

## Bushnell Planned Residential Development

P19-0283 (Planned Residential Development),  
P19-0284(Tract Map), P19-0285(Design Review)  
and P20-0295 (Modification)

Community & Economic Development Department

Planning Commission  
Agenda Item: 6  
June 25, 2020

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## LOCATION MAP

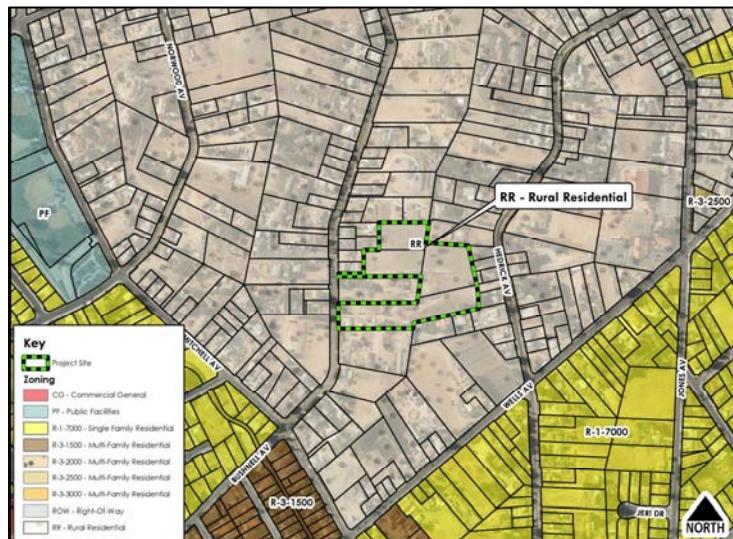


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## ZONING MAP

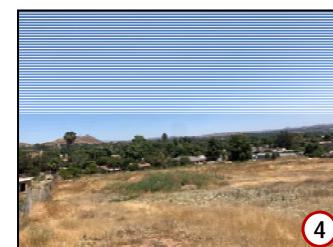


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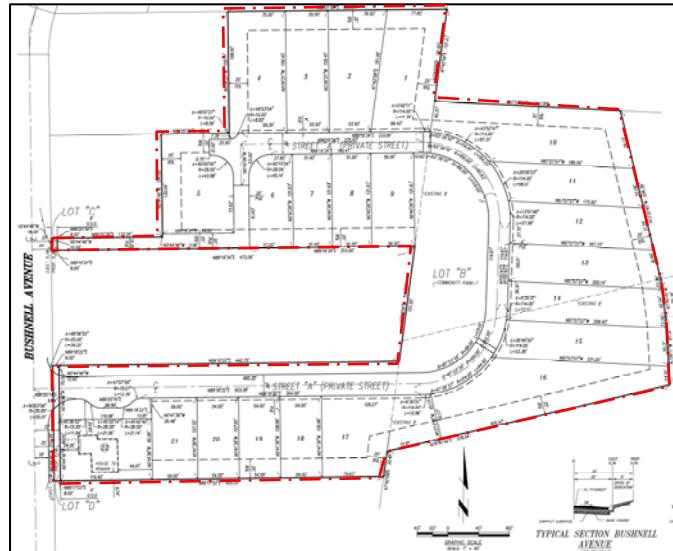
## EXISTING SITE PHOTOS



