



Tract Map/Planned Residential Development

PLANNING COMMISSION HEARING DATE: January 20, 2000

TRACT MAP 29087: Proposal of Griffin Industries, Inc., to divide approximately 38.85 vacant acres into 28 residential condominium lots and five open space and private street lots, situated southwesterly of Golden and Schuyler Avenues, northerly of Collett Avenue in the RA — Residential Agricultural Zone. (This case is being heard concurrently with PD-005-990.)

ZONING CASE PD-005-990: 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 — Residential Agricultural Zone.

BACKGROUND AND PROJECT DESCRIPTION

La Sierra University, with Griffin Industries Incorporated as master developer, is proposing to subdivide 38.85 acres of vacant land into approximately 33 condominium lots for residential and common open space uses and a network of private roads. The map and planned residential development (PRD) will enable the site to be developed as a single entity and will establish a set of development standards specific to the site. A total of 342 residential units are proposed consisting of 159 detached patio homes and 183 town homes in three to six unit attached products.

The map and PRD are within the La Sierra University Specific Plan which was adopted by the City Council in March, 1997. The Specific Plan area covers a total of 531 acres and divides the plan area into 13 Subareas, with each Subarea having a Specific Plan Land Use/General Plan designation and a zoning category. The area covered by the subject tract map/PRD is Subarea 7 of the Specific Plan.

A number of planned residential developments have already been approved for the Specific Plan area which propose enclosed, gated communities consisting of detached single family dwelling on individual lots of varying sizes. The subject PRD is the highest density development anticipated by the Specific Plan, and will be a condominium project consisting of a mix of detached and attached residences. It is a somewhat unique proposal in terms of the detached patio home condominium product. The subject development will have private streets, but will not be a gated community. The aim of the applicant is to create a living environment which is distinct from the other products previously approved. This will add to the variety of housing types offered and help avoid visual monotony.

A major feature of the Specific Plan will be the development of a major new backbone arterial in a curvilinear route through the center of the Plan area. This roadway and others are proposed to be lined with substantial landscaped areas including significant water elements. The concept is discussed in greater detail later in this report.

ANALYSIS

In reviewing this project, staff has the following comments:

- **General Plan/Specific Plan/Zoning Considerations**

The La Sierra University Specific Plan allocates a total of 341 units for Subarea 7 at a maximum density of 10 units per acre. The proposed development contains 342 residential units at a density of approximately 8.8 dwelling units per acre. Since the Specific plan allows the transfer of units between Specific Plan subareas and since other subareas have achieved fewer units than allowed, the Plan does permit the transfer of units between subareas by the plan. The map is therefore in conformance with the Specific Plan relative to density.

The subject area is currently zoned RA - Residential Agricultural. In the Specific Plan, Subarea 7 is indicated to be implemented by the application of R-3-30 or R-3-40 zoning standards. A related rezoning case will be considered in conjunction with these cases (RZ-015-990). The density of the development is below the maximum density limits for the R-3-40 and R-3-30 Zones (10.8 and 14.5 units per acre respectively) as established in the Planned Residential Development chapter of the Zoning Code. At the proposed density of 8.8 units per acre, the development would best be accommodated under the R-3-40 Zone standards with a minimum of variances.

As is typically the case with a PRD within a Specific Plan, development standards will be determined under this PRD. Some variances from the PRD requirements will be necessary, especially since this type of project was not anticipated when the PRD standards were developed. A more detailed discussion of the standards is included in the Design section below.

Because more than 15% of the proposed dwelling units will contain 3 or more bedrooms, a seldom-triggered provision of the PRD section of the Zoning Code relative to family housing standards applies to this project. The Code states that this type of project should be within three-quarters of a mile of an elementary school and within one mile of shopping areas. An elementary school (McAuliffe) is located approximately ½ mile southeasterly of the site and there are shopping areas on La Sierra Avenue also within one-half mile of the site. In addition, the project proponent, per the provisions of the Specific Plan, has been working with the Alvord School District relative to project related impacts to the District.

As an aside, most of the standards in the Specific Plan and those proposed by the applicant are similar as those required by the Zoning Code. The adopted Specific Plan, however, states that "in the event a conflict between the requirements contained in this Specific Plan and the underlying zone designation for the property in question, the Specific Plan shall prevail."

