



# CITY OF RIVERSIDE

Community & Economic Development Department

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

Planning Division

## TENTATIVE PARCEL MAP

Development Review Committee Date: May 1, 2024

Approval Date: November 20, 2024

### PROJECT DETAILS

**CASE NUMBER:** PR-2024-001646 (Tentative Parcel Map No. 37607)

**CONTACT PLANNER:** Alyssa Berlino, Associate Planner

**APPLICANT:** Ash Etemadian of ADMG, Inc.

**PROPERTY ADDRESS:** 3519 Van Buren Boulevard, situated at the northeast corner of Van Buren Boulevard and State Route 91

**ZONE:** CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones and CR-NC-SP – Commercial Retail, Neighborhood Commercial and Specific Plan (Magnolia Avenue) Overlay Zones

**WARD:** 5

### SITE BACKGROUND/PROJECT DESCRIPTION

The 2.83-acre project site is situated on the northeast corner of Van Buren Boulevard and State Route 91 and is fully developed with a vehicle fueling station, convenience store, and multi-tenant commercial building. Surrounding land uses include single-family residences to the east, commercial uses to the west (across Van Buren Boulevard), commercial uses and Arlington Fire Station No. 2 to the north, and State Route 91 to the South.

The applicant is requesting approval of a Tentative **Parcel Map (No. 37607)** to subdivide the project site into two parcels for financial purposes.

### ANALYSIS

The project site is zoned CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones and CR-NC-SP – Commercial Retail, Neighborhood Commercial and Specific Plan (Magnolia Avenue) Overlay Zones with a MU-V - Mixed-Use Village General Plan land use designation. The proposed subdivision complies with the development standards of the CR-NC-SP Zones, and all standards of Title 18 – Subdivision Code, as shown in the table below. Furthermore, the existing vehicle fueling station, convenience store, and multi-tenant commercial building will continue to meet all applicable development standards of Title 19 – Zoning Code.

CR - Commercial Retail Zone Lot Development Standards					
Standard		Proposed Parcel 1	Proposed Parcel 2	Consistent	Inconsistent
Lot Size	20,000 sq. ft.	64,650 sq. ft.	54,829 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	60 ft.	217 ft.	335 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 ft.	305 ft.	136 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) and Section 15315 (Minor Land Divisions) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment.

#### **PUBLIC NOTICE SUMMARY**

Public notices were mailed to property owners within a 300-foot radius of the Project site. As of the writing of this report, no responses have been received by Staff regarding this project.

#### **APPEAL INFORMATION**

Actions by the Community & Economic Development Director, 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 Division Public Information Counter, 3rd Floor, City Hall.

#### **THE COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR DECISION**

The Community & Economic Development Department Director **APPROVES** Planning Case PR-2024-001646 (Tentative Parcel Map) subject to the conditions of approval.



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## CONDITIONS OF APPROVAL

**Planning Case:** PR-2024-001646 (Tentative Parcel Map)

### Planning

1. The subject property shall be developed and operated substantially as described in the text of this report and as shown on Tentative Parcel Map No. 37607 except for any specific modifications that may be required by these conditions of approval. Changes to the approved design will require further review by the Planning Division; a new application and filing fee may be required.

### **Prior to Recordation** of the Final Map:

2. The recorded declaration of Covenants, Conditions, and Restrictions (CC&R's), shall be revised to reflect the following:
  - Modifications to the parcels;
  - Continued care and maintenance of all common landscaped areas, parking lots, water quality facilities, site lighting and other shared improvements; and
  - Continued reciprocal access and shared parking across all parcels and uses within the shopping center in perpetuity unless demonstrated each parcel is in compliance with Title 19.580.060 – Parking and Loading, prior to modification of the CC&R's.

The CC&R's must have concurrence from all property owners within the shopping center and are subject to the City's Planning Division and City Attorney's Office review and approval.

### Standard Conditions:

3. There is a 36-month time limit in which to satisfy the conditions and finalize this action.
4. The Tentative Parcel Map may be granted time extensions by the Community & Economic Development Director, or their designee, for up to a total of six years beyond the original approval expiration date prior final map recordation. Once a final map has been recorded, the development will be considered vested and time extensions are no longer needed.

**Prior to November 19, 2027**, if a final map has not been recorded, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be 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 ENTITLEMENT.**

5. Any future development shall comply with the development and design standards and entitlement processes at the time such development is submitted for permitting.
6. 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.
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. Failure to abide by all conditions of this entitlement shall render it null and void.

#### **Public Utilities – Electric**

*Prior to Building Permit Issuance:*

9. Customer will need to complete the easement process for the work order # 2030253. A blanket Public Utility Easement will need to be filed with City of Riverside's Public Works department.

#### **Public Utilities – Water**

*Prior to Building Permit Issuance:*

10. Common fire service agreement required for fire service shared across parcel lines. Existing agreement shall be amended to reflect the proposed parcel configuration. If there is no existing agreement, one will be required, or suitable language added to the CC&Rs to designate the responsible party for the service.

#### **Public Works – Land Development**

*Prior to Recordation of the Final Map:*

11. 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.