

## Planning Cases Rustin Industrial Park P16-0731 and P16-0732

Community & Economic  
Development Department

Planning Commission  
Agenda Item: 3  
March 9, 2017

RiversideCA.gov

## LOCATION



2

RiversideCA.gov



## SPECIFIC PLAN / ZONING MAP



3

RiversideCA.gov



## SITE PHOTOS

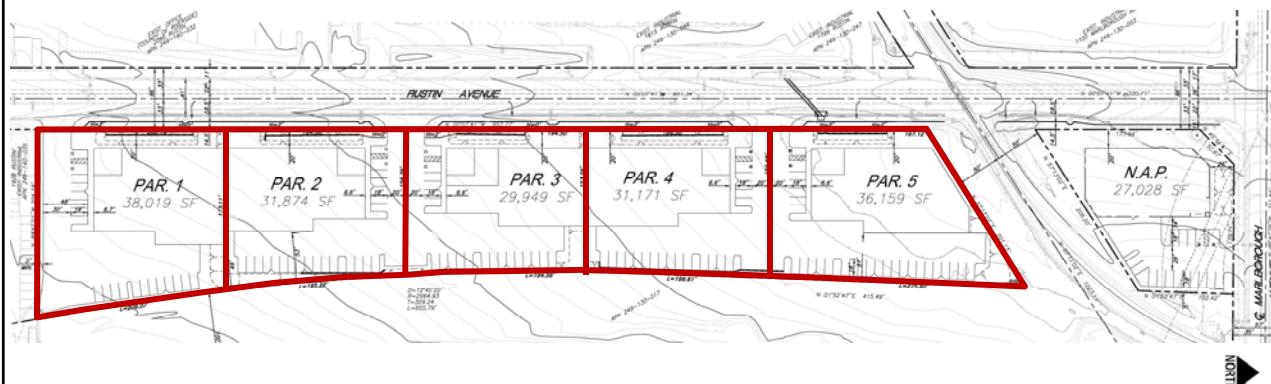