- **Location and Access**

The project site is located southwesterly of Golden and Schuyler Avenues (both existing), northerly of Collett Avenue. Future improvement of the new backbone arterial street--shown

as "Riverwalk Parkway" on the map--will provide additional frontage to the site. As a side note: this street name was accepted by the Planning Commission on January 6, 2000. City Council action on the name change/designation is pending.

The General Plan Streets and Highways Diagram and the La Sierra University Specific Plan designate the new arterial as a 110-foot wide arterial and Golden Avenue as a 66-foot wide collector street. The streets are proposed to be widened to meet those standards along portions where their widths are currently below the required dimension.

The residential development under the tract map/PRD is proposed to have a single main entrance off the new arterial. Additional emergency access points will be provided from both Golden Avenue and the new arterial. Internal circulation will be provided by a network of private roads. The primary internal roadways will be 36 feet wide to permit two-way traffic and on-street parking. Six foot parkways are shown on the private street cross section. Sidewalks are indicated on both sides of the major internal loop streets (Lots 31 and 32). The longer interior court streets are shown to have a width of 32 feet where parking is permitted on one side of the court and 28 feet where no parking will be permitted. No sidewalks are proposed on the court streets. Six-foot-wide level spaces will be provided on both sides of the roadways to accommodate utilities; sidewalks may occupy these spaces as well. The widths of the streets as proposed meet City standards for private streets.

The site plan has been reviewed by and appears to be acceptable to the Fire Department. The Public Works Department has indicated that this configuration is acceptable provided trash collection services are provided to the specification of the Public Works Department. This may result in the provision of common pad areas along the main loop road which will be the central pick-up point for houses that are located on the court streets. A condition of approval will require the map to be revised to address this issue to the satisfaction of the Public Works Department.

As indicated in the preceding paragraph, all the proposed condominium lots will be accessed off private streets. Technically, all those lots are landlocked since they do not have direct access to a public street and a variance will have to be approved to allow their creation and development. Staff can support the variance and has prepared findings/justifications for consideration by the City Planning Commission.

- **Project Design**

Overall Concept

The La Sierra University Specific Plan has regulatory development standards and design guidelines for each subarea. Among other things, the development standards define the minimum lot size, setbacks, building coverage, building height and building design. The design guidelines address the streetscape design, fencing, landscape and open space design concepts and building architecture. The planned residential development is reviewed in light of those standards. The development will also be subject to review and approval by the

Design Review Board prior to issuance of building permits. Furthermore, any deviation from the approved development standards will require approval of a variance.

In this instance the applicant is proposing to implement the Specific Plan by means of the City's PRD regulations in the form of attached and detached condominium dwellings with specific development designs created for the project. As already mentioned, each unit fronts on a private street and there is private open space for use in common by project residents.

This subarea will be developed with two distinct housing types. The detached patio homes cluster around motor courts and living areas orient toward individual enclosed yards. The dwellings are turned in various directions to maximize privacy. The building orientations also permit the long sides of the units to extend along the primary internal private streets and give the impression of that dwelling larger than they in fact are. The attached townhouses are in relatively tight groupings. Most have two floors but two units in each group are flats built above the garages. Each unit has direct entry from its garage and each has an ample private patio or deck in the case of the upstairs flats.

attached homes

Ground lots range between 11,736 and 60,584 square feet. Each ground lot created for phasing and financing purposes in the Townhouse portion of the project, will include 1-4 buildings containing 6-24 individual attached condominium units on a separate "airspace" lot. Each ground lot created for phasing and financing purposes in the Patio Home portion of the project, will include 9-12 individual detached condominium homes on a separate "airspace" lot. The ground lots exceed the minimum lot size, width and depth standards of the R-3-40 Zone.

The R-3-40 Zone requires a minimum site area per dwelling unit of 4,000 square feet. The area per unit figure for the overall 38.85 acre site is approximately 4,950 square feet. Individually, however, all of the lots which will accommodate the detached product and about half of the lots for the attached product do not meet the minimum site area per unit requirement (average 2,000 square feet per unit and 3,800 square feet per unit respectively). This is because substantial site area is contained in common lots for access and open space. Staff is in support of a technical variance to allow the reduced site area per lot since the overall site area per unit ratio is not exceeded. Variance justifications for substandard area per unit are attached to this report.

