



**PLANNING COMMISSION HEARING DATE: AUGUST 14, 2025
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PC-2025-00085 (Tentative Tract Map No. 39277)	
Request	To consider a Tentative Tract Map to create a one-lot subdivision for condominium purposes.	
Applicant	Andrew Verdugo of MV 20296	
Project Location	4714 Jurupa Avenue, situated on the south side of Jurupa Avenue, between Tower Road and Greenfield Avenue.	
APNs	226-351-009, -012, and -037	
Project Area	1.75 acres	
Ward	3	
Neighborhood	Magnolia Center	
General Plan Designation	HDR – High Density Residential	
Zoning Designation	R-3-2500 – Multi-Family Residential Zone	
Staff Planner	Angela Cayabyab, Assistant Planner 951-826-5145 acayabyab@riversideca.gov	

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 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PC-2025-00085 (Tentative Tract Map No. 39277), subject to the recommended conditions of approval (Exhibit 1).

SITE BACKGROUND

The project site consists of 3 contiguous parcels totaling 1.75 acres. Two of the parcels are vacant; the remaining parcel is developed with a single-family residence, detached garage and non-habitable accessory structures. Surrounding development includes single-family residences to the north, west, and south, and multi-family residences to the east (Exhibit 2).

The project site was one of the sites rezoned under the 6th Cycle Housing Element update in October 2021, to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation (Planning Case PR-2021-001058). On April 15, 2025, a multi-family development consisting of 29, two-story, units with on-site amenities was approved for the site (Planning Case PR-2021-001092).

PROPOSAL

The applicant is requesting approval of a Tentative Tract Map (TM-39277) to create a one-lot subdivision for condominium purposes for the previously approved multi-family residential project.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The project is consistent with the General Plan Land Use Designation of HDR – High Density Residential, which provides for the development of multi-family, condominiums, and apartments up to a density of 17.4 dwelling units per acre (Exhibit 4).</p> <p><u>Objective LU-68:</u> Preserve Magnolia Center's established residential neighborhoods and historic landmarks.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned R-3-2500 – Multiple-Family Residential, which allows for the approval of tentative tract maps (Exhibit 5).</p> <p>The proposed tentative tract map is consistent with the applicable development standards of the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Subdivision Code (Title 18)</p> <p>The proposed Tract Map complies with the development standards of the Subdivision Code (Title 18).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

	Standard	Proposed	Consistent	Inconsistent
Lot Area	30,000 square feet	76,230 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	80 feet	118 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 feet	283 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines.

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.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, 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 Department 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. Tentative Tract Map No. 39277

Prepared by: Angela Cayabyab, Assistant Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – CONDITIONS OF APPROVAL

PLANNING CASES: PC-2025-00085 (Tentative Tract Map) **Planning Division**

1. Plans shall conform to the exhibits 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/or 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.

Concurrent with Map Recordation:

3. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and documents to create a Homeowners Association (HOA), subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain and continually maintain the following:
 - a. Establishment of a Homeowner's Association.
 - b. Each buyer shall sign an acknowledgement that he/she has read the Constitution and By-Laws of the HOA and the CC&Rs applying to the development, including any clause pertaining to private driveways.
 - c. The HOA shall maintain the stormwater basins, parkways, and landscape along the street frontages, and open space areas;
 - d. Recorded map shall include the condition for maintenance by approved entity.
 - e. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
 - f. Graffiti shall be removed within 24 hours of complaint.
 - g. Future owners may not construct additional fences and/or walls.
 - h. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
 - i. Garages shall be prohibited from being used as storage and must be used for vehicular parking.
 - j. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas unless enclosed and fully screened from view.

Standard Conditions:

4. There is a **thirty-six-month time limit** in which to satisfy the conditions and record Tract Map No. 39277. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director 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.

Prior to **August 14, 2028**, if the 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 ENTITLEMENTS.

5. Within 30 days of approval of this case by the City, the applicant/owner 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.
6. Failure to abide by all conditions of this entitlement shall be cause for revocation.
7. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
8. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
9. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

10. **Codes in Effect:** The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the edition of these codes in effect at the time a building permit application is submitted and accepted.

Parks, Recreation & Community Services (PRSCD)

Prior to Map Recordation

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

Public Works – Land Development

12. 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.
13. Deed for widening Jurupa Avenue along project frontage to 44-feet from monument centerline to Public Works specifications.