



Community & Economic Development Department

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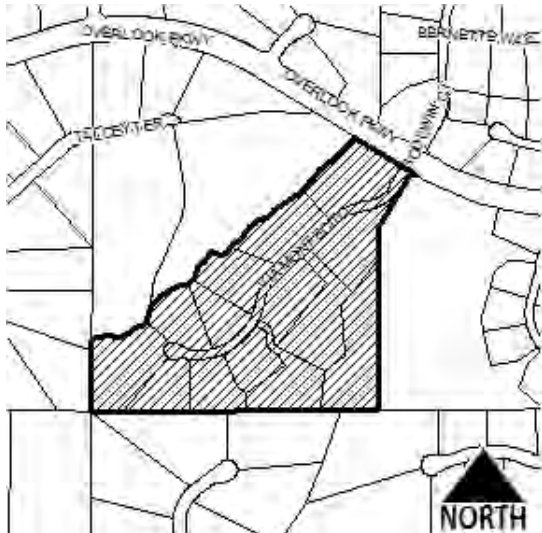
Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: AUGUST 10, 2017

AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Numbers</i>	P17-0216 (Amendment to TM P03-1336), P17-0539 (Amendment to PRD P03-1337)	
<i>Request</i>	To modify a condition of approval of Tract Map 31859 and associated Planned Residential Development Permit to allow the future development of a single family residence on a lot that was previously approved and developed as a common recreational lot.	
<i>Applicant</i>	Steve Berzansky of Lot 13, LLP	
<i>Project Location</i>	Tract Map 31859, situated south Overlook Parkway and west of Bodewin Court	
<i>APN</i>	243-210-057	
<i>Project area</i>	24.64 acres	
<i>Ward</i>	4	
<i>Neighborhood</i>	Alessandro Heights	
<i>Specific Plan</i>	N/A	
<i>General Plan Designation</i>	HR – Hillside Residential	
<i>Zoning Designation</i>	RC – Residential Conservation	
<i>Staff Planner</i>	Candice Assadzadeh, Associate Planner; 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment; and
2. **RECOMMEND APPROVAL** of Planning Cases P17-0216 (Amendment to TM P03-1336) and P17-0539 (Amendment to PRD P03-1337) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

On February 17, 2004, City Council approved Planning Cases P03-1336 (Tract Map 31859) and P03-1337 (Planned Residential Development) for a subdivision consisting of 12 single family residential lots, one common recreation lot (Lot 13), and an open space lot (Lot 14) consisting of 2.63 acres. The open space lot was dedicated to the City of Riverside as an easement for the preservation and protection of the property's hillside and natural open space, located within the boundaries of the Prenda Arroyo. The maintenance of the open space was required to be the responsibility of a conservancy organization or Homeowner's Association (HOA).

Two Variances were also approved under the Tract Map to allow: 1) parcels 1 through 12 to be landlocked, without frontage on a public street; and 2) Lots 1, 3-7, 9, and 11-12 to be less than a minimum of 2.0 acres in size. Additionally, a Grading Exception was approved under the Tract Map to allow a 36,850 square foot graded pad for a common recreational facility on Lot 13, where the Grading Code limits the pad size to 21,000 square feet.

In 2007, a grading permit was issued and all pads have been rough graded. Lot 13 is currently the only developed lot within Tract 31859, as it was developed with a tennis court, gazebo, and associated hardscape in 2008.

PROPOSAL

The applicant proposes to modify Condition of Approval 2.a. of Tract Map 31859 (P03-1336) and associated Planned Residential Development (P03-1337) to allow for the conversion of Lot 13 from a common recreational lot to a buildable lot for the future construction of a single family residence.

The conceptual plot plan shows the removal of the existing gazebo, portions of the associated hardscape, and construction of a one-story single family residence. The existing tennis court will remain for the private use of the property owner. No additional grading is proposed.

As part of this proposal, the open space on Lot 14 of this subdivision is proposed to be used as a passive recreation area for residents and to provide trail linkages to other natural open space areas within the Prenda Arroyo. A new open space easement will be recorded over the existing easement to add "for the enjoyment of the public", for the purpose of providing legal access across Lot 14.

PROJECT ANALYSIS

The Planned Residential Development has been designed to minimize the overall amount of grading within the project area and preserve the natural drainage at the southeast corner of the property. Allowing Lot 13 to be developed with a single family residence will not disturb the sensitive natural areas of the site, and the additional open space easement proposed over Lot 14, approximately 2.63 acres, will provide recreational opportunities for passive activities for the residents and the public.

In the RC Zone a PRD qualifies for a maximum density bonus up to 25 percent. A bonus less than the maximum may be granted based on compliance with the following criteria:

1. Retention of unique natural features, including arroyos, hillsides and rock outcroppings, in natural open space areas consistent with the grading ordinance;
2. Placement of buildings demonstrating sensitivity to the natural topographic and habitat features of the site, including clustering of homes in less sensitive and less steep locations in order to preserve such natural features and valuable natural open space, both for wildlife habitat and visual aesthetic purposes;
3. Provision of amenities consistent with the RC Zone and as deemed appropriate for the project;
4. Provision that the development will not introduce non-native plants as defined by Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) into the landscape adjacent to the City's arroyos in perpetuity;
5. Maintenance and management of all open space easements by a single entity for the entire project with an appropriate natural open space management plan;
6. Superior design of individual dwelling site plans and building architecture, including such features as porches and garages set back from the street in comparison to the house, and detailed four sided, building treatments. Many of the desirable features are found in the adopted Citywide Design and Sign Guidelines. The design of custom homes will be reviewed as individual homes are submitted for Design Review approval prior to building permit issuance;
7. Sensitivity to impacts of the development on surrounding uses, including linkages to natural open space areas where appropriate; and
8. Streets serving the development shall be capable of accommodating the anticipated traffic.

The proposed modification of the condition of approval of Tract Map 31859 and associated Planned Residential Development Permit meets the standards required to qualify for a density bonus of 4 percent or 0.52 dwelling units per acres based on the following: 1) this project, including Lot 13, has been designed to protect the Prenda Arroyo, hillside and sensitive areas of the site in compliance with the RC Zone, Proposition R and Measure C; 2) the open space on Lot 14 has been required to be dedicated to an appropriate conservancy organization for purpose of long term and management or a Homeowner's Association (HOA) should no organization be found; 3) an easement will be required to be recorded over the existing easement on Lot 14 to add for

the enjoyment of the “public” use allowing for passive recreational opportunities; 4) the size of each individual lot, 1.03 to 2.0 acres, allows the opportunity for private amenities; and 5) future development of each lot will require Design Review approval to ensure compliance with the Citywide Design & Sign Guidelines. Based on the above, staff supports the density bonus of 4 percent and development of Lot 13 with a single family residence.

