

**MINUTES**  
**CITY OF RIVERSIDE**  
***CITY PLANNING COMMISSION***  
1,724th Meeting

9:00 a.m. January 20, 2000  
COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

**MINUTES APPROVED WITH CORRECTIONS**  
**MADE AT THE MARCH 9, 2000 MEETING**

COMMISSIONERS PRESENT: Agnew, Blackman, Hapeman, Leonard, Morales, Norton, Safford, Shafai, Stephens,

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Whyld, Planning Director  
Gutierrez, Deputy Planning Director  
Aaron, Principal Planner  
Mease, Principal Planner  
Coyazo, Senior Planner  
Jenkins, Senior Planner  
Jenkins, Senior Planner  
Burbano, Assistant Planner  
Belding, Assistant Planner  
Proctor, Plan Check Engineer  
Gonzales, Assistant City Attorney  
Avalos, Stenographer

**THE FOLLOWING BUSINESS WAS CONDUCTED**

Chairman Safford called the meeting to order at 9:00 a.m.

The Pledge of Allegiance was given to the Flag.

3. **ZONING CASE PD-005-990 (Continued from the December 23, 1999)**: Proposal of Griffin Industries, Inc. to establish an approximately 342 unit planned residential development consisting of 159 detached patio homes and 183 town homes together with parking, private and common open space on approximately 38.85 vacant acres, situated southwesterly of Golden and Schuyler Avenues, northerly of Collett Avenue in the RA C Residential Agricultural Zone. (This case is being heard concurrently with TM-29087 and RZ-015-990.)
4. **TRACT MAP 29087 (Continued from the December 23, 1999)**: Proposal of Griffin Industries, Inc., to divide approximately 38.85 vacant acres into 28 condominium residential lots and five open space and private street lots, situated southwesterly of Golden and Schuyler Avenues, northerly of Collett Avenue in the RA C Residential Agricultural Zone. (This case is being heard concurrently with PD-005-990 and RZ-015-990.)
5. **ZONING CASE RZ-015-990 (Continued from the December 23, 1999)**: Proposal of Griffin Industries, Inc. to amend the Municipal Code (Title 19) to rezone approximately 38.85 acres of vacant land situated southwesterly of Golden and Schuyler Avenues, northerly of Collett Avenue from the R-A C Residential Agriculture Zone to the R-3-40 C Multiple Family Residential Zone. (This case is being heard concurrently with TM-29087 and PD-005-990.)

Dirk Jenkins, Senior Planner, presented the staff report.

Commissioner Blackman asked if all the units within this entire project are two-story.

Mr. Jenkins stated yes.

Commissioner Blackman referred to the floor plan and asked how many bedrooms there are in the detached product.

Mr. Jenkins stated that these floor plans vary but most show three bedrooms with a loft area.

Commissioner Blackman inquired about the lot size.

Mr. Jenkins explained that these are all condominium products. He described the underlying condominium lots are 11,000 to 60,000 square feet and that the individual air space lots for the detached product are about 3,000 to 4,000 square feet. He stated the attached product was a conventional condominium development. He stated that the Specific Plan calls for this type of development in this subarea.

Commissioner Blackman referred to the Homeowner's Association in terms of the maintenance of the common open areas. She commented that many times the homeowner's have argued that the maintenance of these areas are a City responsibility. She asked if the maintenance of common areas will be handled by the Homeowner's Association.

Mr. Jenkins stated that the conditions state a Homeowner's Association, a Master Homeowner's Association or other mechanisms acceptable to the City will be responsible for the maintenance.

Stephen Whyld, Planning Director, commented that the issues the City has had in the past with maintenance has been with individual single family subdivisions wherein those homeowners were responsible for maintaining

landscaping in reverse frontage situations. In those cases, people argued that they should not have to maintain and/or be billed for something they do not see. He stated that those types of developments tend not to have common open areas such as those in the subject project where common maintenance would be expected. He stated that most of the condominium projects in town have reverse frontage that is maintained by an association. He commented that the City has not had any problem with those because they are also responsible for a lot of internal open space and park features such as what we have here today. Staff is not anticipating any problems with this kind of an arrangement.

Commissioner Hapeman questioned whether the common open space was distributed unevenly between the two product type areas. She said that it looked like the site plan showed more common open areas for the detached product area than in the standard condominium area.

Mr. Jenkins explained that there will be fairly large private yards for all of the detached units which is not common for this type of product. He also clarified the common open areas on the site plan and stated that they were fairly well distributed throughout the whole project.

Commissioner Hapeman referred to the restriction of on-street parking in the court streets and asked the likelihood that visitors will not have a place to park.

Mr. Jenkins indicated that there are about 193 guest spaces scattered throughout the area in addition to private spaces provided for each unit.

