

TENTATIVE TRACT MAP NO. 31930

PLANNING CASE
P04-0260 ZONING CODE MAP AMENDMENT

Community & Economic Development Department

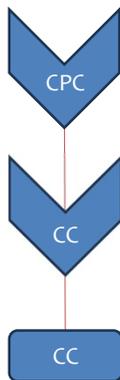
City Council

September 10, 2024

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1

BACKGROUND



- August 19, 2004 – Planning Commission recommended to City Council to approve Planning Cases P03-1451 (Tentative Tract Map No. 31930) and P04-0260 (Zoning Code Map Amendment)

- September 28, 2004 – City Council approved Tentative Tract Map No. 31930 and the Zoning Code Map Amendment and requested the City Attorney’s Office prepare the rezoning Ordinance
 - Condition of Approval needed to be satisfied before the Rezone could move forward

- March 6, 2007 – City Council approved a revised Tentative Tract Map No. 31930 in conjunction with the approval of a Settlement Agreement with the Friends of Riverside’s Hills

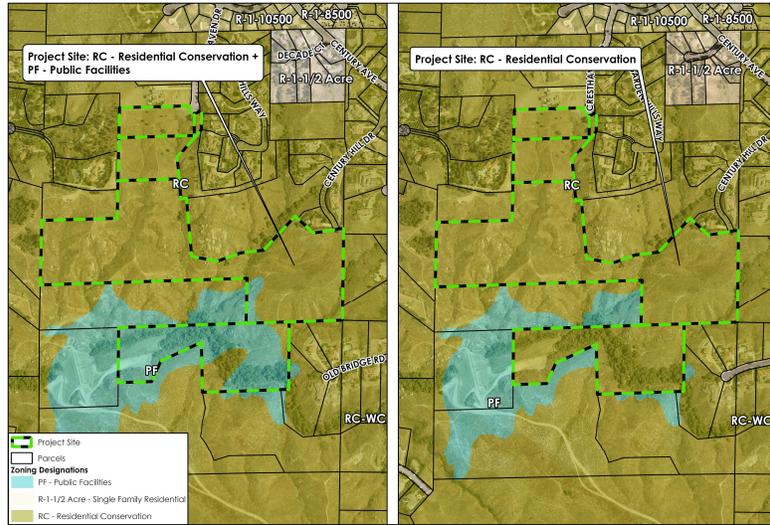


2

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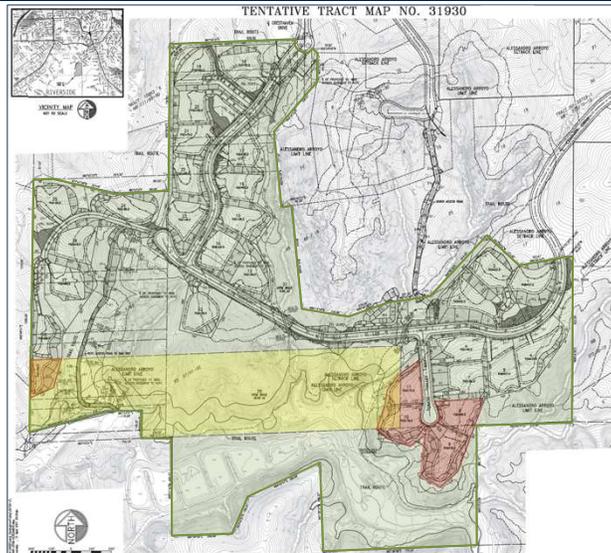
2

EXISTING AND PROPOSED ZONING



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EXISTING TENTATIVE PARCEL MAP (TTM 31930)



