

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO. 21797

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE HUNTER BUSINESS PARK SPECIFIC PLAN TO ESTABLISH A BUSINESS SUPPORT OVERLAY LAND USE DESIGNATION TO ALLOW CERTAIN COMMERCIAL USES.

WHEREAS, an application was initiated by the City of Riverside designated as Case P07-1143, to amend the Hunter Business Park Specific Plan to establish a Business Support Overlay land use designation to allow certain commercial uses, and to remove the size limitation for small fitness facilities; and

WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and held a public hearing on February 5, 2009, to consider a proposed amendment to the Hunter Business Park Specific Plan (Case No. P07-1143) to amend the Hunter Business Park Specific Plan to establish a Business Support Overlay land use designation to allow certain commercial uses, and to remove the size limitation for small fitness facilities and thereupon recommended to the City Council that the amendment proposed by Case No. P07-1143 would not have a significant effect on the environment and that the amendment be approved; and

WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing on March 17, 2009, to consider Case No. P07-1143; and

WHEREAS, the City Council received and considered the reports and recommendation from the Planning Commission and all other testimony, whether written or 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: Incorporating the findings set forth above and in the documents and reports for Planning Case No. P07-1143, it is in the public interest to amend the Hunter Business Park Specific Plan to establish a Business Support Overlay land use designation to allow certain commercial uses, and to remove the size limitation for small fitness facilities.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the 24th day of March, 2009, by the following vote, to wit:

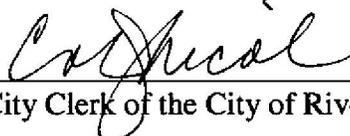
Ayes: Councilmembers Gardner, Melendrez, Schiavone, Mac Arthur, Hart, and Adams

Noes: None

Absent: Councilmember Bailey

Abstain: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 27th day of March, 2009.



City Clerk of the City of Riverside

O:\Cycrom\WPDocs\D024\P008\00003902.DOC
CA: 09-0428
02/24/09

ZONING	General Industrial District							Garden Industrial District			Industrial Park District		
	MP-BP	MP	M-1	M-2	C-2	C-3	RO	RI	MP	MP	MP	MP	
INDUSTRIAL/MANUFACTURING													
Wholesale Distribution	P	P	P	P					P			P	
Warehousing/Storage	P	P	P	P					P			P	
Manufacturing	P	P	P	P					P			P	
Research and Development	P	P	P	P					P			P	
Publishing and Printing	P	P	P	P					P			P	
Ancillary Retail Sales On-Site	P	P	P	P					P			P	
Off-Site Retail Sales	P	P	P	P					P			P	
Wholesale Showrooms	P	P	P	P					P			P	
OFFICE													
Office and Administrative	P	P	P	P	P	P	P	P	P			P	
RETAIL													
Convenience Sales					P	P							
Eating and Drinking (part of a multi-tenant industrial park)	P	P	P	P	P	P						P	
Eating and Drinking (freestanding building)					P	P							
Business Supply Retail	P				P	P							
Building Supplies and Sales					P	P							
SERVICES													
Automotive Rental					P	P							
Automotive Service Station	CUP	CUP	CUP	CUP	CUP	CUP							
Building Maintenance Services			P	P									
Business Support Services	P				P	P	P						
Heavy Equipment Sales and Rental	P	P	P	P	P	P						P	
Medical/Health Care Services	P				P	P							
Personal Services					P	P							
Recreational Facilities	CUP	CUP			CUP	P			CUP			CUP	
Repair Services	P				CUP**				CUP			CUP	
DESIGN STANDARDS FOR SPECIFIC PLAN AREA													
Minimum Parcel Size ****	Per Underlying Zone								One Acre			Five Acres (One Acre after Approved Master Plan)	
Minimum Lot Width ****	Per Underlying Zone								140 Feet			300 Feet (140 Feet after Approved Master Plan)	
Building Site Coverage	Not Greater than 50%								Not Greater than 50%			Not Greater than 50%	
Building Height	As Defined for Each Parcel per the Existing Zoning								45 Feet			45 Feet	
Building Setbacks from Major Secondary Street ** , ****	Average 50 Feet, Minimum 40 Feet								Average 50 Feet, Minimum 40 Feet			Average 50 Feet, Minimum 40 Feet	
Building Setbacks from Local Streets	Per Underlying Zone								Per Underlying Zone			Per Underlying Zone	
Interior Building Setbacks	Side and Rear, Minimum 20 Feet								Side and Rear, Minimum 20 Feet			Side and Rear, Minimum 20 Feet	
Parking Setbacks ***	20 Feet All Zones								20 Feet			20 Feet	
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)	
Tenancy	Multiple Tenant Parcels Permitted								Multiple Tenant Parcels Permitted			Multiple Tenant Parcels Permitted	
NOTES													
P = Permitted Use with Design Review Approval	CUP = Conditional Use Permit with Approval by Planning Commission Signs per Title 19												
Certain Uses Normally Allowed in the Zoning Classifications above are Precluded in this Specific Plan Area.													
Business Support Retail Overlay Zone may be applied to a specific property subject to the approval of a Rezoning request, in accordance with Chapter 19.180 of the Municipal Code. See Section III.F of the Specific Plan for list of Permitted Uses.													
** - Permitted Within a Completely Enclosed Building *** - Columbia, Marlborough, Spruce, Iowa, Chicago and Columbia Loop Easterly of Iowa													
**** - Parcels approved under a master plan and associated design guidelines as outlined in 1.1 may be less than one acre, with widths less than 140 feet per City Planning Commission approval. In addition, a front yard setback of twenty-feet is permitted and interior side and rear yard setbacks may be reduced to zero upon City Planning Commission approval.													

Table III-1 Land Use Matrix

F. Hunter Business Park Business Support Retail "BSR" Overlay District

The Business Support Retail Overlay District is primarily intended to allow for support retail uses in areas generally located along arterial streets within centralized locations accessible to the industrial businesses and visitors doing business in the Hunter Park. The application of the BSR Overlay District shall require a Rezoning request, in accordance with Section 19.810 of the Municipal Code.

The following uses shall be allowed in addition to all other uses permitted by the underlying land use district within the Hunter Business Park Specific Plan:

1. Office Supply Retail
2. Cell Phone Retailers
3. Computer Sales/Repair
4. Banks and Financial Institutions
5. Dry Cleaning
6. Shoe Repair
7. Florist
8. Postal Services
9. Bakery
10. Beauty/Barber Shop
11. Day Spa
12. Medical Supplies
13. Photographic/Camera Store
14. Nail and Tanning Salons
15. Small fitness facilities, ~~not more than 4,000 square feet in size~~
16. Blueprint Store
17. Tailor Shop
18. Weight Loss Centers
19. Restaurants, excluding drive-thru
20. Medical Supply Sales
21. Photographic/Camera Shops
22. Other similar uses, subject to the approval of the Planning Director

EXHIBIT B