

# TENTATIVE TRACT MAP NO. 38921

## PR-2024-001656 (TENTATIVE TRACT MAP)

Community & Economic Development Department

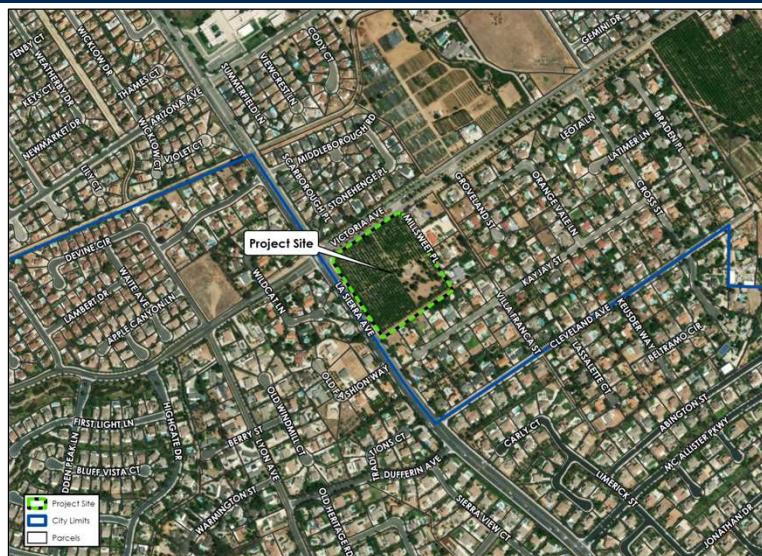
**City Council**

June 24, 2025

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## LOCATION MAP



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## EXISTING SITE PHOTOS



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## ZONING MAP



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# REVISED EXHIBIT

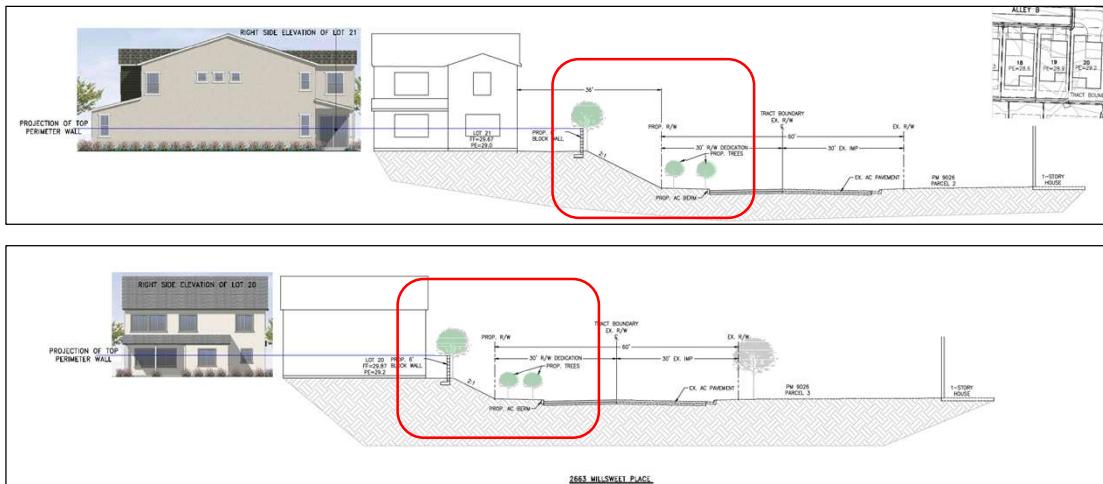


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# REVISED EXHIBIT



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# STATE DENSITY BONUS LAW

- **State Density Bonus Law Mandate:** Designed to encourage affordable housing development
- **Qualifying Project:** The proposed project qualifies for a 20% density bonus for providing 5% of total units reserved for very low-income households

<b>Base allowance per General Plan</b>	LDR – Low Density Residential = 4.1 du/ac
<b>Total Allowed Units</b>	41 Units (9.91 acres x 4.1 du/ac)
<b>20% Density Bonus</b>	+8 Units
<b>Total Units/Density with Bonus</b>	49 units/4.95 du/ac



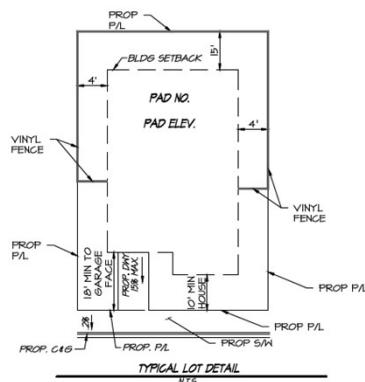
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## WAIVERS

*A waiver is a reduction or modification of any development standard that would physically preclude the construction of the project at the permitted density under the General Plan Land Use Designation.*