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## TENTATIVE TRACT MAP

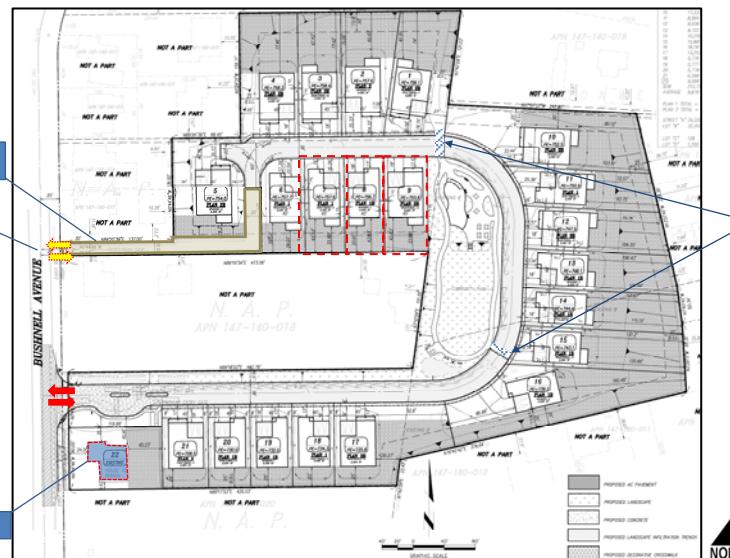


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## SITE PLAN

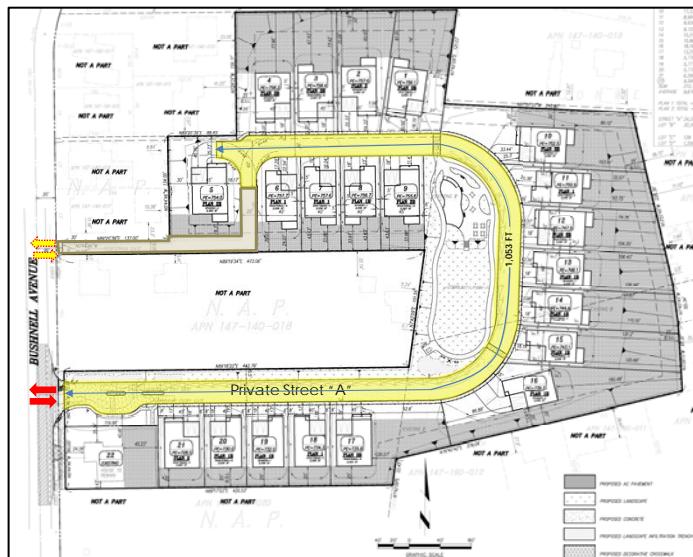


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## MODIFICATION



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## ELEVATIONS/FLOOR PLAN 1



© 2019 Kevin L. Clark Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

"A" - SPANISH



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"B" - CRAFTSMAN



© 2019 Kevin L. Crock Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

#### "C" - TRADITIONAL

The logo for the City of Riverside, featuring a golden bell on a blue background with the text "CITY OF RIVERSIDE" below it.

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## ELEVATIONS/FLOOR PLAN 2



© 2019 Kevin L. Cook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

"A" - SPANISH



© 2019 Kevin L. Cook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

"B" - CRAFTSMAN



© 2019 Kevin L. Cook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations.

"C" - TRADITIONAL



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## OPEN SPACE PLAN



NORTH

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# LANDSCAPE PLAN



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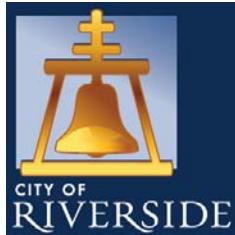
## RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** 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; and
2. **APPROVE** Planning Cases P19-0283 (Planned Residential Development), P19-0284 (Tract Map No. 37740), P19-0285 (Design Review), and P20-0295 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

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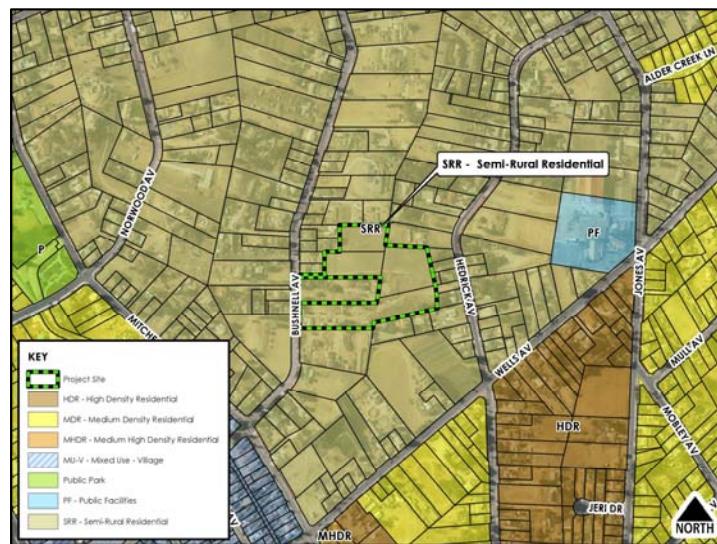
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### GENERAL PLAN MAP