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of HR – Hillside Residential, as the Planned Residential Development (PRD) was designed as a clustered development, limiting development of the ecologically sensitive and visually prominent hillside areas.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The RC – Residential Conservation Zone is consistent with the HR – Hillside Residential General Plan land use designation. The RC Zone allows a maximum density of 0.50 dwelling units per acre; however, a Planned Residential Development (PRD) allows a density bonus of 25 percent for a maximum of 0.63 dwelling units per acre in the RC Zone. A reduced bonus may be considered based on the degree the project meets the criteria in Section 19.780.050.A.2 of the Zoning Code.</p> <p>The proposed modification will increase the density of the previously approved PRD from an existing 0.48 dwelling units per acre to 0.52 dwelling units per acre, equivalent to a density bonus of 4 percent. Since this project complies with the criteria for bonus density, a 4 percent bonus can be considered. Furthermore, removal of the 2.0 acre recreational lot (Lot 13) will not be contrary to the intent of the Planned Residential Development because as part of this project an easement will be required to be recorded over Lot 14 to allow it to be used by residents and the public. Providing open space for passive recreational amenities will be consistent with the provisions of the RC Zone.</p> <p>In conclusion, the proposed modification to allow Lot 13 to be developed with a single family residence will be consistent with the PRD standards for RC Zoned properties, Proposition R, and Measure C.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>No development is considered or proposed as part of this application. Future development of the subject parcel will</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

be subject to Design Review to ensure the development is in compliance with the Citywide Design & Sign Guidelines.			
<i>Riverside County Airport Land Use Compatibility Plan</i> On June 1, 2017 the Riverside County Airport Land Use Commission (ALUC) determined the proposed rezoning to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.100.040 – Residential Development Standards for the RC Zone</i>				
Standard		Proposed	Consistent	Inconsistent
<i>Average Lot Size</i>	2.0 acres	2.0 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width</i>	130 feet	340 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Depth</i>	100 feet	240 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.780.050 – Planned Residential Development Density</i>				
Standard		Proposed	Consistent	Inconsistent
<i>Max Density</i>	0.63 du/ac	13 dwelling units/24.64 acres = 0.52 du/ac (4% Bonus)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment.

NEIGHBORHOOD COMPATIBILITY

The proposed conversion of Lot 13 from a common recreational lot to a buildable lot for the future construction of a single family residence is consistent with the zoning and surrounding development pattern. Future development of the subject parcel will be subject to Design Review approval to ensure the development of the subject parcel will be in compliance with the Citywide Design Guidelines and zoning standards. Additionally, the open space, Lot 14 of this subdivision,

is proposed to be used as a passive recreation area for residents and linkages to other natural open space areas within the Prenda Arroyo. For these reasons, staff supports the proposed modification of conditions of approval of Tract Map 31859 and associated Planned Residential Development Permit.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300-feet of the site. A letter of support was received from the Friends of Riverside's Hills, at the time of submittal. An additional written comment was received expressing concern with potential rezoning of the property. Staff clarified the project only involves the modification of a condition of approval to develop the common recreational lot with a single family residence. No other responses regarding this project have been received by staff.

APPEAL INFORMATION

Actions by the City Planning Commission, 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 Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. General Plan Map
4. Zoning Map
5. Project Plans (Conceptual Plot Plan)
6. Existing Site Photos
7. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1265MA17
8. Comment Letters

Prepared by: Candice Assadzadeh, Associate Planner

Reviewed by: Ted White, Deputy Director

Approved by: Rafael Guzman, Community & Economic Development Director



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

Meeting Date: August 10, 2017

PLANNING CASES: P17-0216 (Amendment to TM P03-1336)
P17-0539 (Amendment to PRD P03-1337)

CONDITIONS

Planning

1. All conditions of Planning Cases P03-1336 (Tentative Tract Map) and P03-1337 (Planned Residential Development) shall apply, except as modified by these conditions.
2. Condition 2a of Planning Case P03-1336 shall be modified as follows: To allow a 36,850 square foot graded pad for a single family residence on Lot 13, where the Grading Ordinance limits the pad size to 21,000 square feet.
3. All conditions of Riverside County Airport Land Use Commission case ZAP1265MA17 shall apply.

Prior to Building Permit Issuance:

1. Future development of the property with a single family residence shall require the approval of Design Review. A separate Design Review application and applicable fee shall apply.
2. The applicant shall prepare and record revised Covenants, Conditions, and Restrictions (CC&Rs) subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain the following revisions:
 - a. Delete all references to Lot 13 as Association Common Area.

Standard Conditions:

3. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval by City Council.
4. 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.