Development Standard	Required	Proposed
<b>Maximum Density</b>	2.0 du/ac	4.95 du/ac
<b>Lot Area</b>	21,780 square feet minimum	3,690 square feet minimum
<b>Lot Width</b>	125 feet minimum	41 feet minimum
<b>Lot Depth</b>	150 feet minimum	90 feet minimum
<b>Lot Coverage</b>	30% maximum	55% maximum
<b>Front Yard Setback</b>	30 feet minimum	10 feet to the house/18 feet to garage face minimum
<b>Side Yard Setback</b>	20 feet minimum	4 feet minimum
<b>Rear Yard Setback</b>	35 feet minimum	15 feet minimum



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## 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



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## PLANNING COMMISSION DETERMINATION

- **November 7, 2024:** Planning Commission Public Hearing
- **Community Concerns:**
  - Traffic
  - Access
  - Proposed density
  - Protection of the greenbelt and farmland
  - Historic designation of Victoria Avenue
  - Neighborhood compatibility
- **November 7, 2024 :** Applicant appealed Planning Commission's determination to City Council



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## CEQA DETERMINATION

**Exempt from further CEQA review pursuant to Section 15183 and the following findings:**

1. Consistent with the General Plan EIR;
2. No project specific effects which are peculiar;
3. No project specific impacts;
4. No cumulative impacts; and
5. No substantial new information.



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## RECOMMENDATIONS

Staff recommends that the City Council:

- 1. UPHOLD** the applicants appeal of the Planning Commission determination;
- 2. DETERMINE** that the proposed project is exempt from additional environmental review pursuant to Section 15183 and requires no new environmental analysis pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines as the project is consistent with the General Plan 2025 Programmatic Environmental Impact Report (State Clearinghouse Number: 2004021108) and its Addendums. Based on the checklist prepared pursuant to CEQA Guidelines Section 15168, the proposed project is within the scope of the General Plan 2025, and the General Plan 2025 Programmatic EIR and its Addendums adequately describe the proposed project for the purposes of CEQA; and



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## RECOMMENDATIONS

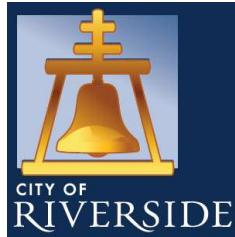
- 3. APPROVE** Planning Case PR-2024-001656 (Tentative Tract Map) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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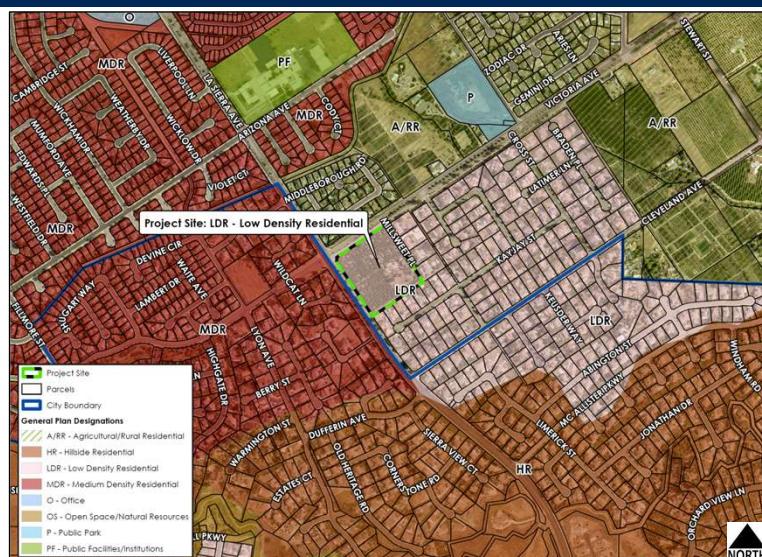
**City Council**

June 24, 2025

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## GENERAL PLAN MAP (FOR REFERENCE ONLY)

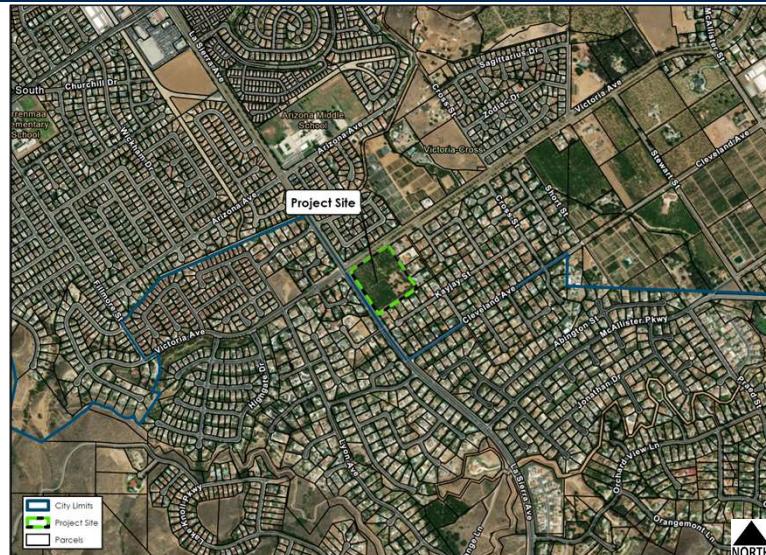


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## LOCATION MAP (FOR REFERENCE ONLY)



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## SITE CONTEXT MAP (FOR REFERENCE ONLY)