NEW LOT NO.	LOT SIZE	WIDE LOT SLOPE ANGLE	GRADED SLOPE ANGLE	AREA
1	1.12 AC	15.53%	15.53%	15,100 SF
2	1.32 AC	17.85%	18.85%	13,600 SF
3	1.68 AC	23.53%	23.81%	17,216 SF
4	1.25 AC	13.31%	13.53%	12,750 SF
5	0.84 AC	14.45%	15.03%	8,568 SF
6	1.00 AC	11.81%	11.81%	10,000 SF
7	1.00 AC	14.53%	14.50%	10,000 SF
8	0.90 AC	17.75%	18.75%	8,100 SF
9	1.12 AC	17.85%	18.85%	10,000 SF
10	0.87 AC	18.25%	18.45%	7,500 SF
11	0.67 AC	15.75%	15.50%	5,700 SF
12	1.18 AC	25.81%	25.00%	10,000 SF
13	1.00 AC	24.40%	23.44%	8,000 SF
14	0.80 AC	16.10%	16.10%	7,000 SF
15	0.14 AC	19.74%	19.04%	1,200 SF
16	0.90 AC	21.53%	19.18%	7,500 SF
17	0.80 AC	20.95%	18.60%	7,000 SF
18	1.43 AC	20.04%	14.71%	12,500 SF
19	1.18 AC	17.25%	17.33%	10,000 SF
20	1.42 AC	19.35%	18.81%	12,500 SF
21	0.76 AC	20.08%	19.62%	6,500 SF
22	0.72 AC	18.81%	17.95%	6,000 SF
23	1.12 AC	20.73%	20.18%	10,000 SF
24	1.23 AC	18.41%	18.28%	10,500 SF
25	1.45 AC	15.85%	15.91%	12,500 SF
26	0.89 AC	20.10%	19.62%	7,800 SF
27	1.71 AC	18.25%	17.33%	15,000 SF
28	2.03 AC	20.94%	20.95%	17,500 SF



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REVISED TENTATIVE PARCEL MAP (TTM 31930)



LOT NO.	LOT AREA	SLOPE/GRADED AREA	FLAT PAD AREA
1	1.13 AC	0.63 AC	20,976 SF
2	1.32 AC	0.62 AC	20,864 SF
3	1.49 AC	0.75 AC	20,987 SF
4	1.25 AC	0.26 AC	20,715 SF
5	0.94 AC	0.23 AC	20,477 SF
6	1.00 AC	0.51 AC	20,667 SF
7	1.00 AC	0.53 AC	20,691 SF
8	0.96 AC	0.01 AC	19,798 SF
9	1.06 AC	0.31 AC	20,169 SF
10	1.20 AC	0.60 AC	20,973 SF
11	0.81 AC	0.51 AC	20,656 SF
12	0.95 AC	0.35 AC	20,924 SF
13	0.90 AC	0.29 AC	20,872 SF
14	0.80 AC	0.21 AC	19,819 SF
15	1.21 AC	0.14 AC	20,880 SF
16	1.20 AC	0.26 AC	20,701 SF
17	1.42 AC	0.75 AC	19,599 SF
18	0.77 AC	0.29 AC	20,541 SF
19	0.73 AC	0.33 AC	17,404 SF
20	1.12 AC	0.69 AC	20,891 SF
21	1.18 AC	0.43 AC	20,946 SF
22	1.45 AC	0.47 AC	20,879 SF
23	0.89 AC	0.39 AC	20,304 SF
24	1.22 AC	0.69 AC	20,880 SF
25	2.03 AC	0.41 AC	15,343 SF



7

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7

STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2- Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads



8

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8

RECOMMENDATIONS

That the City Council:

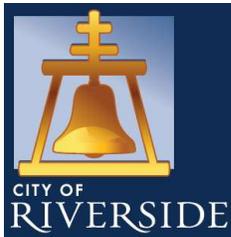
1. Determine that the proposed project will not have a significant effect on the environment and is consistent with the Mitigated Negative Declaration adopted by the City Council on September 28, 2004 and March 6, 2007, pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines;
2. Approve Planning Case P04-0260 Zoning Code Map Amendment based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.



9

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9



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10

