

PLANNING COMMISSION HEARING DATE: 9/17/87

TRACT MAP 22291: Proposal of Fillmore Associates, Ltd. to file a Vesting Tract Map to divide approximately 44 acres developed with citrus into approximately 82 lots for residential purposes, situated on the southwesterly side of Fillmore Street southeasterly of Dellwood Drive in the RA-1 - Residential Agricultural One Acre and R-1-20000 - One Family Dwelling 20000 Square Foot Minimum Zone (under County of Riverside Zoning). (Tentatively approved R-1-65, R-1-80, R-1-100, and R-1-130 - Residential-1 Zones under Annexations #63 and #67 to the City of Riverside.) This case is being heard concurrently with T-22598. Approval of this Vesting Map obligates the City of Riverside to allow development to proceed regardless of future changes in law.

I. Neighborhood Description

- A. Surrounding land use: Single Family Residences, Vacant Land
- B. Surrounding zoning: R-1-65, "0"; County Designations R-1, R-5, R-1-20,000

II. General Plan Designations - Subject Property

- A. Land Use: Medium Low Density Residential, Low Density Residential, Very Low Density Residential-C
- B. Community Plan: N/A
- C. Anticipated Noise: Over 60dBA ; 55-60dBA ; under 55dBA X ; Source: N/A
- D. Seismic: Fault distance II; Soil type D, A1 and A2. Potential liquefaction? No
- E. Safety: Potential inundation? Yes; Source: Lake Matthews Dikes 1 and 2
- F. Circulation (adjacent planned major streets and proposed widths): Fillmore Street - 80' Secondary
- G. Open Space: Canal, City Trail
- H. Conservation: N/A
- I. Surrounding land use designations: Medium Low Density Residential, Low Density Residential, Very Low Density Residential-B & C

III. Zoning General Plan History - (last 5 years)

- A. Subject property: Annexation #63 (Concordia #1)/Approved, 1987; T-22291/82 lots on +44 acres/Approved 1987
- B. Surrounding property: Annexation #67 (Concordia #2)/Pending; T-22598/68 lots on +33 acres/Approved 1987

IV. Observation/Analysis - Refer to Appendix I

V. Environmental Finding

- A. Joint assessment? No ; Related case (if yes) N/A
- B. Possible significant adverse effect: Yes X No
- C. Recommend E.I.R.. Yes X No
- D. Mitigating measures: N/A

VI. Recommendation - Refer to Appendix II

Denial__ Approval as submitted X Approval/staff alternate__
Continuance to
None__

VII. Conditions - Refer to Appendixes III and/or IV.

APPENDIX I
ANALYSIS

MAP NUMBER: T-22291 Vesting

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The staff makes the following observations concerning this Map:

1. The project site is currently within an unincorporated area of the County of Riverside, but has been approved for annexation into the City under Annexation #63 - Concordia No. 1 pending LAFCO approval. Upon annexation, the flatter northerly portion of the site will be placed in the R-1-65 Zone and Medium Low Density Residential land use designation, while the sloping southerly portion has been approved for R-1-130 Zoning and the Very Low Density Residential- "A" land use designation. It is anticipated that the annexation may be completed by late 1987. The map cannot be adopted and recorded until after the property is officially annexed into the City.
2. A similar (non-vesting) tentative map was previously approved by the Planning Commission at its June 4, 1987 meeting. The applicant has now submitted a vesting tentative map in order to ensure a vested right to record the map and to develop the site in accordance with the approved conditions and current Code requirements regardless of subsequent changes to Code or law. Such a map is a mutual commitment on the part of the City and developer and requires future development to be in strict compliance with the conditions of approval. Since a vesting map is binding on both the City and developer for many years, more detailed information is required at the tentative map stage for the protection of both parties. Such information includes height, size and location of buildings; sewer, water, storm drain and road details; grading plans and other studies as necessary. The developer has submitted the required information which has been reviewed by staff and determined to be generally acceptable. Although the proposed dwelling units have not been plotted on the map, a "building envelope" prescribing a three-dimensional building area that complies with all requirements of the underlying zone, as well as a sample unit mix for the four proposed floor plans, has been provided. The staff feels that this arrangement, subject to staff review during the building permit process, meets the intent of the Vesting Map Resolution and satisfactorily ensures development in accordance with the recommended conditions of approval while allowing the developer marketing flexibility. The recommended condition of approval address this issue in detail.
3. The adjoining property to the south has also been approved for annexation into the City (Annexation 67 - Concordia #1) and is pending LAFCO approval. A 68-lot subdivision was recently approved on that ±33-acre site by the Planning Commission and a similar vesting tentative map will be considered on the same agenda as this map. An earlier conceptual design indicated a street connection between the two subdivisions. While this would be desirable for traffic circulation and utility service purposes, both subdivisions have been designed to function independently due to concerns involving the timing of the pending annexations. An easement, however, may be required between the two maps in the vicinity of Lots 19 and 20 to allow for a loop water system. If possible, revised maps may be submitted at some time in the future which provide for a through circulation system.