REFERENCE



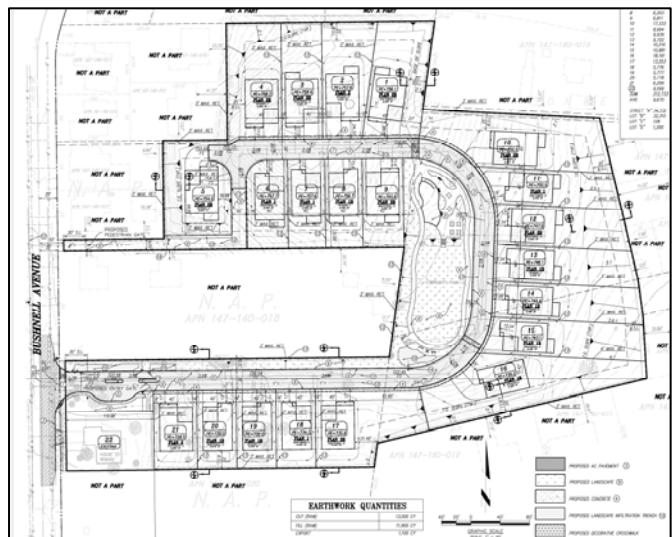
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## CONCEPTUAL GRADING PLAN

## REFERENCE

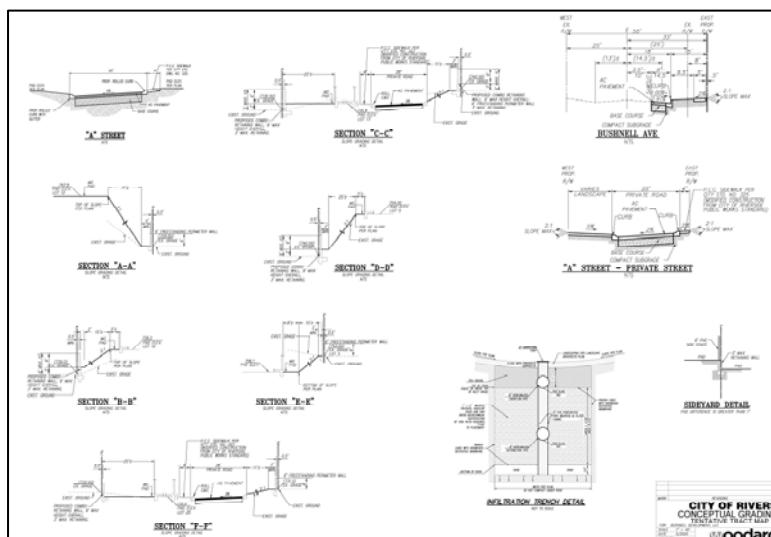


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# CROSS SECTIONS

## Reference

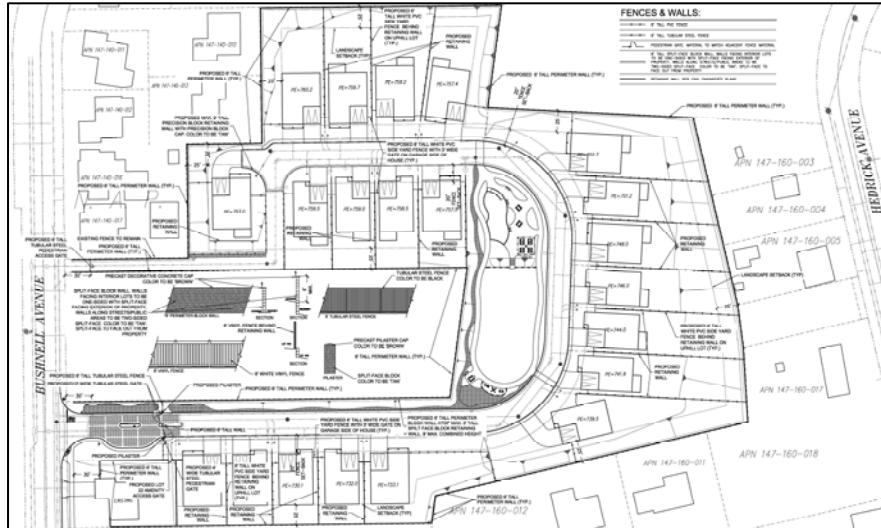


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# WALL/FENCE EXHIBIT

## Reference



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# LOT 22 (EXISTING HOUSE) EXHIBIT

## Reference



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