN THE SPECIFIC PLAN AREA.

WHEREAS the Planning Commission of the City of Riverside of the City of Riverside, California, advertised for and held a public hearing on April 4, 2003, to consider the proposed amendment to the Hunter Business Park Specific Plan (Case P03-0181) and recommended to the City Council that the amendment be approved to change the required parking setback and building setback development standards for industrial buildings within the Hunter Business Park Specific Plan area; and

WHEREAS, the City Council advertised for and held a public hearing on May 6, 2003, to consider case P03-0181; and

WHEREAS the City Council received and considered the reports and recommendations from the City Planning Commission and all other testimony, both written and oral, presented at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City Council of the City of Riverside, California as follows:

Section 1: It is in the public interest to amend the Hunter Business Park Specific Plan are more particularly described below.


Section 2: It is the independent judgment of the City Council that the amendment will not have a significant effect on the environment and a mitigated Negative Declaration be adopted.

Section 3: The Hunter Park Specific Plan is hereby amended by changing the required parking setbacks and building setback requirements of industrial buildings within the Sycamore Canyon Business Park Specific Plan area as set forth in section "F. DEVELOPMENT STANDARDS 1.1 Lot Standards", set forth in Exhibit A, attached hereto and incorporated by this reference as if fully set forth herein.

Section 4: The amendments adopted by this resolution shall be incorporated into the "Hunter

1 Business Park Specific Plan" document and shall be noted as appropriate in the General Plan and on
2 the appropriate Specific Plan maps previously adopted by the City Council.

3 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 3rd
4 day of June, 2003.

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7 Mayor of the City of Riverside

7 Attest:

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10 City Clerk of the City of Riverside

11 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
12 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
13 of said City at its meeting held on the 3rd day of June, 2003, by the following vote, to wit:

14 Ayes: Councilmembers Beaty, Moore, Defenbaugh, Schiavone, Adkison, Hart, and
15 Pearson

16 Noes: None

17 Absent: None

18 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the
19 City of Riverside, California, this 3rd day of June, 2003.

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21 
22 City Clerk of the City of Riverside

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HUNTER BUSINESS PARK SP

F. DEVELOPMENT STANDARDS

1.1 Lot Standards

Building Setbacks

Front Yards

- A. For arterial streets and buildings over thirty-feet in height: A front yard having an average depth of fifty feet but in no case less than forty feet except as indicated below. The front twenty feet of such front yard shall be suitably landscaped with plant materials and adequately maintained. Notwithstanding any other provision of this Title to the contrary, pedestrian walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front twenty feet, meter pits and utility manholes extending not more than six inches above finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard. Off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear thirty feet of any required front yard. A front yard having a minimum depth of forty feet shall be permitted when such yard is landscaped in its entirety, except that a driveway parallel to the front property line a maximum of twelve feet in width may be located within this landscaped front yard;
- B. For all other streets where the building is less than thirty-feet in height: A front yard having a depth of twenty-feet. The entirety of which shall be suitably landscaped with plant materials and adequately maintained. Notwithstanding any other provision of this Title to the contrary, pedestrian walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front twenty feet, meter pits and utility manholes extending not more than six inches above finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard.

Side Yards shall not be required, except that minimum side yards of fifty feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a side yard abuts a street, such side yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to permitted uses;

Rear Yards shall not be required, except that a minimum rear yard of fifty feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a rear yard abuts a street, such rear yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to permitted uses.

~~Front - All parcels fronting on a major arterial or industrial collector shall have an average setback of fifty (50) feet from the right-of-way with a minimum setback forty (40) feet from the right-of-way. Parcels containing less than one acre as approved under a master plan and associated design guidelines as outlined under 1.1 above shall have a minimum setback of twenty-feet.~~

~~Side and Rear - Minimum of twenty (20) feet except where a setback area abuts a major arterial or secondary collector, in which case front setbacks prevail. Parcels containing less than one acre as approved under a master plan and associated design guidelines as outlined in 1.1 above may have interior side and rear setbacks reduced to zero upon approval by the Planning Commission.~~

~~The development standards for the existing zoning districts apply to all other parcels adjacent to interior streets in their entirety.~~

Parking Setbacks

Parking setbacks from major arterials and secondary collectors (Iowa Avenue, Spruce Street and Chicago Avenue) shall be 20 feet from the right-of-way. All other minimum requirements for parking and landscaping setbacks shall be consistent with standards required in the Zoning Code (19.74) for the underlying zone. The parking setback shall be considered part of the total building setback-provided that the average building setback is maintained according to the street classification.