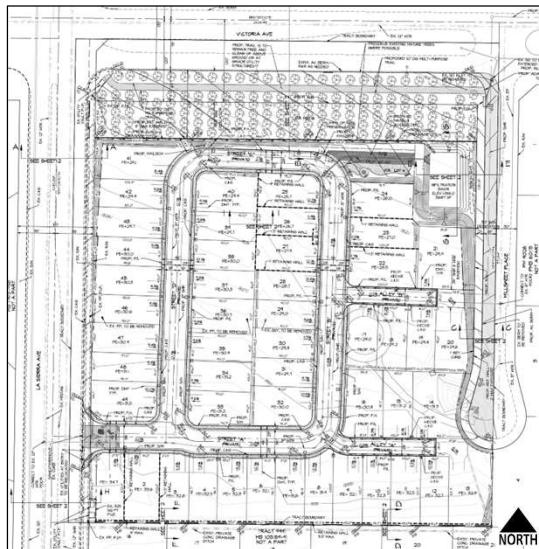


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## GRADING PLAN (FOR REFERENCE ONLY)

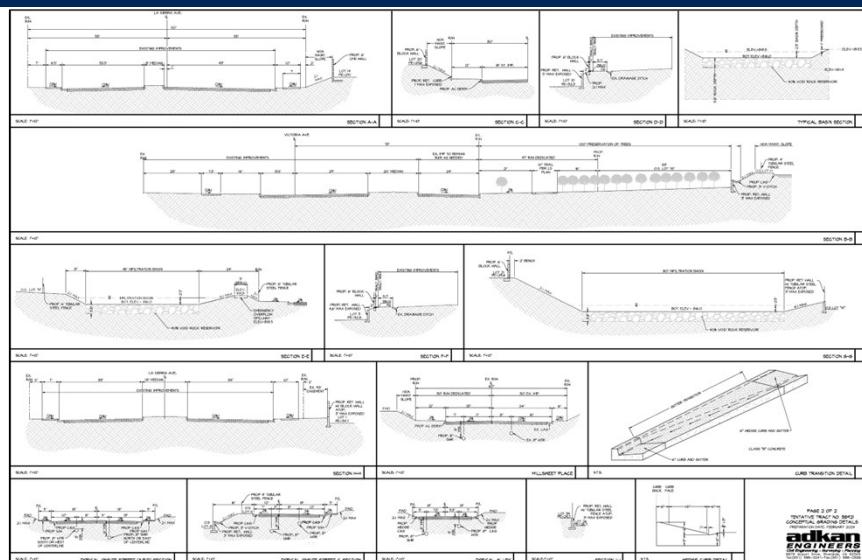


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## CROSS SECTIONS (FOR REFERENCE ONLY)



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## FENCE AND WALL PLAN (FOR REFERENCE ONLY)

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
	6'-0" HIGH 8X6X18 SINGLE-SIDED SPLIT FACE BLOCK WALL WITH 8X2X16 SPLIT FACE WALL CAP, COLOR TAN
	6'-0" HIGH 8X6X18 DOUBLE-SIDED SPLIT FACE BLOCK WALL WITH 8X2X16 SPLIT FACE WALL CAP, COLOR TAN
	ENTRY SIGNAGE
	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP, COLOR TAN
	RETAINING WALLS PER CIVIL PLAN
	6'-0" TALL TUBULAR STEEL FENCE, PAINTED BLACK
	4'-0" TALL TUBULAR STEEL FENCE, PAINTED BLACK
	6'-0" HIGH TUBE STEEL ACCESS MAINTENANCE GATE, PAINTED BLACK
	6'-0" HIGH VINYL FENCE, COLOR TAN
	6'-0" HIGH, 3'-0" WIDE VINYL GATE, COLOR TAN



NORTH

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## CONCEPTUAL LANDSCAPE PLANS (FOR REFERENCE ONLY)



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## RENDERINGS (FOR REFERENCE ONLY)



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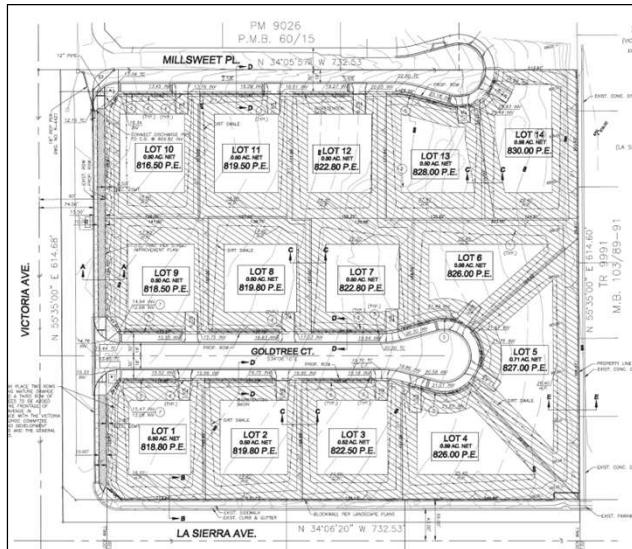


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## PREVIOUSLY APPROVED MAP (FOR REFERENCE ONLY)



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