



Community & Economic Development Department

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Planning Division

TENTATIVE PARCEL MAP

Approval Date: June 17, 2020

Development Review Committee Date: October 2, 2019

PROJECT DETAILS

CASE NUMBER:	P19-0654 (Tentative Parcel Map No. 37809)
CONTACT PLANNER:	Veronica Hernandez, Senior Planner
APPLICANT:	Dale Sexton
PROPERTY ADDRESS:	7773 Cleveland Avenue, 7772 Victoria Avenue, 2600 Grace Street, on the northwest corner of Grace Street and Cleveland Avenue (APNs: 237-050-004, -005, -032)
ZONE:	RA-5 – Residential Agricultural Zone
WARD:	Ward 4

SITE BACKGROUND

The subject property consists of two contiguous parcels totaling 18.95 acres, which are developed as follows:

- The first parcel is located at 7773 Cleveland Avenue (APNs 237-050-004 and 237-050-032) and is developed with a 5,244 square foot accessory structure on 4.79 acres.
- The second parcel consists of two legal lots (APN 237-050-005 and 237-050-032):
 - The first lot is located at 7772 Victoria Avenue and is developed with a 1,500 square foot single-family residence, 1,300 square foot garage, 2,700 square foot guest house, a 1,700 square foot accessory structure, and a 9,116 square foot accessory structure on 4.79 acres. On November 5, 2003, the Zoning Administrator approved a Lot Line Adjustment (Planning Case P03-0997), which adjusted the common line between all of the lots. As part of that entitlement, a variance was approved to allow the existing single-family residence a 10-foot setback, where the Zoning Code at the time required a 40-foot setback.
 - The second lot is located at 2600 Grace Street and is developed with 4,100 square foot single-family residence, 616 square foot guest house, a 1,292 square foot garage, and a 5,000 square foot accessory structure on 9.37 acres.

PROJECT DESCRIPTION

The Applicant is proposing a Parcel Map (PM-37809) to subdivide two lots into 4 parcels for financing purposes. The table below provides details on the proposed parcels:

Parcel	Lot Area	Lot Width (±)	Lot Depth (±)
Parcel 1	5.24 Acres	320.23 feet	622.18 feet
Parcel 2	5.90 Acres	320.23 feet	622.33 feet
Parcel 3	5.09 Acres	326.09 feet	640.84 feet
Parcel 4	5.72 Acres	326.09 feet	640.91 feet

Parcels 1 and 2 are developed with a single-family residence and accessory structures. Parcel 3 is developed with an accessory structure. Parcel 4 is vacant. Access to Parcel 1 will be provided via Victoria Avenue, and access to Parcels 2, 3, and 4 will be provided via Grace Street. No construction is proposed as part of this subdivision.

ANALYSIS

Authorization and Compliance Summary		
	Consistent	Inconsistent
General Plan 2025 The underlying General Plan 2025 Land Use Designation of A/RR – Agricultural/Rural Residential is consistent with the proposed subdivision. The subdivision will enable future development of single-family residences and related uses, and is consistent with the following objective of the Arlington Heights Neighborhood: <u>Objective LU-38:</u> Preserve and enhance Arlington Heights' major cultural-historical and environmental amenities, including citriculture, arroyos, hillsides, Victoria Avenue and the Gage Canal, while providing opportunities for residential development that is sensitive to the neighborhood's heritage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subdivision Code (Title 18) The project proposes a Parcel Map (Parcel Map No. 37809) to subdivide the property into four lots. As proposed, the Parcel Map meets the minimum standards of the Subdivision Code and lot standards of the RA-5 – Residential Agricultural Zone of Title 19 (Zoning Code).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning Code (Title 19) The proposed project site is zoned RA – Residential Agricultural, which is consistent with the A/RR – Agricultura/Rural Residential land use designation. The proposed subdivision is consistent with all minimum lot requirements for the RA Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Victoria Avenue Policy for Preservation, Design, and Development No construction is proposed as part of this application. Future development that fronts-on, sides-on, or reverses-on Victoria Avenue will be required to comply with all standards of the Victoria Avenue Policy, adopted by City Council on November 19, 2019.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL DETERMINATION

The proposed project is considered categorically exempt per the California Environmental Quality Act (CEQA), Section 15315 – Minor Land Divisions. The project also qualifies for a categorical exemption pursuant to Section 15061 (b) (3) (Common Sense Exemption), as it can be seen with certainty that the request to subdivide the site for financial purposes will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners within a 300-foot radius of the Project site. Staff received one letter from the public objecting to the project on the grounds that it would constitute a violation of Prop R Measure C, based on the proposed lots being less than 5 acres in size.

Section 19.100.040 of the Zoning Code provides development standards for the RA-5 – Residential Agricultural Zone. Lots in the RA-5 Zone are required to be a minimum of 5 acres in size, which the Zoning Code explicitly permits to be measured to the centerline of adjacent streets. When measured to the centerline of Victoria Avenue and Grace Street, the proposed parcels meet this development standard and are not in violation of Prop R, Measure C.

APPEAL INFORMATION

Actions by the Development Review Committee, including any environmental finding, may be appealed to the Planning Commission within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

DEVELOPMENT REVIEW COMMITTEE'S DECISION

The Development Review Committee **APPROVES** Planning Case P19-0654 (Parcel Map No. 37809), subject to the attached conditions.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

ATTACHMENT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: P19-0654 (Parcel Map)

Case Specific

• Planning

1. Any future development shall comply with the development standards of the RA-5 – Residential Agricultural Zone.
2. Any future development that fronts-on, sides-on, or reverses-on Victoria Avenue shall comply with the development standards of the Victoria Avenue Policy for Preservation, Design, and Development.
3. No burrowing owls or features potentially occupied by burrowing owls were detected on the project or adjacent areas during the January 2020 survey. Because the burrowing owl is a mobile species and site conditions may change, a pre-construction survey would be required within 30 days prior to beginning of site grading for any future development, per the MSHCP Burrowing Owl Survey Guidelines Section 6.3.2. If burrowing owls are found to be present at that time, the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Services (USFWS), and the Riverside Conservation Authority (RCA) will be notified within three days. A burrowing owl relocation and protection plan will be developed and approved by all three agencies. Relocation and protection measures shall be completed pursuant to the plan prior to the start of ground disturbance activities. No further action is required if the 30-day pre-construction survey does not result in burrowing owl sign or observation.
4. All applicable conditions of previously approved Planning Case P03-0997 shall apply.

Prior to Grading Permit Issuance:

5. Parcel Map No. 37809 shall be recorded.

Standard Conditions:

6. 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 **June 17, 2023**, 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.**

7. 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.

8. 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 – Land Development**

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

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 – Water**

10. Prior to map recordation, all Water Department fees required to provide water service to each parcel must be paid.

- **Fire Department**

11. When developed, 2 new public fire hydrants will be required, one on Grace and one at the corner of Grace and Victoria, located on Victoria.