Activity	Permitted	Conditional Use Permit	Conditional Use Permit with Approval by Planning Commission	No Commercial Use	Other
Wholesale Distribution	P	P	P	P	P
Warehousing/Storage	P	P	P	P	P
Manufacturing	P	P	P	P	P
Research and Development	P	P	P	P	P
Publishing and Printing	P	P	P	P	P
OFFICES					
Office and Administrative	P	P	P	P	P
OFFSHORE					
CONVENTIONS					
Conventions Sales					
Eating and Drinking (in conjunction with a permitted use)	P	P	P	P	P
Eating and Drinking (Independent Business)	CUP	CUP	P	P	CUP
Business Supply Retail	P	P	P	P	P
Building Supplies and Sales	P	P	P	P	P
REPAIRS					
Automotive Repairs					
Automotive Service Station	CUP	CUP	CUP	CUP	CUP
Building Maintenance Services	P	P	P	P	P
Business Support Services	P	P	P	P	P
Heavy Equipment Sales and Rental	P	P	P	P	P
Medical/Health Care Services	P	P	P	P	P
Personal Services	P	P	P	P	P
Recreational Facilities	CUP	CUP	CUP	CUP	CUP
Repair Services	P	P	P	P	CUP**
MINIMUM STANDARDS FOR BUILDING PLANNING AREA					
Minimum Parcel Size ****	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone
Minimum Lot Width ****	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone
Building Site Coverage	Not Greater than 50%	Not Greater than 50%	Not Greater than 50%	Not Greater than 50%	Not Greater than 50%
Building Height	As Defined for Each Parcel per the Existing Zoning	As Defined for Each Parcel per the Existing Zoning	As Defined for Each Parcel per the Existing Zoning	As Defined for Each Parcel per the Existing Zoning	As Defined for Each Parcel per the Existing Zoning
Building Setbacks from Arterials/Major-Boundary Street	Average 50 Feet, Minimum 40 Feet	Average 50 Feet, Minimum 40 Feet	Average 50 Feet, Minimum 40 Feet	Average 50 Feet, Minimum 40 Feet	Average 50 Feet, Minimum 40 Feet
Building Setbacks from all other streets and for buildings less than 30-feet in height	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone	Per Underlying Zone
Interior Building Setbacks	Side and Rear, Minimum=90 Feet	Side and Rear, Minimum=90 Feet	Side and Rear, Minimum=90 Feet	Side and Rear, Minimum=90 Feet	Side and Rear, Minimum=90 Feet
Parking Setbacks ***	20 Feet All Zones	20 Feet All Zones	20 Feet All Zones	20 Feet All Zones	20 Feet All Zones
Parking Standards	To Be Determined by Use Within Structure (Per Title 19)	To Be Determined by Use Within Structure (Per Title 19)	To Be Determined by Use Within Structure (Per Title 19)	To Be Determined by Use Within Structure (Per Title 19)	To Be Determined by Use Within Structure (Per Title 19)
Tenancy	Multiple Tenant Permits Permitted	Multiple Tenant Permits Permitted	Multiple Tenant Permits Permitted	Multiple Tenant Permits Permitted	Multiple Tenant Permits Permitted
NOTES					
Sizes per Title 19					
P = Permitted Use with Design Review Approval					
CUP = Conditional Use Permit with Approval by Planning Commission					
Certain Uses Normally Allowed in the Zoning Classifications above are Prohibited in this Specific Plan Area					
** = Permitted Within a Completely Enclosed Building					
*** = Permits approved under a master plan and associated design guidelines are valid in this area; with within ten-year 140 feet per City Planning Commission approval. In addition, a front yard setback of twenty feet is permitted and rear yard setback may be reduced to zero upon City Planning Commission approval.					
**** = Permitted within a completely enclosed building					