



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 7, 2023

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 4
DEPARTMENT

SUBJECT: PLANNING CASE PR-2021-001030 TENTATIVE TRACT MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW – PROPOSAL BY AL COHEN OF SIGNATURE REALTY CAPITAL FOR THE ESTABLISHMENT OF A PLANNED RESIDENTIAL DEVELOPMENT CONSISTING OF 53 SINGLE-FAMILY RESIDENCES ON A 24.73-ACRE PROJECT SITE – SITUATED ON THE SOUTHWEST CORNER OF DAUCHY AVENUE AND FERRARI DRIVE

ISSUE:

Approve Planning Case PR-2021-001030 (Tentative Tract Map, Planned Residential Development, and Design Review) to facilitate the construction of a 53-unit planned residential development on an approximately 24.73-acre project site located at the southwest corner of Dauchy Avenue and Ferrari Drive.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project will not have a significant impact on the environment based on the findings set forth in the case record;
2. Adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
3. Approve Planning PR-2021-001030 (Tentative Tract Map, Planned Residential Development, and Design Review), based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

PLANNING COMMISSION RECOMMENDATION:

On March 30, 2023, the City Planning Commission, by a vote of 9 ayes, 0 noes, 0 absent, and 0 abstention recommended that the City Council approve the Project and that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND:

The 24.73-acre project site consists of three contiguous parcels developed with a single-family residence on the northwest portion of the site. The remainder of the project site is vacant.

Surrounding land uses include vacant land to the north (across Ferrari Drive) and south, and single-family residences to the east (across Dauchy Avenue) and west.

On April 27, 2007, the project site was annexed into the City under Annexation 97 (Planning Case P03-0395), which consisted of approximately 506 acres generally bounded by Berry Road to the north, Wood Road to the east, Chicago Avenue to the west, and John F. Kennedy Drive to the south. Upon incorporation the two northern parcels of the project site were zoned R-1-1/2 Acre – Single Family Residential Zone and the southern parcel was zoned RC – Residential Conservation Zone.

The proposed project will facilitate the development of housing on the site and will assist in meeting the City's Regional Housing Needs Assessment allocation of 18,458 units for the 2021-2029 planning cycle. The 53 units proposed by the project will be counted towards the City's RHNA allocation.

DISCUSSION:

The applicant is requesting approval of the following entitlements to facilitate the development of 53 residential unit in a Planned Residential Development (PRD):

- Tentative Tract Map (TM 38094) to subdivide 24.73 acres into 53 single-family residential lots and lettered lots for private streets, habitat open space, and recreational open space and to accept 7-foot street vacations for excess right-of-way on Ferrari Drive and Dauchy Avenue along the perimeter of the subject property;
- Planned Residential Development Permit for the establishment of detached single-family residential dwellings, common open space and private streets. Planned Residential Development Permits in the RC Zone require City Council approval; and
- Design Review of project plans for site design and single family residential building elevations;

Individual residential lots are proposed to range in size from 5,175 square feet to 30,979 square feet, with single-family residences ranging in size from 3,026 square feet to 4,679 square feet, including attached garages. Proposed residences within the R-1-1/2 Acre – Single Family Residential Zone consist of two stories with a maximum building height of 29 feet. Proposed residences within the RC – Residential Conservation Zone consist of one story with a maximum building height of 20 feet. Residences are proposed to include up to five bedrooms, up to three and a half bathrooms, and two or three car garages. Three architectural styles (Spanish, Monterey, and Craftsman) are proposed with varying building designs and rooflines for each of the plans within the R-1-1/2-Acre Zone. Three architectural styles (Mediterranean, Tuscan, and Spanish) are proposed within the RC Zone.

Each residential lot is proposed to have 723 to 4,908 square feet of private open space. The proposed recreational common open space is divided between two separate lots, Lot B and Lot G, and totals 108,317 square feet. Lot B consists of 97,510 square feet, is located at the northern

portion of the project site and is proposed to include a basketball court, walking trail, and shade structures. Lot G consists of 10,807 square feet, is centrally located within the development, and is proposed to include a tot lot with playground equipment and shade structures with picnic tables. Additionally, the proposed project includes an internal pedestrian network of sidewalks and pedestrian trails.

Primary vehicular access is provided from Victor Hugo Drive. Exit only and emergency vehicular access will be provided on Ferrari Drive.

The proposed residential project complies with all applicable development standards and is consistent with the development pattern of the area.

STRATEGIC PLAN ALIGNMENT:

The actions undertaken for the planned residential development contributes to the following Strategic Priority and Goals from the Envision Riverside 2025 Strategic Plan:

Priority 2. Community Well Being – Goal 2.1- Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

The actions undertaken for the proposed project aligns with the following Cross-Cutting Threads:

1. **Community Trust** — The proposed planned residential development requires public hearings by the Planning Commission and City Council. Additionally, public comment is encouraged throughout the process through the MND public review period, the 20-day public noticing period and at public hearings.
2. **Equity** – The proposed planned residential development provides housing opportunities, on and off-site infrastructure and trail improvements that benefit all residences in the community and region.
3. **Innovation** – The proposed planned residential development meets the growing community’s needs for increased housing opportunities.
4. **Fiscal Responsibility** – All project costs are borne by the property owner, Signature Realty Capital.
5. **Sustainability & Resiliency** – All new construction will meet the most up-to-date Building Codes. The proposed planned residential development is designed to meet the current and future needs of the community.

FISCAL IMPACT:

There is no fiscal impact to the City related to this report as all project costs are borne by the property owner, Signature Realty Capital.

Prepared by: Jennifer A. Lilley, Community & Economic Development Director
Certified as to availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. City Planning Commission Revised Recommended Conditions – September 14, 2023
2. City Planning Commission Report and Exhibits – September 14, 2023
3. City Planning Commission Minutes – September 14, 2023
4. Presentation
5. Initial Study/Mitigated Negative Declaration available at the City's Website:
<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>