



# City Council Memorandum

City of Arts & Innovation

---

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: JUNE 6, 2023**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT** **WARD: 4**

**SUBJECT: PLANNING CASE PR-2021-001053 (TENTATIVE TRACT MAP, PLANNED RESIDENTIAL DEVELOPMENT, DESIGN REVIEW, AGRICULTURAL PRESERVE DIMINISHMENT AND CERTIFY THE RELATED ENVIRONMENTAL IMPACT REPORT) TO FACILITATE THE CONSTRUCTION OF A 96-UNIT PLANNED RESIDENTIAL DEVELOPMENT ON AN APPROXIMATELY 18.92-ACRE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF LURIN AVENUE AND WOOD ROAD**

## **ISSUE:**

Approve Planning Case PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve Diminishment and certify the related Environmental Impact Report) to facilitate the construction of a 96-unit planned residential development on an approximately 18.92-acre project site located at the northeast corner of Lurin Avenue and Wood Road.

## **RECOMMENDATIONS:**

That the City Council:

1. Adopt the attached Resolution certifying the final Environmental Impact Report for the Wood-Lurin Planned Residential Development, and finding that the Final Environmental Impact Report (Attachment 1):
  - a. Has been completed in compliance with the California Environmental Quality Act;
  - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and
  - c. Reflects the City's independent judgment and analysis and making certain findings of fact.
2. Concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution;
3. Adopt the Statement of Overriding Considerations, related to Project Vehicle Miles Traveled, attached to the California Environmental Quality Act Resolution;
4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;

5. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report;
6. Reject all late comments as untimely;
7. Adopt the attached Resolution to diminish Agricultural Preserve No. 7 (Attachment 2); and
8. Approve Planning PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve Diminishment Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

**PLANNING COMMISSION RECOMMENDATION:**

On March 30, 2023, the City Planning Commission, by a vote of 7 ayes, 0 noes, 2 absent, and 0 abstention, recommended that the City Council approve the Project and find that: 1) the Draft Environmental Impact Report (EIR) has been completed in compliance with the California Environmental Quality Act (CEQA); 2) the Project will have a significant effect on the environment; but that 3) there are no feasible alternative to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled (Attachments 3, 4, and 5).

**LAND USE, SUSTAINABILITY, AND RESILIENCE COMMITTEE RECOMMENDATION:**

On April 10, 2023, the Land Use, Sustainability, and Resilience Committee reviewed the proposed Agricultural Preserve Diminishment associated with the project to diminish Agricultural Preserve No. 7 and, by a vote of 3 ayes, 0 no, and 0 absent, and 0 abstention, recommended that the City Council approve a resolution to diminish Agricultural Preserve No. 7 (Attachments 6 and 7).

**BACKGROUND:**

The 18.92-acre project site consists of three contiguous parcels developed with a single-family residence on the southeast portion of the site. The remainder of the project site is vacant.

Surrounding land uses include single-family residences to the north, east and west and a residential development under construction to the south.

On May 13, 2008, the project site was annexed into the City under Annexation area 107 (Planning Case P06-0453). Upon incorporation, the site was included in the Orangecrest Specific Plan and the project sites easterly parcel was zoned R-1-13000. The site's two westerly parcels were zoned OSP-RA – Orangecrest Specific Plan – Residential Agriculture due to the parcel's designation as Agricultural Preserve No. 7. In order to facilitate the development, the applicant requested a diminishment of Agricultural Preserve No. 7. The Orangecrest Specific Plan indicates when the agricultural preserve designation is diminished on the two westerly parcels, the use of the land shall be reviewed consistent with the R-1-8500 and R-1-13000 development standards.

The property has not been utilized for agricultural purposes since 1993. On April 10, 2023, the Land Use, Sustainability, and Resilience Committee (LUC) recommended the diminishment of Agricultural Preserve No. 7 in accordance with the process established by Resolution No. 19740.

## *Benefit to the Community*

The proposed project will facilitate the development of housing on the site. As expressed by the Governor of California and the State Legislature, California is facing a housing crisis with production being a priority. Available housing is of vital statewide and City importance. The City's Regional Housing Needs Assessment allocation is 18,458 units for the 2021-2029 planning cycle. The 96 units proposed by the project will be counted towards the RHNA.

## **DISCUSSION:**

The applicant is requesting approval of the following entitlements to facilitate the development of 96 residential units in a Planned Residential Development (PRD):

- Tentative Tract Map (TM 38094) to subdivide 18.92 acres into 96 single-family residential lots and lettered lots for private streets and common open space;
- Planned Residential Development Permit for the establishment of detached single-family residential dwellings, common open and space private streets;
- Design Review of project plans for the site design and building elevations;
- Agricultural Preserve Diminishment to diminish the Woodcrest Agricultural Preserve No. 7; and
- Environmental Impact Report.

