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.
Section 2: It is the independent judgment of the City Council that the amendment to the Hunter Business Park Specific Plan will not have a significant effect on the environment based on the findings set forth in the case record, and hereby adopts a Negative Declaration.

Section 3: Section III, Table III-1: Land Use Matrix of the Hunter Business Park Specific Plan is amended to include the following remarks in Notes: 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, as described in Exhibit “A”, attached hereto and incorporated herein.

Section 4: Section III F. of the Hunter Business Park Specific Plan is amended in part to remove the size limitation for small fitness facilities as described in Exhibit “B”, attached hereto and incorporated herein.

Section 5: The amendment adopted by this resolution shall be integrated into the adopted Hunter Business Park Specific Plan document and shall be noted on the appropriate specific plan and general plan maps previously adopted by the City Council as appropriate.

ADOPTED by the City Council this 24th day of March, 2009.

Mayor of the City of Riverside

ATTEST:

City Clerk of the City of Riverside
I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
to 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, MacArthur, 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
<table>
<thead>
<tr>
<th>PERMITTED USES</th>
<th>General Industrial District</th>
<th>Garden Industrial District</th>
<th>Industrial Park District</th>
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<tr>
<td></td>
<td>MP</td>
<td>MP</td>
<td>M-1</td>
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<tr>
<td><strong>INDUSTRIAL/MANUFACTURING</strong></td>
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<tr>
<td>Wholesale Distribution</td>
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<tr>
<td>Warehousing/Storage</td>
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<td><strong>RETAIL</strong></td>
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<td>Eating and Drinking (part of a multi-tenant industrial park)</td>
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<td>Eating and Drinking (freestanding building)</td>
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<td><strong>SERVICES</strong></td>
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<td>Repair Services</td>
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**DESIGN STANDARDS FOR SPECIFIC PLAN AREA**

- **Minimum Parcel Size ****:** Per Underlying Zone
- **Minimum Lot Width ****:** Per Underlying Zone
- **Building Site Coverage:** Not Greater than 50%
- **Building Height:** As Defined for Each Parcel per the Existing Zoning
- **Building Setbacks from Major Secondary Street ****:** Average 50 Feet; Minimum 40 Feet
- **Building Setbacks from Local Streets:** Per Underlying Zone
- **Interior Building Setbacks:** Side and Rear; Minimum 20 Feet
- **Parking Setbacks:** 20 Feet All Zones
- **Parking Standards:** To Be Determined by Use Within Structure (Per Title 19)
- **Tenancy:** 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 II.E. 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

EXHIBIT A
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