4. As designed, the submitted map is generally consistent with the land use and zoning designations for this site upon its annexation into the City and is quite similar to the recently approved non-vesting tentative map on this site. Nevertheless, the staff has the following specific concerns and/or observations, most of which were also noted on the original tentative map:
 - a. During the annexation process, the applicant indicated that a covenant will be recorded precluding any further division and development of the larger R-1-130 zoned lots.
 - b. Lots 48 and 49 are shown with 35 foot wide panhandles to "A" Street. The applicant has requested width variances for these lots as well as several other lots, including those on cul-de-sacs and street knuckles.
 - c. The north/south portion of Dellwood Drive southerly of "A" Street should be given a separate street name.
 - d. The Riverside Water Company canal right-of-way has no further irrigation function and is available to be negotiated to be acquired by the applicant. This acquisition will need to be finalized prior to map addition.
5. As required by the Vesting Tentative Map Resolution (#16001), detailed grading plans have been submitted for Planning Commission (CPC) review and approval. The grading plans are also scheduled for review by the Environmental Protection Commission (EPC) at its September 9, 1987 meeting. Separate grading plan approval by both Commissions is required for a vesting map. To facilitate CPC review, the staff report and recommended mitigation measures (conditions) prepared for EPC consideration of the grading plans are attached and made part of this report.
6. City approval of the application does not guarantee the availability of sewer permits which are issued on a first-come, first-serve basis until the annual allocation is exhausted.

APPENDIX II
RECOMMENDATION & REASONS

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The staff recommends approval of this vesting tentative map subject to the recommended conditions for the following reasons:

1. The submitted map is generally in conformance with the Low and Medium Low Density land use and R-1-65 and R-1-130 Zoning designations approved under Annexation #63.
2. The map design is compatible with the surrounding zoning and land use pattern and sensitive to the area's topography.
3. The staff is able to support the requested variances.
4. The applicant's submittal package is generally in compliance with the vesting map resolution (#16001). Sufficient information has been submitted to ensure quality future development in accordance with current regulations and the recommended conditions of approval.

APPENDIX III
PLANNING DEPARTMENT RECOMMENDED CONDITIONS

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CONDITIONS

1. All provisions of the Subdivision Ordinance shall be met. Specific requirements include, but are not limited to, the following:

- a. Street dedications and/or widenings and improvements:

Fillmore Street - Installation of curb and gutter at 20' from C/L, sidewalk and paving.

Interior Streets - Full improvement based on 60' and 66' residential street standards except no sidewalk is required on the southwesterly side of Dellwood.

- b. The provision of storm drains contingent upon an engineer's drainage study.
- c. Off-site improvement plans to be approved by the Public Works Department and a surety posted to guarantee the required off-site improvements prior to recordation.
- d. Size, number, and location of driveway openings to be approved by the Traffic Division.
- e. The installation of sewers and sewer laterals to serve this project.
- f. The removal, relocation or protection of existing irrigation facilities.
- g. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
- h. The installation of new street trees in accordance with the specifications of the Park and Recreation Department.
- i. The provision of public and/or private utility easements, including protection of the existing Gage Canal pipeline, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department.

The requirements herein shall be satisfied to City specifications.

- / 2. In approving this map, the Commission determined it to be in conformance with the General Plan.
- <3. The Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's written justifications are referenced:

a. To permit substandard lot widths as shown on the submitted map.

2-25-87 4. The City shall initiate the rezoning of all property subject to flooding from 100 year storm flows to the WC Zone prior to this map adoption. A metes and bounds legal description of such areas shall be submitted by the applicant to the Planning and Public Works Departments.

✓ 5. In approving the vesting tentative map, the Planning Commission also approves the grading plan subject to all mitigation measures contained within the attached grading plan staff report to the EPC. Any off-site grading will require specific written authorization from the affected property owner.

#1 of covenant 6. Prior to map adoption, a covenant acceptable to the Planning and Legal Departments precluding the further subdivision of any lot within this subdivision shall be executed.

done 7. Annexation #63 shall be adopted prior to or concurrently with adoption of this map.

OK 8. The applicant is responsible for acquiring the abandoned Riverside Water Company Canal right-of-way prior to map adoption.

9. This project is within the Southwest Riverside drainage area. Drainage fees will need to be paid prior to City council final approval of this map.

✓ 10. All R-1-65 lots shall contain a minimum of 7,000 square feet and all R-1-130 lots a minimum of 21,780 square feet (1/2 acre).

OK 11. The north/south portion of Dellwood Drive (southerly of "A" Street) shall be given a separate street name.

12. The extension of an existing 12" water main in Victoria Avenue (near Lyon Street) is required. The alignment of the extension must be based on the County's proposed realignment of Victoria Avenue. Graded easements are required for portions of the extension lying outside the existing street right-of-way. Either a public street connection through Tract Map T-22598 or a graded easement may be required.

13. This project will be served from two pressure zones which may require parallel mains in some streets.

14. This project is within the purview of the State Department of Fish and Game and must receive clearance from that agency prior to approval of any grading. Also prior to commencement of grading, a grading permit must be issued by the City Public Works Department and required fees paid.

✓ 15. The design, lot dimensions and street alignments of the final map shall conform with that shown on the approved vesting tentative map except as modified by these conditions of approval. However, the Planning Commission authorizes staff to approve up to a maximum 5% dimensional adjustment as deemed appropriate provided no new variances are created.

advisory

✓ 16. All future dwellings shall comply with the development standards of the underlying zone in accordance with the "buildable air space" graphics submitted by the applicant.

advisory

✓ 17. Any future variances pertaining either to the map or future construction by the developer shall be submitted for Planning Commission consideration. However, any variances required for room additions or alterations by future property owners shall be submitted to the Board of Administration Appeals and Zoning Adjustment in accordance with Chapter 19.64 of the Municipal Code.

advisory

✓ 18. Future dwelling units on this site shall consist of a minimum of 3-4 models (floor plans) ranging in size from 1,180 to 2,200 square feet, exclusive of garage area. The smallest unit shall be plotted on a maximum of 12% of the lots. The ultimate unit mix shall be subject to staff approval during the plan check process.

advisory

✓ 19. These conditions shall supersede any previously approved conditions. However, the applicant may elect to pursue adoption and recordation of either the vesting or non-vesting map.

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