Individual residential lots range in size from 4,250 to 5,995 square feet and the proposed single-family residences range in size from 2,651 to 3,121 square feet. The proposed residences consist of two stories with a maximum building height of 28 feet, 6 inches. Residences include four or five bedrooms, three and a half to four baths, a two-car garage and an 18 foot, 6-inch driveway. Three architectural styles (Modern Agrarian, Coastal, and Santa Barbara) are proposed with varying building designs and rooflines for each of the plans.

Each unit will have 1,047 to 2,343 square feet of private open space in rear yards and porches ranging in size from 119 to 141 square feet. The proposed common open space consists of a 61,909 square foot, centrally located park. Proposed amenities include a tot lot and playground equipment, basketball courts, outdoor dining area, and a large multi-purpose event lawn area. The project also includes construction of a 10-foot-wide multi-purpose trail along Wood Road.

Vehicular access is provided from Lurin Avenue and Krameria Avenue and the project will contain 101 on-street guest parking spaces. The proposed project includes an internal pedestrian network of sidewalks with enhanced street crossings and corner curb bulb-outs.

The applicant is requesting diminishment of Agricultural Preserve No. 7 in conjunction with this project which encompasses APN 266-130-024, and 266-130-023.

The Orangecrest Specific Plan provides that once the Agriculture Preserve is diminished on the properties, the property can be developed consistent with the R-1-13000 and R-1-8500 Single-Family Residential Zone development standards. Development of the proposed 96-unit Planned Residential Development requires the diminishment of Agricultural Preserve No. 7 on 12.8-acres of the project site.

Assessor Parcel Number	Acreage	General Plan Land Use Designation	Zoning	Development Standards Upon diminishment of Agricultural Preserve
266-130-023	11.73	MDR – Medium Density Residential and LDR – Low Density Residential	OSP-RA-SP – Residential Agricultural and Specific Plan (Orangecrest) Overlay Zone	R-1-8500 Single-Family Residential Zone and R-1-13000 Single Family Residential Zone
266-130-024	1.08	MDR – Medium Density Residential	OSP-RA-SP – Residential Agricultural and Specific Plan (Orangecrest) Overlay Zone	R-1-8500 Single-Family Residential Zone

The total acreage of Agricultural Preserve No. 7 has diminished over time to less than 100 acres and the remaining parcels in Agricultural Preserve No.7 are no longer contiguous as required by the Land Conservation Act of 1965. Diminishment of the project parcels agricultural preserve would not significantly impact the preserve’s viability as a protected area because the subject parcels have not been used for agricultural purposes since 1993. The residential project that is proposed to be developed on this site upon diminishment of the agricultural preserve complies with the Orangecrest Specific plan, the General Plan Land Use Designation, and is consistent with the development pattern of the area.

**STRATEGIC PLAN ALIGNMENT:**

The actions undertaken for the Planned Residential Development contributes to **Strategic Priority 2 – Community Well Being** and **Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.**

The actions undertaken for the proposed project aligns each of the five Cross-Cutting Threads as follows:

1. **Community Trust** — The proposed planned residential development requires public hearings by the Planning Commission and Land Use, Sustainability, and Resilience Committee. Additionally, public comment is encouraged throughout the process through the EIR public review period, the 20-day public noticing period and at public hearings.
2. **Equity** – The proposed planned residential development provides housing opportunities, on and off-site infrastructure and trail improvements that benefit all residences in the community and region.
3. **Innovation** – The proposed planned residential development meets the growing community’s needs for increased housing opportunities.
4. **Fiscal Responsibility** – All project costs are borne by the property owner, Coastal Commercial Properties.
5. **Sustainability & Resiliency** – All new construction will meet the most up-to-date Building

Codes. The proposed planned residential development is designed to meet the current and future needs of the community.

**FISCAL IMPACT:**

The is no direct fiscal impact to the City. All project costs are borne by the property owner, Coastal Commercial Properties. Additionally, the removal of the property from an Agricultural Preserve enables the City to realize additional revenue from increased property taxes upon completion of the residential development project.

Prepared by: Jennifer A. Lilley, Community & Economic Development Director  
Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Resolution Certifying Final EIR and Adopting the Findings of Fact, and the Mitigation Monitoring and Reporting Program
2. Resolution to diminish Agricultural Preserve No. 7
3. City Planning Commission Report and Exhibits – March 30, 2023
4. City Planning Commission Recommended Conditions – March 30, 2023
5. City Planning Commission Minutes – March 30, 2023
6. LUC Report – April 10, 2023
7. LUC Minutes – April 10, 2023
8. Presentation
9. Final Environmental Impact Report
10. Draft Environmental Impact Report available at the City’s Website:  
<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>