With this PRD application, unlike previous projects filed by Griffin Industries, the applicant has submitted specific site plans, floor plans and building elevations for this subarea. Any significant deviation from the approved designs will require a revision to the PRD, including Planning Commission review. All dwellings are expected to be two-story and are depicted as being well-detailed in contemporary adaptations of such architectural styles such as Spanish Adobe, Ranch, Mediterranean and Craftsman.

Staff is concerned about the possible phased development of the project including the timing of the installation of common facilities and the circulation system. The recommended conditions of approval address the phasing issue.

Open Space/Trails/Paseos

The Zoning Code requires both common and private usable open space to be provided for a Planned Residential Development. Conceptually, common facilities include landscaped open areas, swimming pools, basketball or tennis courts and children's play areas. City standards require the provision of 250 square feet of common usable open space for each bedroom in units containing 2 bedrooms, and 500 square feet per bedroom in units containing 3 or more bedrooms. The applicant has indicated that there will be 90 two-bedroom units, 199 three-bedroom units and 53 four-bedroom units. The corresponding bedroom count yields a common open space requirement of 449,500 square feet. The applicant provided common open space calculations that indicate about 411,679 square feet of usable common open space within the project. This calculation includes, however, all of the landscaped lineal parkway along Riverwalk Parkway and a recreation area at the northerly end of the project even though much of this area is for public use and not the exclusive domain of this PRD. Staff believes that all of these areas cannot be credited to the required common open space and as a result subtracted 118,337 square feet of open space from the total. Thus, there will be approximately 293,342 square feet of common open space that meets Code and there is an initial common open space deficit of approximately 156,158 square feet.

However, the Code also allows for any excess private open space to be counted toward the common open space requirement. Only 250 square feet of private area is needed to satisfy the Zoning Code requirement for each unit and there is approximately 116,146 square feet of excess private open area within the project. Since the Code allows the excess private open space to be applied at a ratio of one and one-half square feet for the required common open space, there is a total of 174,219 square feet of private open space which can be credited toward satisfying the common open space requirement. The Code limits the amount of private open space that can count toward the required common usable open space for any PRD development to 40%, but in this case the percentage is not exceeded so all excess open space can be counted. This added to the 293,342 feet of common open space provided within the project yields 467,561 square feet, which exceeds the open space requirement for the project.

Although staff discounted approximately half of the northerly recreation area which is essentially outside of the planned residential development and will be open for public use, staff is recommending some changes to the PRD design that will open the area up more to the development itself, and therefore allow its inclusion to the open space credit for the project. Staff is recommending that three airspace lots and the northerly extension of "HH" Drive along the northerly edge of Lot 19 be eliminated and the resulting area be included in Lot 30. An additional airspace lot can be developed in the area of the northerly "HH" Drive motor court. The private motor court "HH" Drive would then be the edge to the northerly recreation area. This change would not only make the northerly recreation area more accessible to the project but would also assist in putting more "eyes on the park" and increase its security. An open fence should be provided along the easterly edge of "HH" Drive.

The adopted Specific Plan depicts a pedestrian *paseo* traversing Area 7. The common open space in the center of this project essentially satisfies that Specific Plan concept. As previously stated, this project will not be gated so the open space will be accessible. In addition, the park facilities at the northerly corner of the project are also proposed to be accessible to the public. It will provide a significant pedestrian linkage for the surrounding community.

Reverse Frontage

The tract map design creates reverse frontage areas along Golden Avenue and the new backbone arterial, which are public streets. Reverse frontage treatment along these streets was anticipated by the Specific Plan and design guidelines were included in the Plan for the reverse frontage walls and landscaping.

The developer has indicated an intent to exceed the vision of the Specific Plan in terms of these streets. The new arterial is now proposed to be flanked with extensive landscaped park areas, including water features and other amenities. These open space features are to be accessible to the public, though privately owned and maintained for the most part. Golden Avenue will have a total parkway width, including sidewalk, of 24 feet.

The establishment and maintenance of these areas involves complex negotiations between the applicant and the City. This situation is addressed in the recommended conditions of approval. The precise design of all landscape, fencing, recreational amenities and open space areas will be subject to the Design Review process.

Parking

The applicant has indicated that the proposed residential products within this development will have two car garages for the detached condominiums and the larger attached condominium product. Some of the smaller attached townhouse units will have one car garages. More than 75 percent of the parking spaces will be within enclosed garages. Since the project site is proposed for R-3-40 Zoning, no guest parking is required by Code; however, the submitted site plan does indicate approximately 195 additional parking spaces interspersed throughout the project in excess of Code requirements. Zoning Code requirements for dwelling unit parking will be met for the project.

