



## PARCEL MAP

**Approval Date: July 25, 2018**  
**Development Review Committee Date: August 9, 2017**

**PLANNING CASE P17-0496 (PM)**: Proposal by Steve Berzansky of Steven Walker Communities to consider a Tentative Parcel Map (PM 37351) to subdivide a 6.74-acre parcel into two parcels. The project site is located at 9501 Lincoln Avenue, situated on the northwest corner of Lincoln Avenue and Van Buren Boulevard, in the R-4 – Multiple-Family Residential Zone, in Ward 5.

### **BACKGROUND/PROJECT DESCRIPTION**

The 6.74-acre parcel is rectangular in configuration and is developed with a plant nursery. The site is secured with a six foot high chain link fence and takes access from a driveway on Lincoln Avenue. The property is surrounded by multi-family residences to the north, single family residences to the south (across Lincoln Avenue), commercial uses to the east (across Van Buren Boulevard), and single family residences to the west.

The applicant is proposing to subdivide the subject parcel into two parcels for financing purposes. Parcel 1 will comprise of 5.17 acres, with primary frontage along Van Buren Boulevard and a narrow portion of the lot fronting onto Lincoln Avenue. Parcel 2 will comprise of 1.55 acres, with frontage along both Van Buren Boulevard and Lincoln Avenue.

As a matter of information, Design Review is currently being processed under Planning Case P18-0172 for the development of proposed Parcel 1 with a multiple-family complex. A General Plan Amendment and Rezone are currently being processed under Planning Cases P17-0494 and P17-0495 to allow future commercial development on proposed Parcel 2.

**PROJECT ANALYSIS**

<b><i>R-4 Multiple-Family Residential Development Standards</i></b>					
<b>Standard</b>		<b>Proposed Parcel 1</b>	<b>Proposed Parcel 2</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b><i>Lot Area</i></b>	30,000 square feet	225,205 square feet	67,518 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Lot Width</i></b>	100 feet	121.49 feet (Lincoln Avenue) and 309.15 feet (Van Buren Boulevard)	183.98 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Lot Depth</i></b>	150 feet	578.51 feet (Van Buren Boulevard) and 986.26 feet (Interior Side)	367.75 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As proposed, the tentative parcel map complies with the lot development standards for the R-4 –Multiple-Family Zone of Title 19 (Zoning) and Title 18 (Subdivision) of the Riverside Municipal Code; therefore, staff supports the proposed subdivision map.

**NEIGHBORHOOD COMPATIBILITY**

The proposed subdivision will facilitate future residential and commercial development and will be consistent with surrounding parcels in area, width and depth. Additionally, future uses facilitated by the proposed subdivision will be compatible with other uses in the area and will not negatively impact the neighborhood.

**PUBLIC NOTICE AND COMMENTS**

Public notices were sent to property owners and occupants within 300 feet of the site. As of the writing of this report, three written comments have been received by staff, stating concerns regarding the height of buildings, about extending Wichita Drive to Van Buren Boulevard, and requesting additional information about the project. Staff clarified that this project only involved subdividing the property, and did not include any plans for development, and reassured the resident that Wichita Drive would remain a dead-end street and will not connect to Van Buren Boulevard.

### **ENVIRONMENTAL DETERMINATION**

This proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines.

### **APPEAL INFORMATION**

Actions by the Development Review Committee, including any environmental finding, may be appealed to the Planning Commission within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division Public Information Section, 3rd Floor, City Hall.

### **DEVELOPMENT REVIEW COMMITTEE'S DECISION**

The Development Review Committee **APPROVES** Planning Case P17-0496 (Parcel Map), subject to the attached conditions.



*CONDITIONS OF APPROVAL*

Case Number: **P17-0496** (Parcel Map)

**Planning**

1. There shall be a 36-month time limit in which to satisfy the conditions and finalize this action.
2. Any future development shall comply with the development and design standards and entitlement processes at the time such development is submitted for permitting.
3. 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.
4. 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.

**Public Utilities – Electric**

5. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
6. Blanket Public Utilities Easement is required on all parcels.

7. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

### **Public Utilities – Water**

8. Prior to recordation of map, applicant shall pay required water fees to provide at least one water service to each parcel.

### **Public Works**

*Contact Jeff Hart at [jthart@riversideca.gov](mailto:jthart@riversideca.gov) or 951-826-5875 with questions regarding the following Public Works Engineering conditions:*

*Prior to Map recordation:*

9. 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.
10. Deed for widening Van Buren Boulevard to 60 feet from monument centerline to Public Works specifications.
11. Installation of curb and gutter at 50 feet from monument centerline, sidewalk and matching paving on Van Buren Boulevard from projects northerly boundary to intersection of Van Buren Boulevard and Lincoln Avenue to Public Works specifications. A surety prepared by Public Works posted to guarantee the required off-site improvements may be accepted prior to map recordation to allow for improvements to be constructed concurrent with future development.
12. Installation of sidewalk along Lincoln Avenue from projects westerly boundary to intersection of Van Buren Boulevard and Lincoln Avenue to Public Works specifications. A surety prepared by Public Works posted to guarantee the required off-site improvements may be accepted prior to map recordation to allow for improvements to be constructed concurrent with future development.

### **Building & Safety**

No conditions

### **Fire Department**

No conditions

**Parks and Recreation**

No conditions