4

RiversideCA.gov



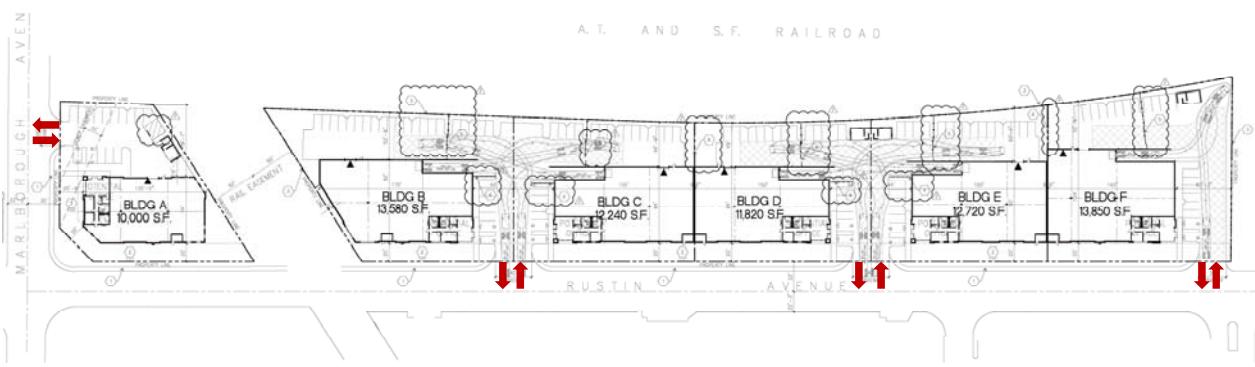
## TENTATIVE PARCEL MAP



5

RiversideCA.gov

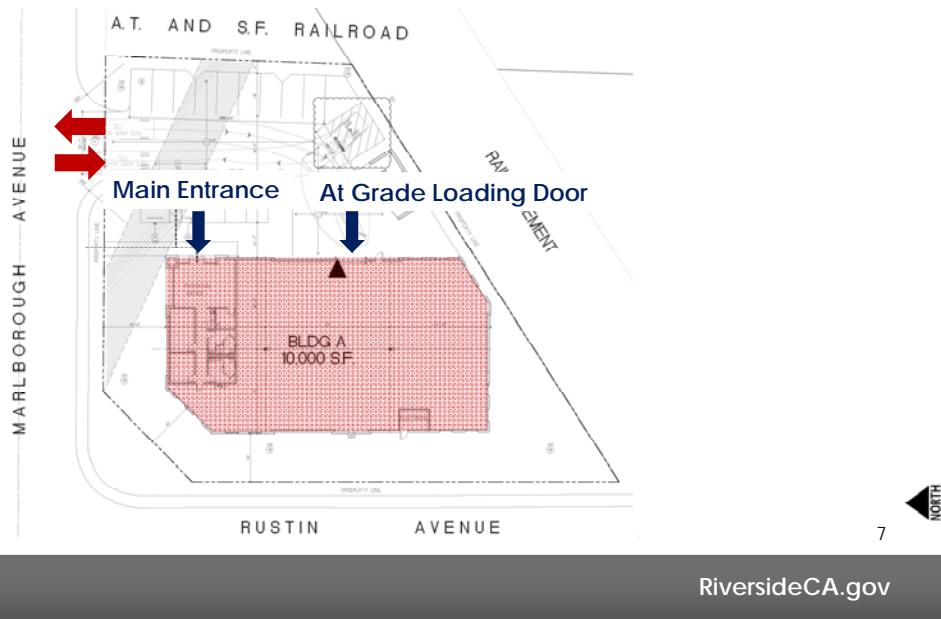
## SITE PLAN



6

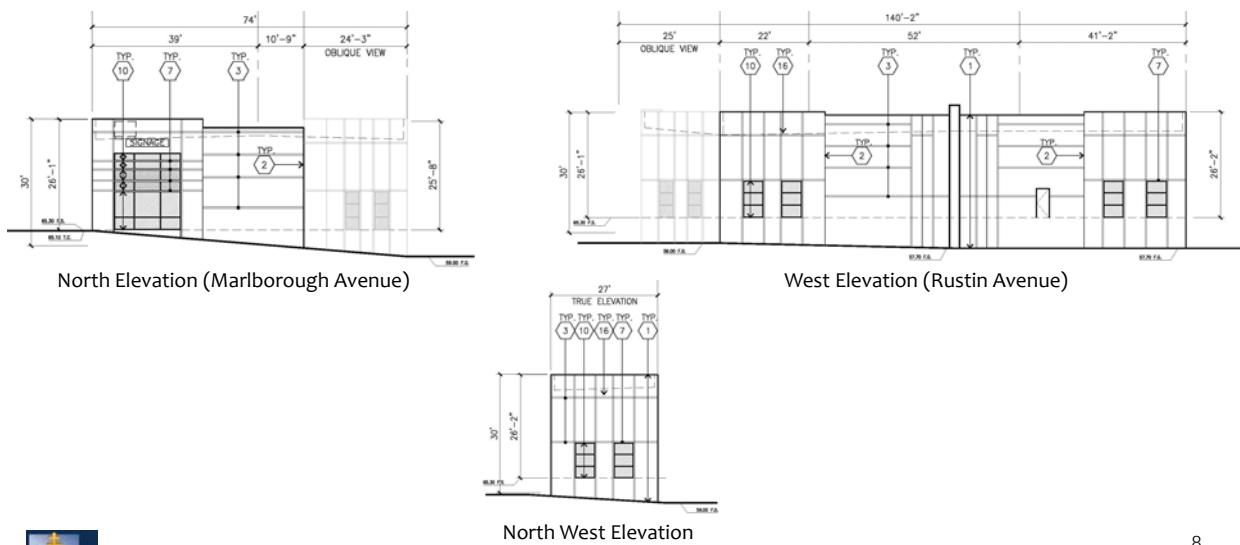
RiversideCA.gov

## BUILDING A - SITE PLAN



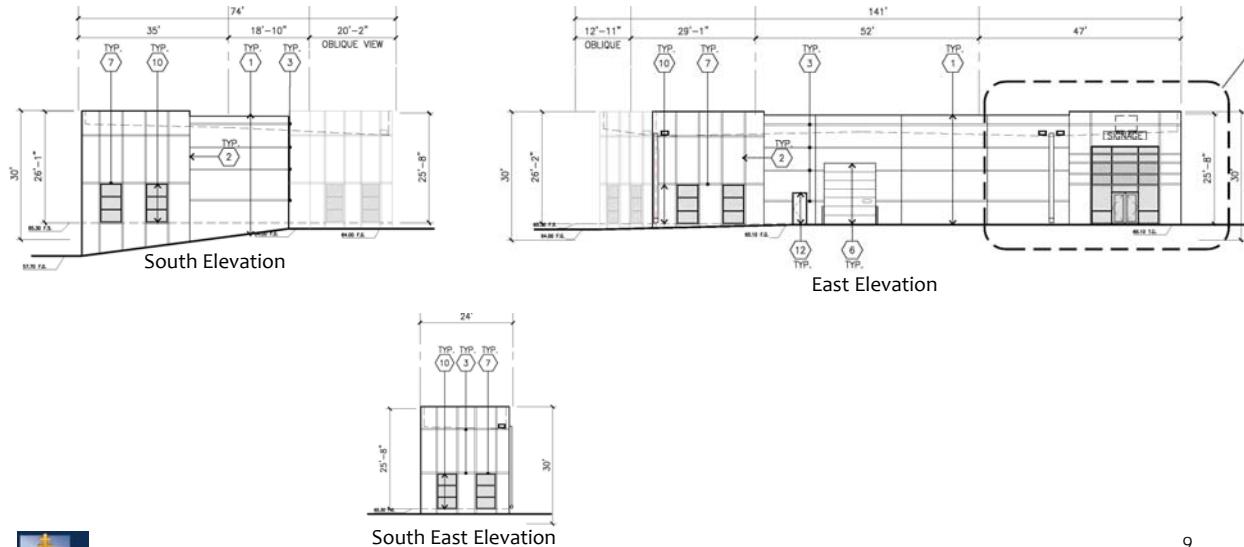
7

