



TENTATIVE PARCEL MAP

Development Review Committee Date: January 10, 2024

Approval Date: August 27, 2024

Case Number	PR-2023-001618 (Parcel Map)	
Request	A proposal to subdivide a 1.31-acre parcel into two parcels for the future development of single-family residences.	
Applicant	Thinh Nguyugen	
Project Location	5211 Golden Avenue	
APN	146-022-016	
Project area	1.31-acre	
Ward	7	
Neighborhood	La Sierra	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-7000 – Single Family Residential Zone	
Staff Planner	Calora Boyd, Assistant Planner 951-826-2371 cboyd@riversideca.gov	

PROJECT DESCRIPTION AND OPERATIONS

The 1.31-acre project site is located at 5211 Golden Avenue. The project site is developed with a single-family residence and is accessed from a driveway on Golden Avenue. Surrounding land uses consist of residential uses to the north, east, west, and south.

The applicant is requesting approval of Parcel Map (PM-38481) to subdivide the project site into two single-family residential lots. Parcel 1 will consist of 1.06 acres and will be occupied by the existing single-family residence. The existing 3-car garage will remain. The residence on Parcel 1 will continue to be accessed from Golden Avenue. Parcel 2 will consist of 0.25 acres and will include a pad for a future single-family dwelling and a 2-car garage. Access to Parcel 2 will be provided from a proposed driveway on Metcalf Lane.

No immediate construction is proposed as part of this subdivision. Any future single-family home to be constructed on Parcel 2 will require review and approval through plan check with the Building and Safety Department.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of MDR- Medium Density Residential, which provides for the development small-lot single family homes, town houses, row houses and permanent-style mobile home parks.</p> <p>The proposed project is consistent with the General Plan Land Use and Urban Design Element Objectives, Goals and Policies of the Single-Family Residential Land Use Designations and will further the intent of the General Plan 2025 through consistency with the following objective:</p> <p style="padding-left: 40px;"><u>Objective LU-89</u>: Accommodate flexible design to provide for superior development in single-family residential developments based upon good planning principles and to promote the general welfare of the neighborhood and maximum benefit to the environment.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The underlying R-1-7000 – Single Family Residential Zone is consistent with the MDR – Low Density Residential General Plan land use designation. The proposed project is consistent with the applicable development standards of the Zoning Code. The proposed project has demonstrated thoughtful design consistent with the character of surrounding development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the City's design guidance, specifically, the scale and mass of the future development. The project proposes to remain consistent with the neighborhood character by establishing structures that are appropriate in size in relation to neighboring dwellings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>R-1-7000 Single Family Residential Development Standards</i>					
Standard		Existing Parcel 1	Proposed Parcel 2	Consistent	Inconsistent
Lot Size	7,000 square feet	45,792 square feet	10,224 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	60 feet	158 feet	65 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 feet	283 feet	157 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Coverage	40%	15%	36%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Min. Setbacks	Front - 25 feet	78 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side - 15 feet	23 feet	15f - 30feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear - 30 feet	145 feet	30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL DETERMINATION

This proposal is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions), as this proposed project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR DECISION

The Community & Economic Development Department Director **APPROVES** this proposed project, subject to the attached conditions.

APPEAL INFORMATION

Actions by the Community & Economic Development Department Director, 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.



CONDITIONS OF APPROVAL

PLANNING CASES: PR-2023-001618 (Tentative Map)

Planning Division

1. Plans shall conform to the approved plans attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
3. The construction of new structures on Parcel 2 will require review and permitting through the Building and Safety Department via a Plan Check.

Standard Conditions

4. There is a 36-month time limit in which to satisfy the conditions and finalize this action.
5. The Tentative Parcel Map may be granted time extensions by the Community & Economic Development Director, or their designee, for up to a total of six years beyond the original approval expiration date prior final map recordation. Once a final map has been recorded, the development will be considered vested and time extensions are no longer needed.
6. Prior to August 27, 2027, if a final 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 ENTITLEMENT.

7. 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.
8. Failure to abide by all conditions of this entitlement shall render it null and void.

Public Works Land Development

Conditions to be fulfilled 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.
10. Deed for widening Golden Avenue along project frontage to 33 feet from monument centerline to Public Works specifications.
11. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
12. Size, number and location of driveways to Public Works specifications.
13. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

Fire Department

14. Residential fire sprinkler system meeting National Fire Protection Association 13D is required. Attached garages are required to be protected by an automatic fire sprinkler system. Automatic residential fire sprinkler system shall be designed in accordance with 2022 California Residential Code, Section R313. Plans shall be submitted by a California Licensed contractor, under separate permit to Riverside City Fire Department for review and approval, prior to installation.
15. A minimum of a 1-inch water meter is required for the fire sprinkler system.

Parks and Recreation

16. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW.

17. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

Riverside Public Utilities- Electric

18. The provision of utility easements and fees in accordance with the rules and regulations of appropriate purveyor
19. The developer is responsible for all trenching, installation of conduit and substructures required to provide power to the site
20. Plot existing electrical distribution facilities on the original site plan.

Riverside Public Utilities - Water

21. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
22. Water fees for service to all parcels are required prior to map recordation.
23. For any parcel with more than one water service, prior to activation of water service, a Reduced Pressure Principal Backflow Prevention Assembly is to be furnished and installed by Applicant on all domestic water services per City of Riverside Public Utilities standard drawing CWD-616 or CWD-617.