Chapter 18.030

RELATIONSHIP TO OTHER PROVISIONS

18.030.010 Relationship to Prior Code.
The provisions of this Subdivision Code, as it existed prior to the effective date of Ordinance No. 6968, are repealed and superseded as provided in the ordinance enacting this Code. No provision of this Code shall validate or legalize any subdivision established or maintained in violation of this Code as it existed prior to repeal by the ordinance enacting this Code. (Ord. 6968 §1, 2007)

18.030.020 Relationship to the Zoning Code.
All maps approved pursuant to the provisions of this Title shall conform with the City's Zoning Code (Title 19 of this Code) with respect to the uses of land, lot sizes and dimensions, and other applicable regulations.

Pursuant to the Land Use Element of the General Plan and Title 19 (19.780.050) the Planning Commission shall determine the base number of dwelling units allowable in a Planned Residential Development (PRD) based on benchmark densities for the underlying zone in which the project is located. Benchmark densities for a PRD by zone are shown in Table 19.780.040. The minimum standards for a project to qualify for a PRD with the benchmark density are that it be adequately served by public infrastructure, including good access to public and private services, and that the site is well designed with desirable amenities in accordance with adopted Citywide Design Guidelines and in accordance with City Codes (Note: Compliance with City Codes allows for granting of variances in certain instances.) In order for a project to qualify as a PRD it must meet these minimum benchmark density requirements. In the case of PRD’s in the RC Zone, the following additional criteria apply to qualifying for the benchmark density:

A. Retention of unique natural features, including arroyos, hillsides and rock outcroppings, in natural open space areas or otherwise as part of the project.

B. Placement of buildings demonstrating sensitivity to the natural topographic and habitat features of the site, including clustering of homes in order to preserve such natural features and valuable natural open space, both for wildlife habitat and visual aesthetic purposes. (Ord. 6968 §1, 2007)

18.030.030 Relationship to the General Plan, Specific Plan and Street Alignments.
All maps approved pursuant to the provisions of this Title shall conform with the principles and standards of the General Plan and with any applicable specific plans with respect to population densities and distribution, locations, alignments and sizes of public streets, easements, improvements, areas and provision of sites for schools, parks, public buildings, streets, trails, linkages or other public facilities in accordance with the recommendations of such plan. (Ord. 6968 §1, 2007)
18.030.040 Relationship to the Subdivision Map Act.
The provisions of this Title are adopted pursuant to, in compliance with, and in furtherance of the State Subdivision Map Act (California Government Code Section 66410 et seq.) All provisions of the Subdivision Map Act and future amendments thereto not incorporated in this Title shall apply to all subdivisions, subdivision maps and proceedings under this Title. (Ord. 6968 §1, 2007)

18.030.050 Relationship to the California Environmental Quality Act.
When a project is determined to be subject to the provisions of the California Environmental Quality Act (CEQA), the application shall be reviewed in accordance with the provisions of this Subdivision Code, Public Resources Code Section 21000 et seq., Section 15000 et seq. of Title 14 of the California Code of Regulations (the CEQA Guidelines) and the environmental guidelines/regulations adopted by the City of Riverside Resolution 21106, or any subsequent revision thereto. (Ord. 6968 §1, 2007)