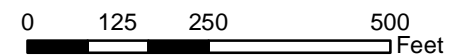
Public Works

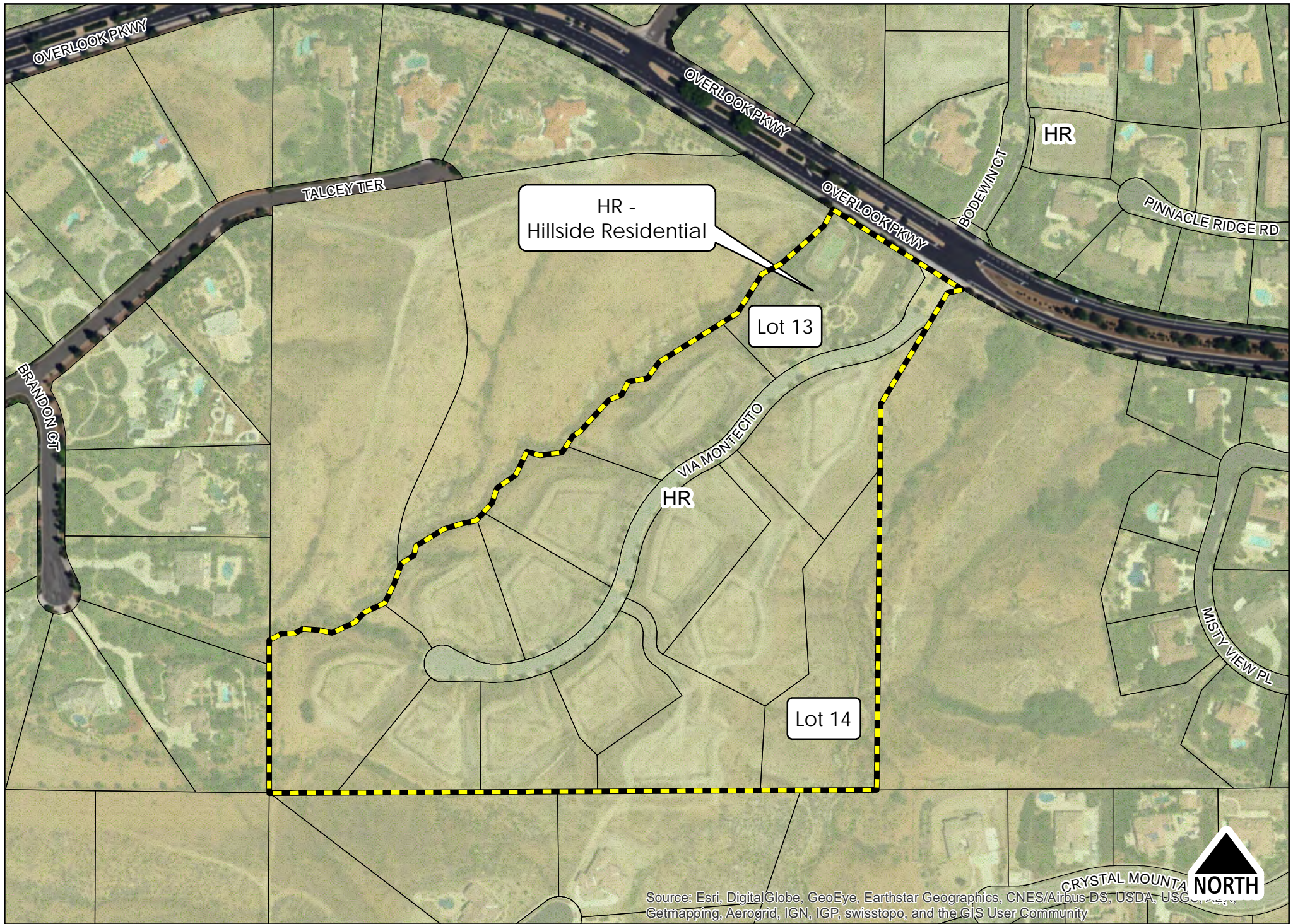
Prior to Grading and/or Building Permit Issuance:

5. A new Open Space Easement shall be recorded over the existing Open Space Easement on Lot 14 to allow "for the enjoyment of the public".

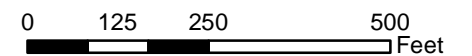


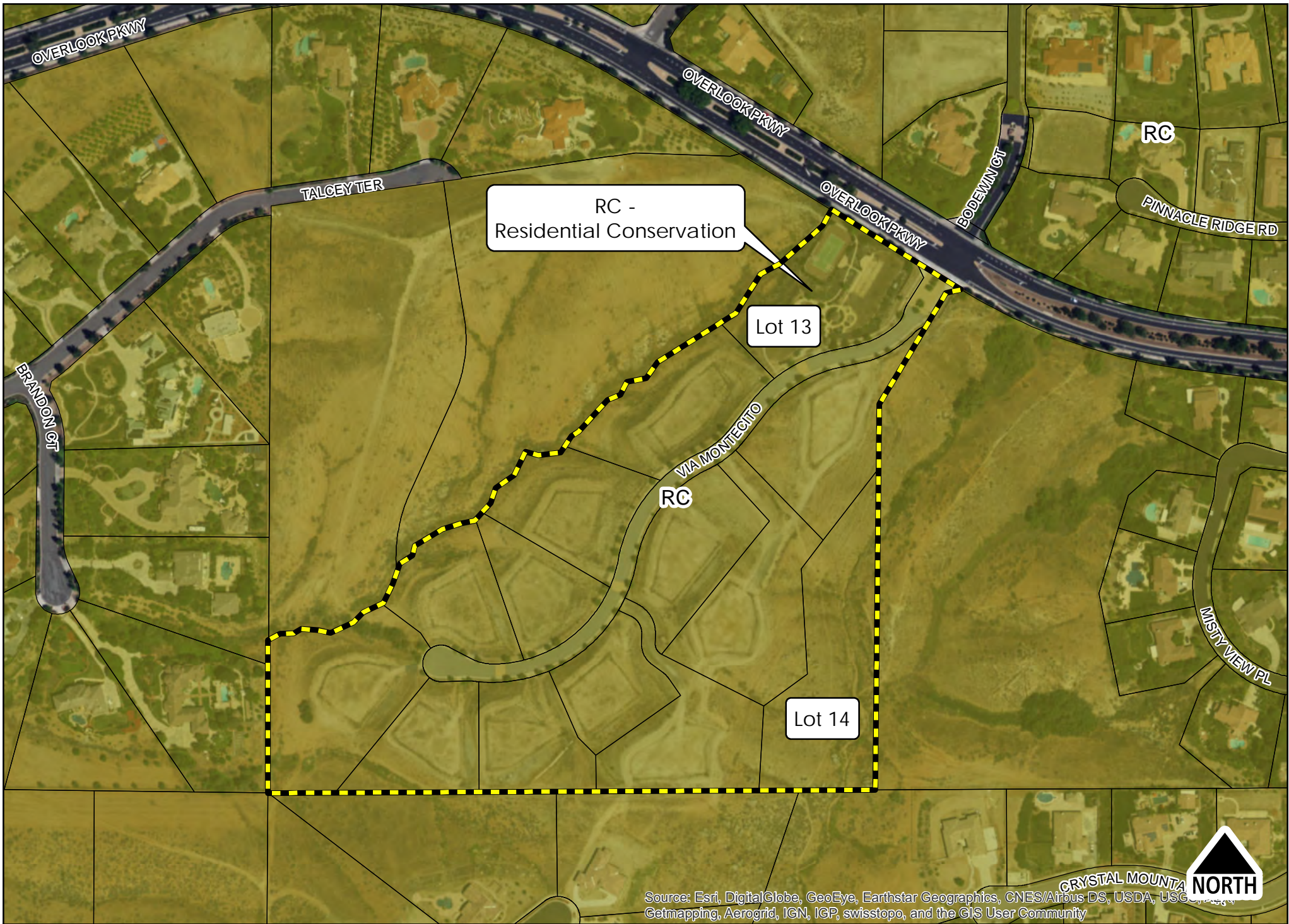
P17-0216, Exhibit 2 - Aerial Photo/Location