Commissioner Hapeman asked if each one of the units will have a two-car area to park in.

Mr. Jenkins stated yes.

Commissioner Hapeman asked about the width and length of driveway approaches and if residents will be able to park a car in front of their own garage.

Mr. Jenkins stated no, that the project is specifically designed so that cars will have to be in the garages.

Commissioner Shafai asked if the Planning Commission is responsible for approving the designs of the project.

Mr. Jenkins stated that the Commission is being asked to approve the conceptual elevations that have been presented. He stated that these designs will be the minimum level of detail required to be submitted when the project goes for Design Review Board approval. Any significant deviations from the designs would have to come back to the Planning Commission.

Commissioner Shafai inquired as to why this project is not being gated.

Mr. Jenkins explained that the three previous planned residential developments are gated communities. Staff believed that in an effort to provide a different type of lifestyle, that this project should be ungated.

Commissioner Hapeman stated that in her opinion this project needs to be gated more than the previous projects.

Commissioner Blackman referred to the setbacks and asked if these homes are to be placed five feet from the “court streets”.

Mr. Jenkins stated yes, in some instances.

Bruce Strickland of Griffin Industries, 9540 Springbrook Court, Rancho Cucamonga, stated that this is a higher-density project. He stated that the Specific Plan allows up to 10 units to the acre; but they are at 8.8 units to the acre. He stated that the detached products are very similar to townhouses. This project provides two styles of living that are not in any other place in the community.

Rick Niece of Griffin Industries gave an overview of the project.

Mr. Strickland addressed Condition 2 relative to the deletion of air space lots in Lot 19 and presented alternative designs for this area.

Chairman Safford suggested that the Commission deal with what is before them and leave the solution of one lot alternative versus another to staff and the applicant. He commented that the Commission could modify that condition to say something such as “...alternative as agreed to and approved by staff”.

Mr. Whyld suggested that the Commission approve the condition with an additional statement such as for the applicant to work with staff to see if lots can be placed elsewhere in the project to staff’s satisfaction in terms of not impacting open space to any measurable degree.

Commissioner Blackman asked if the 20-foot rear yards will be allowed to have fences.

Mr. Strickland stated that fences would be installed in the rear yards.

Commissioner Blackman asked if the swimming pool would be open to the public.

Mr. Strickland stated no, it would be exclusively for project residents.

Commissioner Blackman asked for clarification of Condition 22 under the tract map which refers to the security gate.

Fred Proctor, Public Works Department, stated that under this proposal, no security gates are being considered, but this is meant to be advisory to the developer that if they ever propose security gates, they will have to comply with these standards and also it will have to come back to the Commission.

Commissioner Hapeman referred to Exhibit 5 and asked how the Homeowner’s Association will maintain the areas open to the public.

Mr. Strickland explained that the owners will be made aware of the process during the sales contract stage. The Association dues will be required and there will likely be two Associations; one to cover common recreation facilities and one for landscaping around the perimeter of the project.

The public hearing was officially closed.

**MOTION MADE** by Commissioner Blackman, **SECONDED** by Commissioner Stephens, **TO APPROVE** RZ-015-990 with all staff’s recommendations and conditions including the environmental findings.

**MOTION CARRIED** unanimously.

AYES: Agnew, Blackman, Hapeman, Leonard, Morales, Norton, Safford, Shafai, Stephens

NOES: None.

DISQUALIFIED: None.

ABSTAINED: None.

ABSENT: None.

**MOTION MADE** by Commissioner Blackman, **SECONDED** by Commissioner Agnew, **TO APPROVE** TM-29087 with all staff’s recommendations and conditions WITH THE MODIFICATION of Condition 2 to add the following added wording, “The applicant may work with staff to determine if there are opportunities elsewhere in the project to add airspace lots up to a maximum of 342 within the planned residential development.” This motion also includes the environmental findings.

**MOTION CARRIED** unanimously.

AYES: Agnew, Blackman, Hapeman, Leonard, Morales, Norton, Safford, Shafai, Stephens

NOES: None.

DISQUALIFIED: None.

ABSTAINED: None.

ABSENT: None.

**MOTION MADE** by Commissioner Blackman, **SECONDED** by Commissioner Agnew, **TO APPROVE** PD-005-990 with all staff’s findings and conditions including the environmental findings.

Commissioner Morales commented that although she believes this project to be well-designed, she objects to the all two-story concept.

**MOTION CARRIED** unanimously.

AYES: Agnew, Blackman, Hapeman, Leonard, Norton, Safford, Shafai, Stephens

NOES: Morales

DISQUALIFIED: None.

ABSTAINED: None.

ABSENT: None.

Chairman Safford advised of the appeal procedures.

The Commissioner recessed for lunch at this time.