Additionally, Planned Residential Developments are required to provide storage/parking areas for campers, trailers boats and other recreational vehicles (RV's). The proposal does not provide those storage areas. A variance will be required to delete the storage areas, which staff can support. In recent years, the Planning Commission has not generally required recreation vehicle parking areas within PRD's because they tend to be visually unattractive to surrounding residential uses and there is now a substantial inventory of commercial storage facilities available. Neither the townhouse nor cluster patio home designs appear suited for on-site RV storage except within enclosed garages.

- **Environmental Issues**

An initial study has been prepared for this planned residential development and is attached to this report. The La Sierra University Specific Plan, however, called out certain environmental mitigation measures that are to be addressed prior to the implementation of any development proposals in the Plan area. These measures include the preparation of a coordinated historic interpretive program and oral histories concerning the Specific Plan area as well as the preparation of a sensitive receptor acoustical analysis. The acoustical analysis was prepared and the findings of that study were incorporated into the approvals of subsequent residential tract maps and other development proposals. No significant noise concerns were identified by the study that cannot be readily mitigated through normal development practices.

The coordinated historic interpretive program and oral histories are underway and preliminary materials appear to satisfy the goals of the Specific Plan in terms of cultural resources. The specific measures of the interpretive study will be implemented in subsequent development proposals. It will be necessary to complete the oral histories and the details of the interpretive program to City satisfaction prior to recordation of the map and implementation of actual development.

- **Neighborhood Compatibility Considerations**

There is currently a conventional single family residential subdivision to the east across Golden Avenue. The area is abutted by other residentially planned portions of the La Sierra Specific Plan. The subject area was reviewed and approved as a residential area under the Specific Plan and no adverse compatibility concerns were expected to arise from development of the subject site for residential purposes. It is anticipated that implementation of the Specific Plan requirements and adherence to the specific site plan and building designs as proposed by the applicant will produce a high quality residential environment. The Design Review process will also explore the use of added architectural details to ensure a high quality appearance.

- **Concluding Staff Comments**

This map and PRD application will implement a portion of the La Sierra University Specific Plan. It and other planned residential developments are expected to set the tone for substantial additional development within the Plan area. As noted in this report, the project is complex in design detail and implementation.

There are currently no other specific examples of this type and scale of project in Riverside. However, staff finds this development proposal to be an interesting alternative to a conventional condominium development and adds yet another housing option to the already diverse variety of lifestyles proposed by the Specific Plan. This is especially so when developed in concert with a community-wide program of enhanced vehicular and pedestrian

parkways (paseos) available to the general public. Staff believes that based on the recommended conditions of approval, that implementation details can be worked out to the mutual satisfaction of the developer and the City.

The overall concept of all of the residential subareas of the Specific Plan has been reviewed by the Planning Department in the context of the concurrent implementation of the proposed enhanced open space features along the new arterial. Any changes to the open space proposal that would significantly diminish its scope could significantly alter staff's view of the residential land use concepts reviewed to date for the La Sierra University Specific Plan. Should this occur, staff would recommend a complete re-examination of the project including further Planning Commission review as appropriate. This statement is covered by the condition that the underlying master tract map (TM- 29058) be recorded prior to the recordation of this or any subsequent tract map in the La Sierra University Specific Plan area. A condition of TM-29058 is that prior to its recordation, a financial, phasing and implementation program for the new arterial and associated landscaped areas shall be prepared by the applicant and approved by the Planning and Public Works Departments.

RECOMMENDATION

That the City Planning Commission:

- I. **APPROVE** Subdivision Case TM-29087 and Zoning Case PD-005-990 subject to the recommended conditions of approval based on the following findings:
 - a. The proposals are consistent with the General Plan and the adopted La Sierra University Specific Plan.
 - b. The proposed map and Planned Residential Development are generally in conformance with the purpose and intent of Zoning Code requirements and staff can support variances to allow landlocked lots, a substandard lot area per unit and deletion of the storage areas for campers, trailers and boats.
 - c. With the recommended conditions, the proposals will be compatible with the surrounding areas and no negative impacts are expected to result from their implementation.
1. Determine that:
 - a. this proposed case will not have a significant effect on the environment because of the mitigation measures described in this report and recommend that the City Council adopt a Mitigated Negative Declaration;

- b. the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County. This fee need only be paid once for the project area.