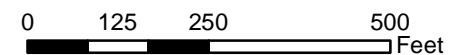


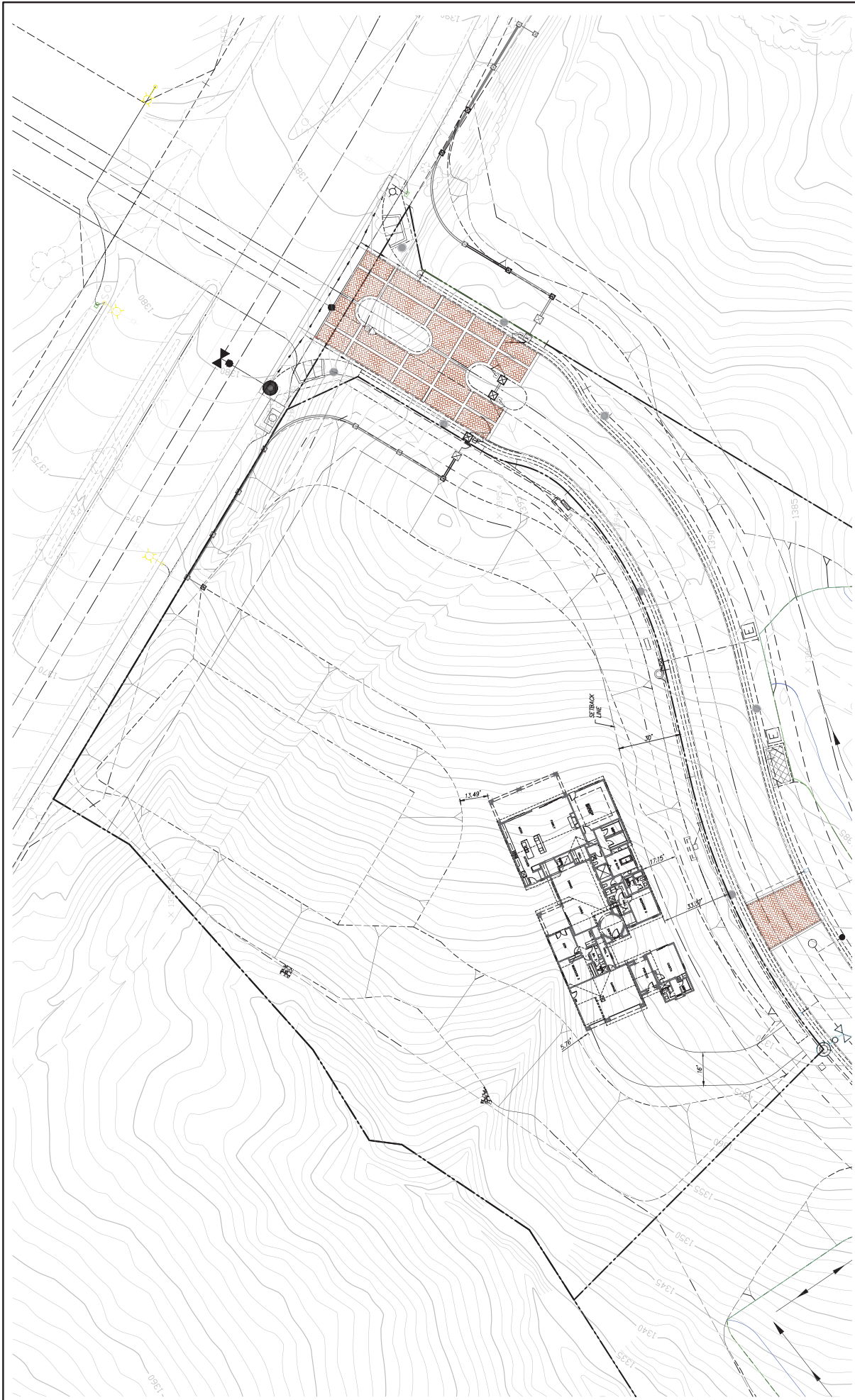
P17-0216, Exhibit 3 - General Plan Map





P17-0216, Exhibit 4 - Zoning Map





P17-0216, Exhibit 5 - Project Plans (Conceptual Plot Plan)



PRELIMINARY
SUBJECT TO CHANGE

MARK	DATE
1	
2	
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5	
6	
7	

REVISIONS



PREPARED BY:
JASON E. KELLER

PREPARED FOR:
STEVE BEZANSKY

LOT 13 PLOT PLAN
MONTECITO ESTATES

DATE	3/30/17
DRAWN BY	BR
DATE	
SHEET 1 OF 1	



1 – Entry into Tract 31859 from Overlook Parkway.



2 – Via Montecito looking west at the project site.



3 – Via Montecito looking southwest at the project site.



4 – Via Montecito looking west from the southerly corner of the project site.



5 – Project site looking north; existing hardscape improvements to be removed.



6 – Project site looking north; tennis court is to remain.



7 – Project site looking south; existing gazebo is proposed to be removed.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

JUN 12 2017

June 1, 2017

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Development Department

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Riverside

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County Administrative Center
4080 Lamon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Candice Assadzadeh, Project Planner
City of Riverside Community Development Department/Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1265MA17
Related File No.: P17-0216 (Planned Residential Development modification)
APN: 243-210-057

Dear Ms. Assadzadeh:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. P17-0216 (Planned Residential Development [PRD] modification), a proposal to modify the use of Lot 13 of recorded Tract Map No. 31859 located at the southwest corner of Overlook Parkway and Via Montecito from a common recreational lot to a buildable single-family residential lot. (It is understood that this PRD modification does not require adoption via an ordinance.)

