

# **Item #1**

# **Changes to an Approved Permit River Terrace Project (DR 20-09)**

Planning Commission Meeting  
November 8, 2023

# Project Location



# Project Location

1701 East Laurel Ave.





# Background

- On September 22, 2021, the Planning Commission approved a Vesting Tentative Tract Map / Condominium Air Space Map and a Development Plan
- 257 residential condominium units
- With Amenities

# Approved Landscape Plan



Density: 10.31 Homes per Acre

Parking:

Required:

- 514 Spaces (2.0 spaces per home
- (106) SFD: 2.0 = 212 Spaces
- (151) 2+ Bed MF x 2.0 = 203 Spaces

Provided:

- 822 Spaces (2.42) spaces per home
- Garage: 514 Spaces
- Residential Off-Street Storage: 308 Spaces

Open Space  
Provided:

Bldg Coverage:

Pavement coverage

- Seven (7) lots
- 257 residential condominium units
- Amenities



# Approved Conditions

- The original conditions (#P68 and #P69) required the installation of the bike trail and park to be installed prior to the 1<sup>st</sup> and 50th Certificate of Occupancy for the units
- And the installation of the remaining amenities to be installed towards the end of the project



# Amendment Request

- The applicant has requested a revision to Planning conditions #P68 and #P69
- Defer the development of the park and bike path (on City property) later into the construction of the project (to the midway point to the 125<sup>th</sup> Certificate of Occupancy)
- Due to the current financial market and their ability to obtain financing

# **Environmental Review**

The project was reviewed with an Addendum to a previously certified Environmental Impact Report (EIR 04-01; SCH No. 2004061107) in accordance with the California Environmental Quality Act (CEQA) guidelines. No further environmental review is required.

# Staff Recommendation

- Adopt Resolution No. 990 (23) approving amendments to the Conditions of Approval for DR 20-09;

OR

- Provide other direction



UTILITY EASEMENT

SEE SHEET L4 TYPICAL

PERVIOUS PAVING (DECOMPOSED GRANITE (TYP.))  
SEE SHEET L4 ENLARGEMENT

VINYL PRODUCTION FENCE

SEE SHEET L6 TYPICAL

POCKET PARK

PRIVATE LANDSCAPE AREA (TYP.)

8'-0" BIKE TRAIL

COMBO WALL/FENCE

SEE SHEET L4 ENLARGEMENT

UTILITY EASEMENT

SEE SHEET L6 COMMUN  
GARDEN / NATURE TRAIL

UTILITY EAS

LAUREL AVENUE



PAVILION WITH DDO



PIE PIT WITH LOW WALL AND OVERHEAD



SYNTHETIC LAWN PLAY AREA



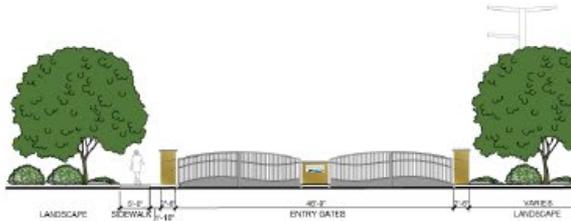
TOT LOT



MEANDERING 5'-0" SIDEWALK THROUGH THE VINEYARD



THE ORCHARD



ENTRY ELEVATION





VINEYARD



DOG PARK

DETENTION BASIN

PERVIOUS PAVING,  
DECOMPOSED GRANITE PATH  
WITH PAR STATIONS WINDING  
THROUGH THE VINEYARD

VINEYARD

DOG PARK



PAR COURSE EXERCISE EQUIPMENT  
IN DECOMPOSED GRANITE PADS