EXHIBITS

1. Location/Zoning Map
2. General Plan Map
3. Aerial Photo
4. Proposed Condominium Map
5. Planned Residential Development
6. Floor Plans/Building Elevations
7. Staff Prepared Variance Justifications

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: TM-29087 and PD-005-990

Meeting Date: January 20, 2000

CONDITIONS

All mitigation measures are noted by an asterisk ().*

Case Specific

- **Planning**

TRACT MAP 29087:

1. Tract Map 29058 shall be recorded prior to implementation of case TM-29087 and PD-005-990.
2. Tract Map 29087 shall be revised by the deletion of three air space lots along and the northerly extension of "HH" drive along the northerly edge of Lot 19 and incorporation of this area into Lot 30 for common open space and recreational amenities.
- *3. All applicable mitigation measures included in the La Sierra University Specific Plan shall be fully implemented. The required oral histories and interpretive historic resource plan shall be completed to City satisfaction prior to adoption of the final map.
4. An appropriate legal mechanism(s) shall be established to maintain all reverse frontage areas along the new arterial, Pierce Street, and Schuyler Avenue including land in both the public right-of-way and owned privately, to the approval of the Planning Department, Park and Recreation, Public Works and the Legal Departments. Detailed improvement plans for reverse frontage areas must be approved through the Design Review process prior to adoption of the final map.
5. There is a thirty month time limit in which to satisfy the conditions and record this map. Three subsequent one-year time extensions may be granted by the City Planning Commission 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.
6. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the staff's prepared justifications are referenced:

- Variance A: To allow lots having no access to a public street.
Variance B: To allow less than 4,000 square feet of lot area per dwelling unit for individual condominium lots.
Variance C: To delete the required storage for campers, trailers, and boats.

7. Any phased recordation of the map shall be subject to Planning Department approval.
8. Prior to or concurrently with the recordation of the map, the Zoning Case RZ-015-990 shall be finalized.

- **Public Works**

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.
10. Dedication of right-of-way for the alignment of Riverwalk Parkway (per the La Sierra University Specific Plan) to 55 feet from proposed monument centerline to Public Works specifications.
11. Installation of curb and gutter at 41 feet from monument centerline, sidewalk and matching paving on Riverwalk Parkway to Public Works specifications.
12. Installation of curb and gutter at 8 feet from monument centerline, sidewalk and matching paving on Golden Avenue to Public Works specifications.
13. Full improvement of interior streets, with installation of curb and gutter at 18 feet from centerline, (36 feet from curb to curb for the proposed streets without parking restrictions) 4 foot wide sidewalks, clear of all obstructions and paving, based on private residential street standards (resolutions 12006 and 15531) and Public Works and Public Utilities specifications. The proposed streets which will have "No Parking" restrictions on one side only, the curb to curb separation shall be 32 feet. The proposed streets which will have "No Parking" restrictions on both sides of the street, the curb to curb separation shall be 28 feet. A minimum 6 foot wide (or width as needed by the Public Utilities Dept.) public utilities easement shall be provided on each side of the private streets. The graded parkway area behind the curb on the private streets shall be graded at a 2% cross slope.

14. Storm Drain construction will be contingent on engineer's drainage study. Proposed storm drain system for this project is to be "Privately Maintained" or by other means acceptable to the Public Works Department.
15. Off-site improvement plans including private streets to be approved by Public Works and a surety posted to guarantee the required off-site and private street improvements prior to recordation of this map.
16. Construction of the proposed median in Riverwalk Parkway adjacent to this tract or cash payment for ½ the cost of future median construction (including landscaping and irrigation) to Public Works specifications.
17. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
18. Size, number and location of driveways to Public Works specifications.
19. Waiver of vehicular and pedestrian access to the exterior streets except at the major entry on proposed Riverwalk Parkway and any proposed pedestrian easements to public streets.
20. Developer is responsible for the vacation of the excess portion of right-of-way on Golden Avenue prior to or concurrent with recordation of this map.
21. Solid waste collection service, including waste collection pick-up areas shall be provided to the specifications of the Public Works Department.
22. All security gates and facilities proposed in the future will be subject to a separate City Planning Commission (CPC) review. The security gate facilities will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.