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The site elevation is more than 100 feet lower than the elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus (1,535 feet above mean sea level) at a distance of approximately 28,845 feet. The site is also more than 20,000 feet from the runways at Riverside Municipal Airport. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

AIRPORT LAND USE COMMISSION

2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon, and shall be recorded as a deed notice.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, Director

AIRPORT LAND USE COMMISSION

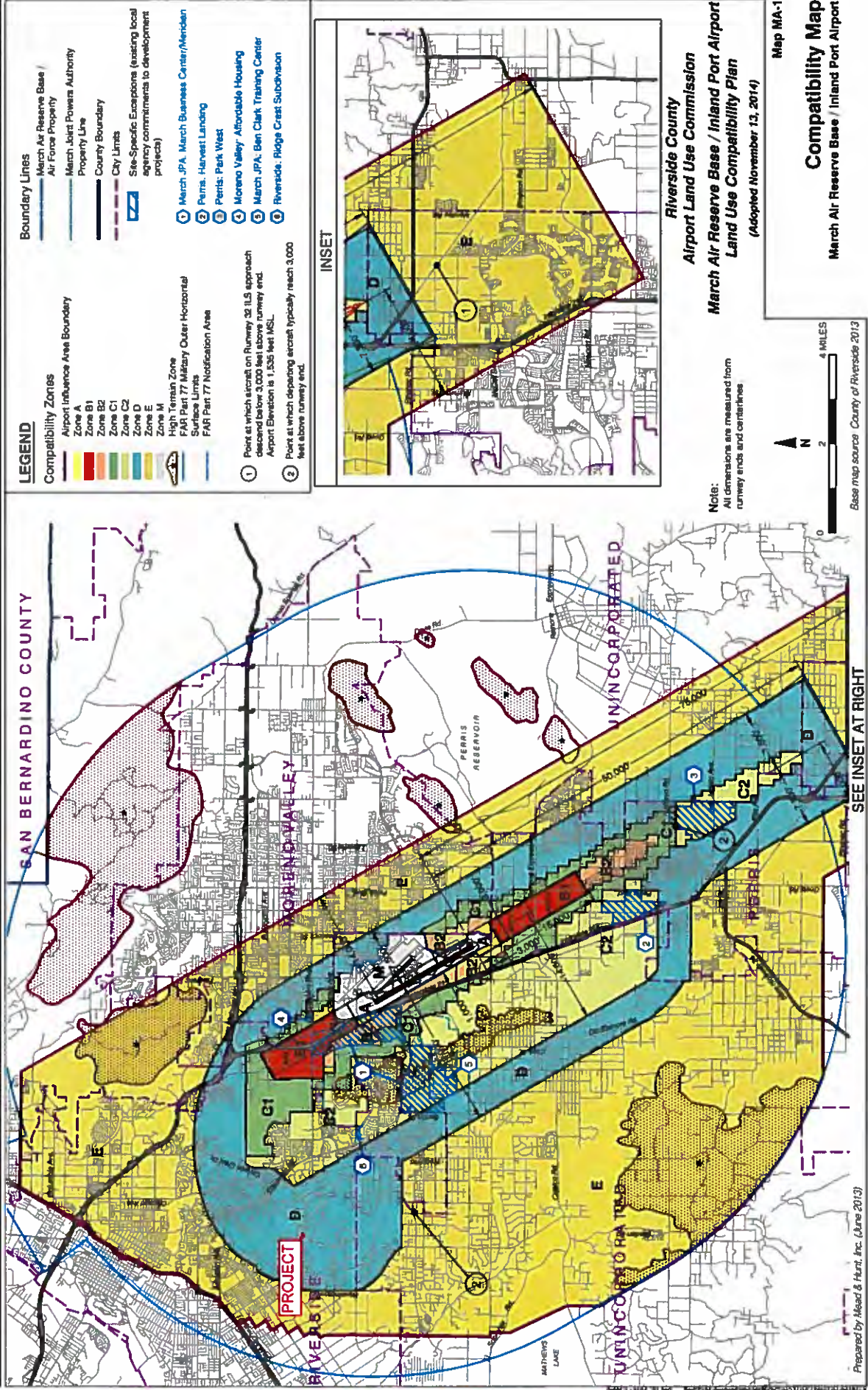
Attachments: Notice of Airport in Vicinity

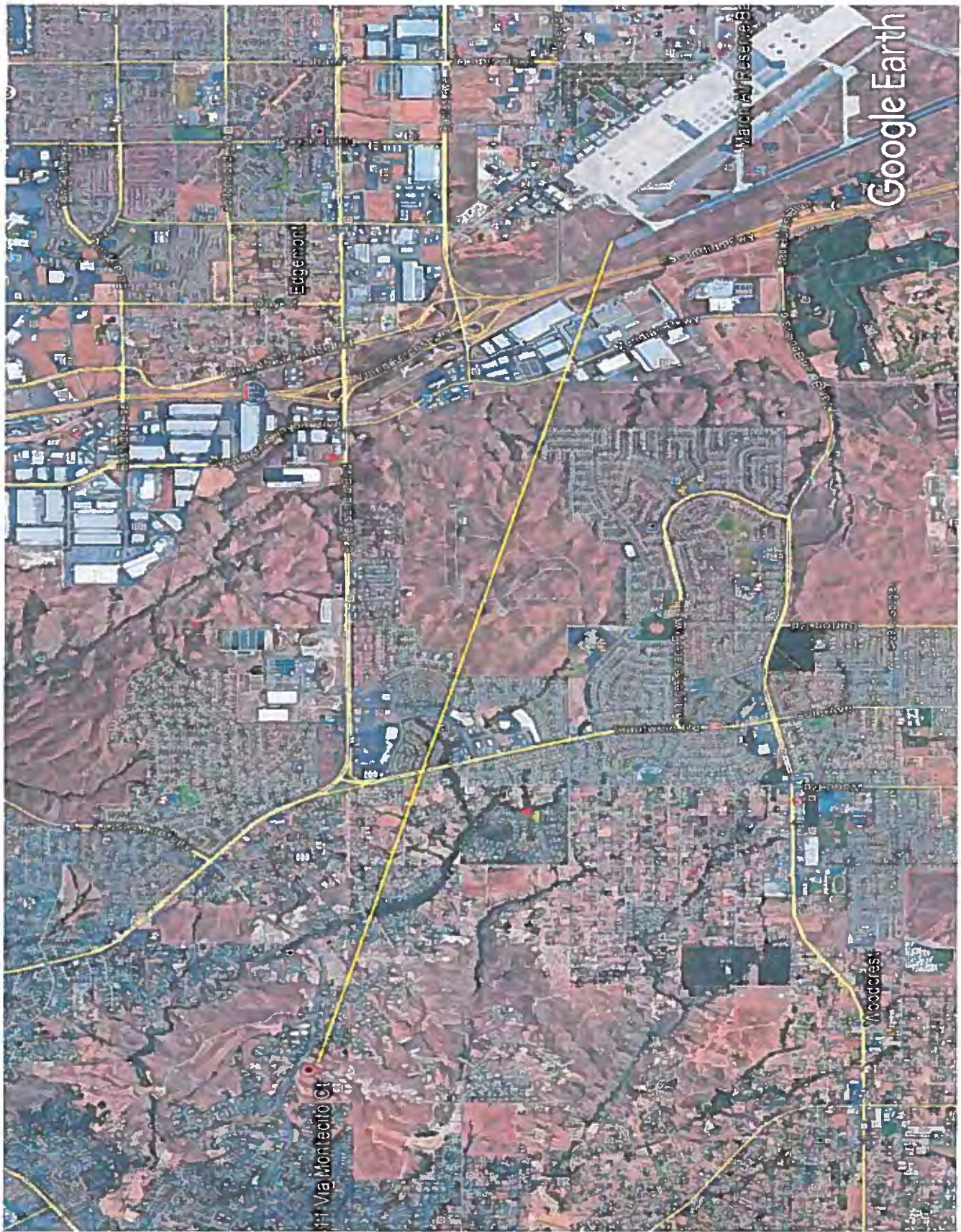
cc: Vista Montecito, LLC (applicant/landowner)
Steve Berzansky (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

