



TENTATIVE PARCEL MAP

Approval Date: October 29, 2021

Development Review Committee Date: May 5, 2021

PROJECT DETAILS

CASE NUMBER: PR-2020-000112 (Parcel Map)
CONTACT PLANNER: Jessica Newton, Associate Planner
APPLICANT: Joey Ly of TAIT and Associates
PROPERTY ADDRESS: 6008-6390 Van Buren Boulevard, situated on the southwest corner of Van Buren Boulevard and Arlington Avenue (Assessor Parcel Numbers: 151-151-006, 151-151-008, and 151-151-009)
ZONE: CR - Commercial Retail Zone
WARD: 6

SITE BACKGROUND/PROPOSAL

The Project site consists of three contiguous parcels totaling 11.9 acres and is located on the southwest corner of Van Buren Boulevard and Arlington Avenue. The subject property is currently developed with a multi-tenant commercial shopping center (Arlington Plaza) with 130,048 square feet of commercial and restaurant space, and 625 parking spaces. The commercial shopping center includes a grocery store, retail stores, restaurants, and office use.

Surrounding land uses include a commercial shopping center to the east (former K-Mart Center), auto repair facilities to the north, industrial uses to the west, and a gas station and commercial shopping center to the south.

The applicant is requesting approval of a revision to the Parcel Map (PM 37915), previously approved by the Development Review Committee on May 20, 2020 (P20-0219). The proposed project includes the subdivision of the existing 3 parcels into 7 parcels, ranging in size from 0.46 acres to 7.62 acres, for financial purposes.

No construction or alteration to on-site circulation or vehicular access is proposed. Access to the site will continue to be provided from Arlington Avenue, Van Buren Boulevard, and Harold Street.

ANALYSIS

The proposed parcel map meets all the development standards of the CR – Commercial Retail Zone and is consistent with the provisions of Zone D of the Riverside County Airport Land Use Compatibility Plan (RCALUCP). The Project will facilitate the existing and future commercial uses of the Arlington Plaza, which is consistent with the intent of the underlying land use designation to provide for retail, sales, service, and office uses that serve multiple neighborhoods within the City.

RIVERSIDE MUNICIPAL CODE TITLE 19 (ZONING)										
CR – COMMERCIAL RETAIL ZONE										
STANDARD		Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Parcel 7	Consistent	Inconsistent
Minimum Lot Size	20,000 square feet	331,769 square feet	26,146 square feet	26,289 square feet	20,088 square feet	23,500 square feet	40,130 square feet	51,012 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	60 feet	1,050 feet	147 feet	146 feet	162 feet	235 feet	303 feet	399 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	100 feet	466 feet	216 feet	158 feet	150 feet	132 feet	165 feet	157 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Floor-to-Area (FAR) Ratio	0.50	0.33	0.06	N/A*	0.25	0.13	0.15	N/A*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Acreage		11.9 acres								

*Note: No buildings constructed within the subject parcel.

ENVIRONMENTAL DETERMINATION

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061 (Common Sense Exemption), as this project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners within 300 feet of the Project site. As of the writing of this report, no responses have been received by staff regarding this proposal.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR DECISION

The Community & Economic Development Director **APPROVES** PR-2020-000112 (Parcel Map), subject to the attached conditions.

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 Section, 3rd Floor, City Hall.



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

ATTACHMENT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2020-000112 (Parcel Map)

PLANNING

Case Specific

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. 37915 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 Map Recordation:

2. A reciprocal access and shared parking agreement shall be recorded for the subject parcels to the satisfaction of the Planning Division and City Attorney's Office.

Prior to Future Grading Permit Issuance:

3. Parcel Map No. 37915 shall be recorded.

Standard Conditions

4. There is a 36-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

Prior to **October 29, 2024**, if the 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 ENTITLEMENTS.

5. 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.

PUBLIC WORKS

The following conditions shall be met prior to map recordation, unless otherwise noted:

8. Deed for widening Harold Street along project frontage to 33' from monument centerline to Public Works specifications is required.
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.

PUBLIC UTILITIES – ELECTRIC

10. Blanket Public Utilities Easement is required over all parcels.

FIRE

11. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.
12. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
13. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
14. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
15. Construction plans shall be submitted and permitted prior to construction.
16. Fire Department access shall be maintained during all phases of construction.