## BUILDING A - BUILDING ELEVATIONS

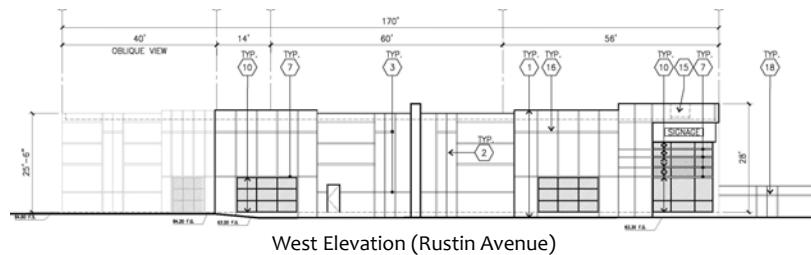
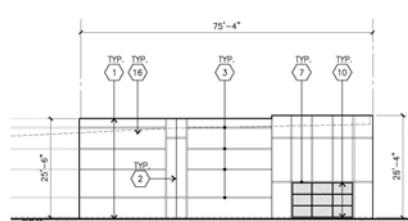
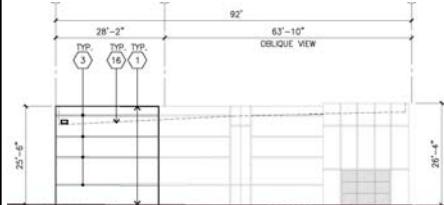


8

## BUILDING A - BUILDING ELEVATIONS



## BUILDING B - BUILDING ELEVATIONS

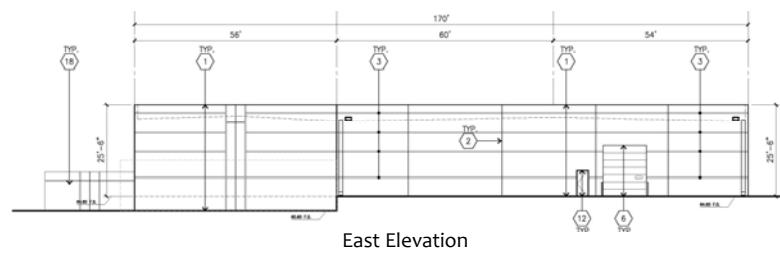
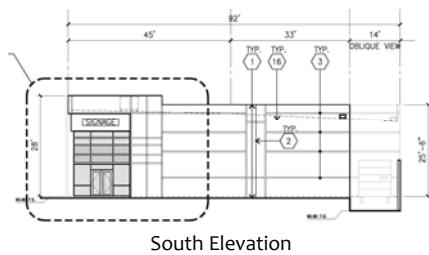