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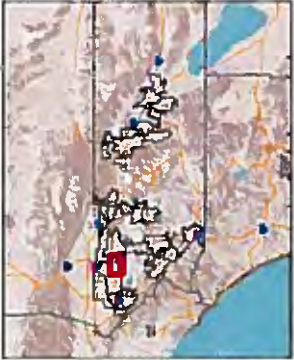
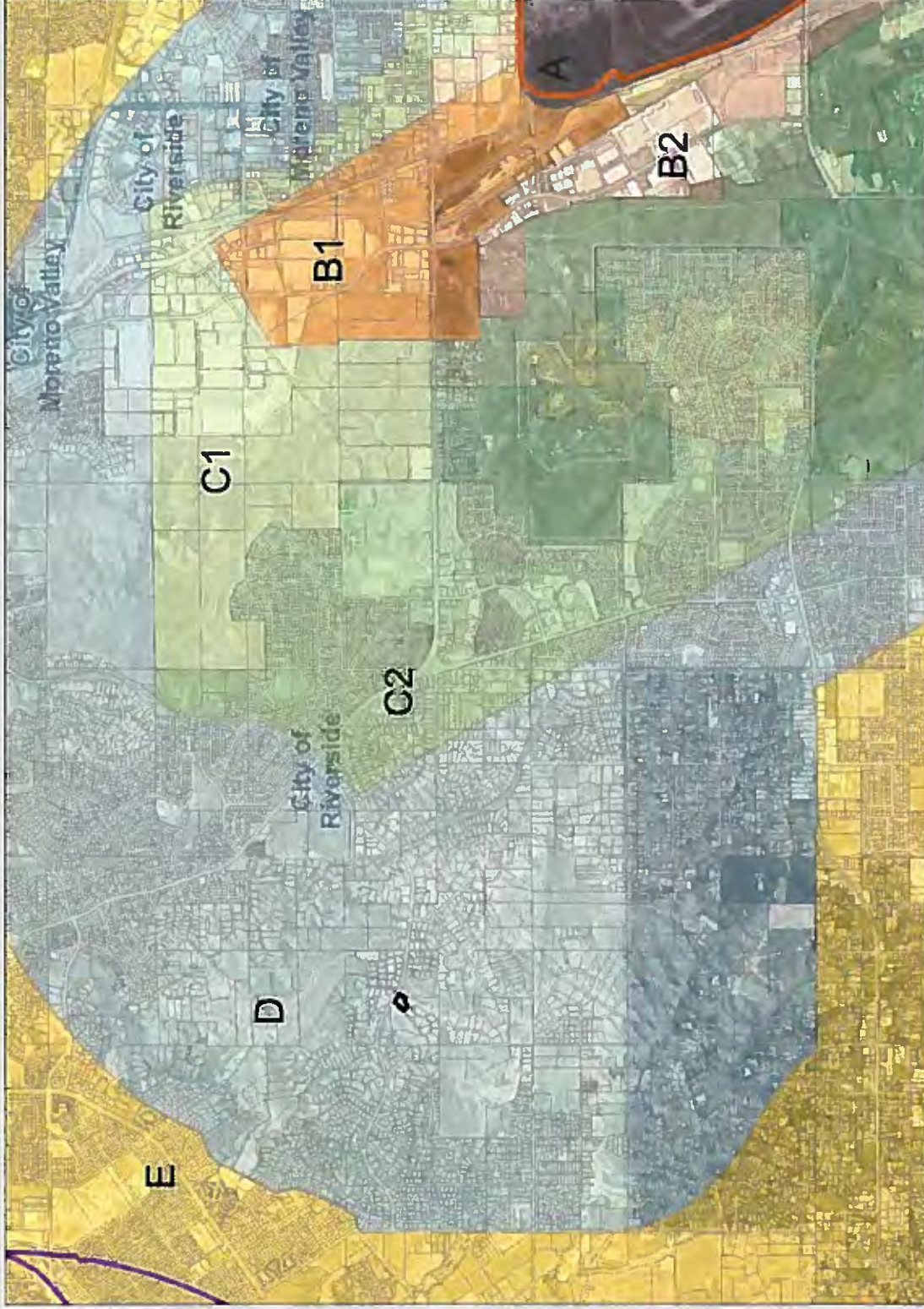
NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)





My Map



Legend

Airports
 AIA

Airport Compatibility
 OTHER ZONE
 A
 A-EXC1
 B1
 B1-APZ I
 B1-APZ I-EXC1
 B1-APZ II
 B1-APZ II-EXC1
 B1-EXC1
 B2
 B2-EXC1
 C
 C1
 C1-EXC1
 C1-EXC3
 C1-EXC4
 C1-HIGHT
 C2
 C2-EXC1
 C2-EXC2
 C2-EXC3
 C2-EXC5
 C2-EXC6
 C2-HIGHT