ZONING CASE PD-005-990:

Case Specific

● **Planning**

23. There shall be a 30 month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.

24. The project shall be substantially developed and shown on the submitted plot plan. Prior to receiving Building Permits the plot plan, building elevations, landscaping, irrigation, fencing, recreational and open space amenities and sign plans shall be submitted to the Design Review Board for review and approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be approved prior to building permit issuance; landscaping and irrigation plans must be submitted prior to building permit issuance.
25. Building designs shall conform to the conceptual designs submitted with and part of this planned residential development application. Any significant deviation from the submitted designs may require further review by the Planning Commission.
26. All open areas shall be landscaped and maintained. A landscape maintenance plan shall be prepared for Planning Department review and approval which clearly delineates which common areas will be maintained by specific maintenance entities that are formed.
27. Any perimeter project walls open to view from public or private rights-of-way shall be of decorative masonry design and shall be subject to staff Design Review and approval.
28. Except as permitted by variance, parking shall be provided and improved in accordance with provisions of Chapter 19.74 of the Municipal Code.
29. Covenants, Conditions and Restrictions (CC&R's) and documents creating a Homeowners Association shall be approved by the Planning and Legal Departments prior to adoption of this map unless otherwise determined by the Legal Department. All reverse frontage and common usable open space and recreation areas shall be maintained by the Home Owners Association or other mechanisms as approved by the Planning, Parks and Legal Departments. The CC &R's shall either preclude the parking of recreation vehicle within the project except within private garages.
30. All variances approved under case TM-29087 shall be applicable.
31. The maximum building coverage of each numbered ground lot shall be 30%.
32. Second story decks are not permitted on the cluster patio homes.
33. The maximum building height shall be 30 feet.

Standard Conditions

- **Planning**

34. In approving these cases, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County. If evidence is provided that the fee has been previously paid for the area covered by this tract/PRD, it need not be paid again.

- **Public Works**

35. Recordation of TM 29087 prior to implementation of this Private Residential Development case.

- **Fire Department**

36. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
37. Construction plans shall be submitted and permitted prior to construction.
38. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
39. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

40. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
41. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Park and Recreation**

42. This tentative map as proposed includes extensive common areas. Therefore, the tentative map shall either be redesigned to eliminate such areas, or it shall be agreed that all improvements for all such areas shall be installed by the developer and maintained by an MPOA, an HOA or other mechanism as approved by the Planning, Parks and Recreation and Legal Departments. (Note: All landscaping within the median islands on Riverwalk Parkway

adjacent to this subdivision are to be designed to City standards, installed by the developer and maintained by the City.)

43. All street frontages adjacent to residential lots are to be considered either “front-on” or “side-on” configuration, not reverse frontage.

Prior to issuance of either a Grading or Street Opening Permit:

44. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments (Note: This condition is to be implemented through review by the Park and Recreation Department of the grading plans, street improvement plans and/or street opening permit application as applicable.)

Prior to Recordation:

45. If an MPOA or HOA is a part of the tentative map as approved, the preparation of all necessary legal documents as necessary to establish the association shall be provided to the satisfaction of the Parks and Recreation, Planning and Legal Departments to provide for the “in-perpetuity” maintenance of landscaping assigned to the association by the conditions of approval on the map.
46. The dedication of street tree easements as necessary to accommodate required street trees plantings per City standards, to the approval of the Park and Recreation, Planning, Public Works and Legal Departments.
47. The installation (or posting of appropriate sureties to guarantee the installation) of new street trees per City standards. “Street Trees” are not required for private streets. All street trees shall be automatically irrigated.
48. The preparation of Landscape Plans for all medians. Median landscape improvements shall be designed to City standards. All median landscape plans shall be subject to the review and approval of the Park and Recreation, Planning and Public Works Departments.
49. The provision of separate utilities metering and irrigation valve control for irrigation systems serving the medians.
50. The developer is responsible for one-half/the full cost of median landscaping in Riverwalk Parkway adjacent to this subdivision. Developer shall either provide payment of ½/the full cost of installation, or shall install (or post appropriate sureties to guarantee the installation of) the equivalent area of median landscaping, as determined by the Public Works Department.

Prior to Building Permit Issuance:

51. Payment of all applicable park development fees (local and regional/reserve) as mitigation for the impacts of the project on the park development and open space needs of the City and shall include any fee credits applicable to the project as approved by the City Council.

GENERAL INFORMATION NOTES

1. Appeal Information
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within fifteen calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

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