



PLANNING COMMISSION HEARING DATE: MAY 23, 2024
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Table with 7 rows and 2 columns. Row 1: Case Number PR-2024-001652 (Modification of Conditions). Row 2: Request To consider a Modification of Conditions of Approval to an approved Planned Residential Development (Case No. PD-005-990) to facilitate the installation of vehicle and pedestrian security gates. Row 3: Applicant Dawn Scoggins of WSR Management. Row 4: Project Location Located to the east of the intersection of Sierra Vista Avenue and Riverwalk Parkway. Row 5: APN 142-570-014. Row 6: Ward 7. Row 7: Neighborhood La Sierra. Row 8: General Plan Designation MHDR – Medium High Density Residential. Row 9: Zoning Designation R-3-4000-SP – Multifamily Residential and Specific Plan (La Sierra University) Overlay Zones. Row 10: Staff Planner Judy Egüez, Senior Planner (951) 826-3969 jeguez@riversideca.gov. Includes a map of the project site area.

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. DETERMINE that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15061 (b)(3) (Common Sense) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. APPROVE Planning Case PR-2024-001652 (Modification of Conditions) subject to the recommended conditions of approval (Exhibit 1).

SITE BACKGROUND

The project site is developed with a Planned Residential Development (Coronado) consisting of 342 units, private streets, and common open space on 38.85 acres. Vehicle access to the project site is provided from Riverwalk Parkway.

Surrounding land uses include La Sierra University and multi-family residential to the northwest, multifamily to the southwest, and single-family residences to the east (Exhibit 2 and 3).

On January 20, 2000, the Planning Commission approved entitlements (Planning Case Numbers TM-29087 and PD-005-990) to construct a Planned Residential Development (PRD), common open space and private streets (Coronado). The vehicle entrance features enhanced landscaping and freestanding decorative walls and pilasters, but at the time did not propose or construct vehicle gates. The staff report indicated that gates were not included in the design of the project in an effort to create a living environment that is different from other surrounding PRD's in the area.

The entitlement (TM-29087 and PD-005-990) included a Public Works Condition of Approval (#22) that specified the following with regards to the addition of security gates:

Condition of Approval #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.

PROPOSAL

The applicant is requesting a Modification of Conditions to remove Condition of Approval #22 to facilitate the installation of an electric wrought iron security gate at the vehicle entrance to the PRD at the intersection of Sierra Vista Avenue and Riverwalk Parkway. The gates will be placed approximately 285-feet from Riverwalk Parkway allowing for adequate vehicle stacking and turn-around. The proposed fencing will extend past the adjacent sidewalks where pedestrian gates are proposed. The security gates will be maintained by the community's Homeowners Association.

The removal of Condition of Approval #22 would allow the community to install vehicle and pedestrian security gates on the property. No other site improvements are proposed with this request.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project is consistent with the General Plan 2025 Land Use designation of MHDR – Medium High Density Residential (Exhibit 4). The land use designation provides opportunities for a mix of housing. The proposed project is consistent with the intent of the MHDR land use designation, and the following General Plan 2025 Objectives and Policies:</p> <p><u>Policy 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 project site is in the R-3-4000-SP – Multifamily and Specific Plan (La Sierra University) Overlay Zones (Exhibit 5), consistent with the MHDR – Medium High Density Residential General Plan land use designation. Private and gated residential communities are permitted in the R-3-4000 Zone. The proposed security gates comply with standards allowed by the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>La Sierra Avenue Consistency (Title 19)</p> <p>The project site is located in Subarea 7 of the La Sierra Avenue Specific Plan (Exhibit 6). The project is consistent with the following goal of the Specific Plan:</p> <p><u>Goal LSU-1:</u> To provide a high quality, attractive mixed-use development which includes educational, residential, commercial, industrial and recreational uses, all integrated with and enhancing the existing campus environment.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project meets the objectives of the Citywide Design Guidelines for residential development. The proposed gate will provide a sense of security for the subdivision maintaining adequate vehicle stacking and vehicle turn-around.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MODIFICATION OF CONDITIONS

The applicant is requesting Modification of Conditions to remove Condition of Approval #22 (Planning Case Numbers TM-29087 and PD-005-990) which requires the following:

Condition of Approval #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.

The request, proposal and design is similar and consistent with surrounding PRD vehicle entrance areas, such as Tiburon, Palisades and Montecito. Additionally, all streets and common open areas within the Coronado PRD development are private and managed and maintained solely by the Coronado HOA. While the Coronado subdivision is not currently gated, it was designed in a manner to accommodate gates in the future with adequate stacking and a turn-around area.

The Public Works Department reviewed the proposed removal of this COA and the location of the gates and had no objection.

ENVIRONMENTAL REVIEW

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15061(b)(3) (Common Sense) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

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

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. *Community Trust* – The City's transparent entitlement process encourages public participation.
2. *Equity* – The proposed project furthers the City's support of geographic diversity.
3. *Fiscal Responsibility* – All fiscal responsibility for the proposed project is borne by the applicant.
4. *Innovation* – The proposed project allows the existing community to enhance the aesthetic and security of a neighborhood.
5. *Sustainability and Resiliency* – The proposed project allows the existing residential development to meet the current and future needs of the community.

APPEAL INFORMATION

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

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
 2. Existing Site Photos
 3. Location Map
 4. General Plan Map
 5. Zoning Map
 6. Specific Plan Map
 7. Project Plans
 8. Planning Commission Approved Conditions (TM-29087 and PD-005-990) – January 20, 2000
 9. Planning Commission Staff Report (TM-29087 and PD-005-990) – January 20, 2000
 10. Planning Commission Minutes (TM-29087 and PD-005-990) – January 20, 2000
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Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2024-001652 (Modification of Conditions)

Planning Division

1. All applicable conditions of Planning Cases TM-29087 and PD-005-990 shall apply, except as modified by these conditions.
2. Condition #22 of Planning Case PD-005-990 shall be removed:
~~Condition of Approval #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.~~
3. Security gates shall be maintained by the Homeowner's Association.
4. Security gates are subject to approval of a Building Permit.

Standard Conditions

5. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
6. 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.

Fire Department

7. *Advisory: Codes in Effect* - The proposed project shall fully comply with the 2022 version of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a new permit application is filed.
8. *Advisory: Fire Department Access to Facility* - If an entrance gate is proposed, a Knox key device will be required. For motorized gates, a Knox gate switch and infrared gate opener will be required.

Riverside Public Utilities - Electric

9. Plot existing electrical distribution facilities on the original site plan, as submitted to RPU-Electric.
10. 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.

11. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
12. Easements & any associated fees will be acquired during the design process.
13. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility. Proposed pick up point, transformer & switchgear location may change during the Design phase.
14. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
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