Notes

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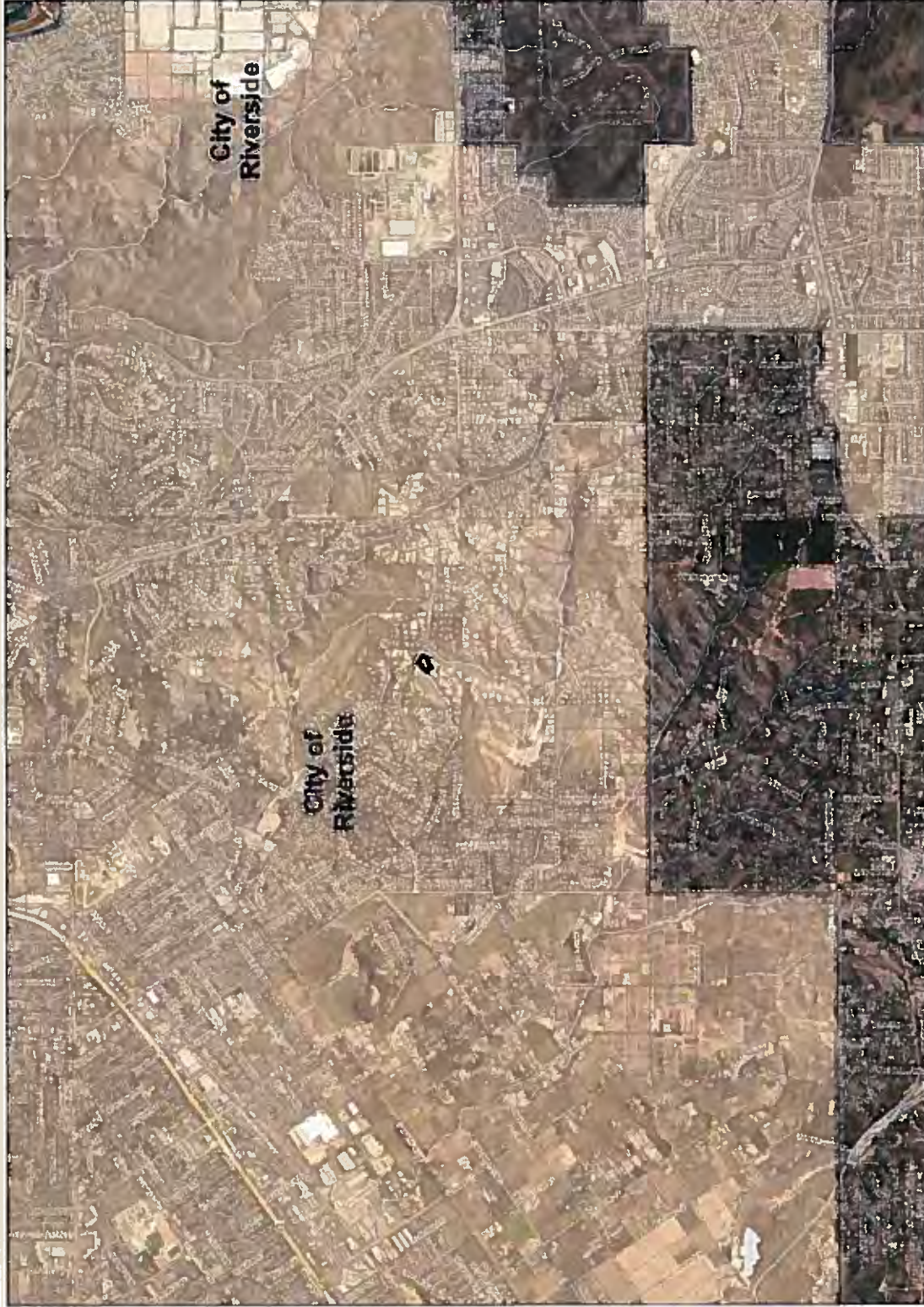
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My Map



- Legend**
- City Boundaries
 - Cities
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 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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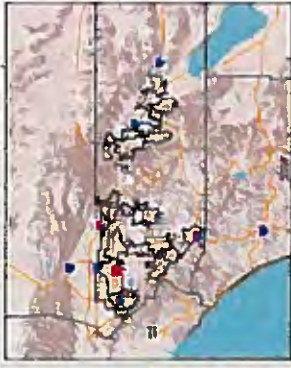
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers



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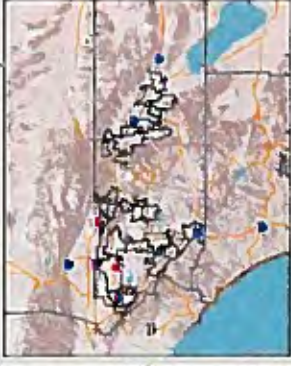
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My Map



- Legend**
- City Boundaries
 - Cities
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 - Lakes
 - Rivers

Notes

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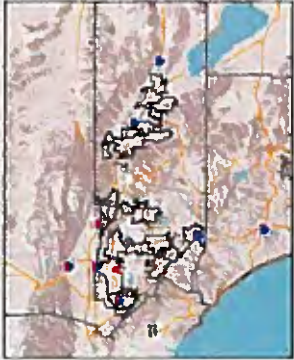
0 331 662 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers



Notes

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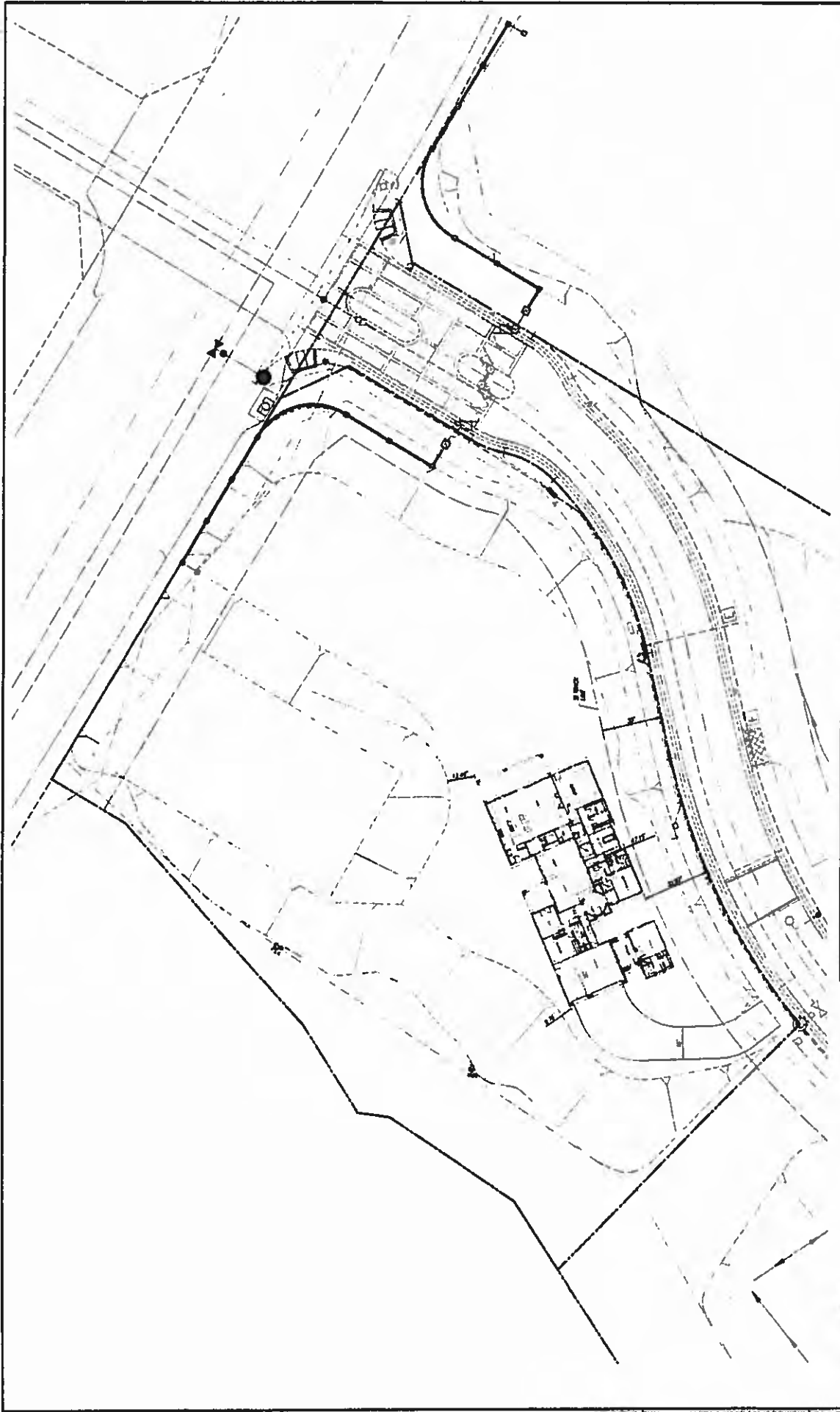


0 165 331 Feet



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 NORTH 0 10 20 30 1" = 20'	PRELIMINARY SUBJECT TO CHANGE		PREPARED BY KELLER CONSULTING INC. 10000 14th Ave S. Suite 100 Burnaby, B.C. V5C 3R7 TEL: 604-291-1111 FAX: 604-291-1112	REVIEWED FOR CIVIL ENGINEERING	LOT 13 PLOT PLAN MONROVIA ISLAND	DATE 2007	DRAWN BY J.M.	SHEET NO. 1 OF 1

Assadzadeh, Candice

From: Assadzadeh, Candice
Sent: Thursday, July 20, 2017 12:59 PM
To: 'D Minkler'
Subject: RE: [External] Re: P17-0216 (TM)

Hi Dinah,

The intent of the Planning Cases are the same as we previously discussed. None of the property hatched on the map will be rezoned, as it will remain RC – Residential Conservation.

Planning Case P17-0216 is a request to modify conditions of approval Tract Map 31859 (consisting of all 14 properties that are hatched on the notification map) to allow the future development of a single family residence on a lot that was previously approved and developed as a common recreational lot.

Planning Case P17-0539 is a request to modify the associated Planned Residential Development to allow for a density of 0.52 dwelling units/acre, where currently the density is 0.50 dwelling units/acre.

Please feel free to contact me should you have any additional questions.

Thank you!

Candice Assadzadeh | Associate Planner
City of Riverside
Community and Economic Development Department – Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
Email: CAssadzadeh@riversideca.gov
Office: (951) 826-5667

From: D Minkler [mailto:fiveminks@gmail.com]
Sent: Thursday, July 20, 2017 12:14 PM
To: Assadzadeh, Candice <CAssadzadeh@riversideca.gov>
Subject: Re: [External] Re: P17-0216 (TM)

Hi Candace....I see the public hearing has been changed to August 10th and the whole area looks to be up for rezoning. Can you give me an update?

Thanks!

Dinah Minkler

To: Honorable Chair and Members of the City of Riverside Planning Commission

From: Friends of Riverside's Hills, 4477 Picacho Dr, Ca 92507 email: Watkinshill@juno.com

Re: PRD modification of TTM# 31859

26 Jan. 2017

Friends of Riverside's Hills have discussed the proposed modification of TTM# 31859 with Steve Berzansky and has no objection to the conversion of the originally approved recreational lot 13 to a buildable lot. Friends of Riverside's Hills understands that height variances have previously been granted on some of the lots in this project, and, in the spirit of compromise, we agree not to object to height variances (beyond the RC zone maximum height of 20ft) provided that they are limited to a maximum height no greater than 23 feet. Given the sensitive location of the project, Friends of Riverside's Hills would appreciate it if City planning staff would inform them of any future requests on this site for height variances above 23 feet.

We strongly support Steve Berzansky's agreement to record a trail easement across the open space lot 14, an easement that links to the south with the pre-existing trail easement that traverses TM29515 to Harbart Drive, and links to the west with the City-owned open space, thus formalizing the already existing but unrecorded dirt trail from Overlook Parkway to Harbart Drive. We had an onsite meeting with Mr. Ted White the Director of Planning, Ms. Alisa Sramala of the Parks Department and Mr. Berzansky to discuss the trail. We all agreed on site that Mr. Berzansky would support creating a trail easement across the majority of lot 14 of the TTM 31859 and then onto the City's open space land until it terminates at Overlook. Lot 14 is an additional 2 acre open space for the subdivision. Also Mr. Berzansky agreed to work with a civic organization, like the boy scouts for instance, to create a traversable pedestrian trail head that would make access to and from Overlook possible.

Respectfully submitted on behalf of Friends of Riverside's Hills by:

Leonard Nunney (Secretary)