11

RiversideCA.gov



## BUILDING B - BUILDING ELEVATIONS



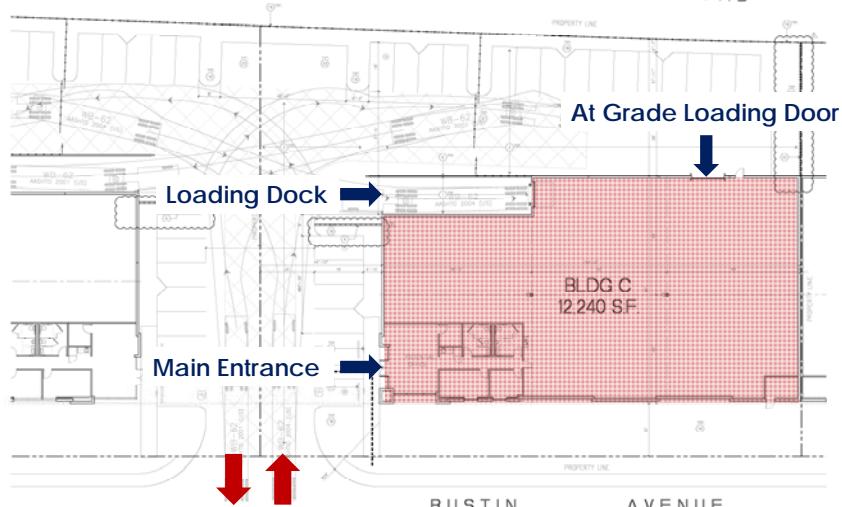
12

RiversideCA.gov



## BUILDING C - SITE PLAN

A.T. AND S.F. RAILROAD

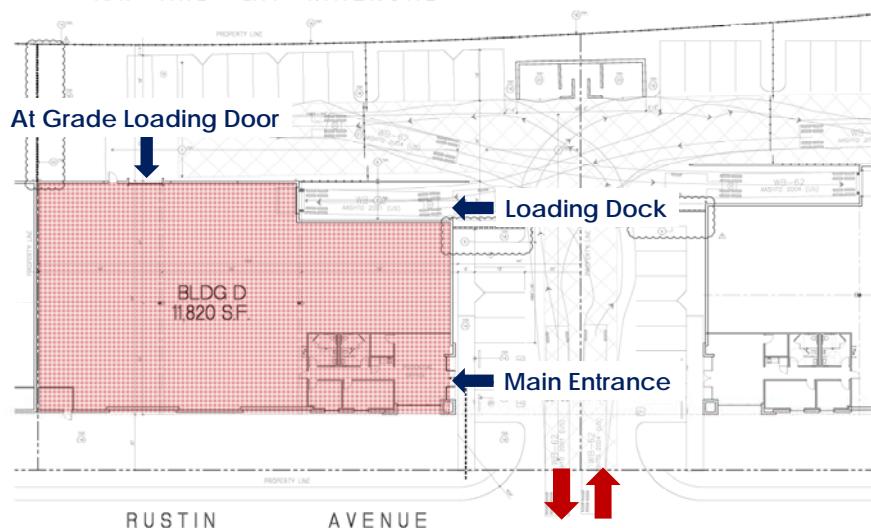


13

[RiversideCA.gov](http://RiversideCA.gov)

## BUILDING D - SITE PLAN

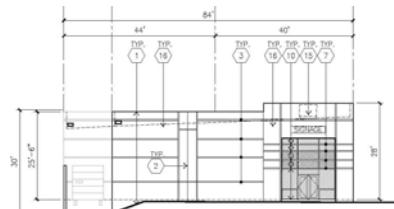
A.T. AND S.F. RAILROAD



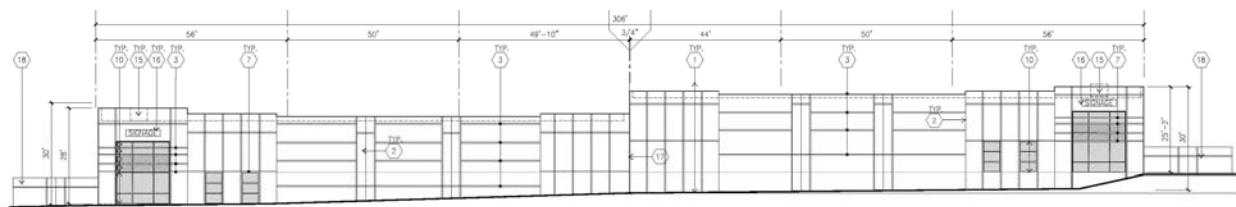
14

[RiversideCA.gov](http://RiversideCA.gov)

## BUILDINGS C AND D - BUILDING ELEVATIONS



North Elevation



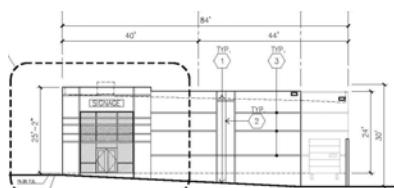
West Elevation (Rustin Avenue)

15

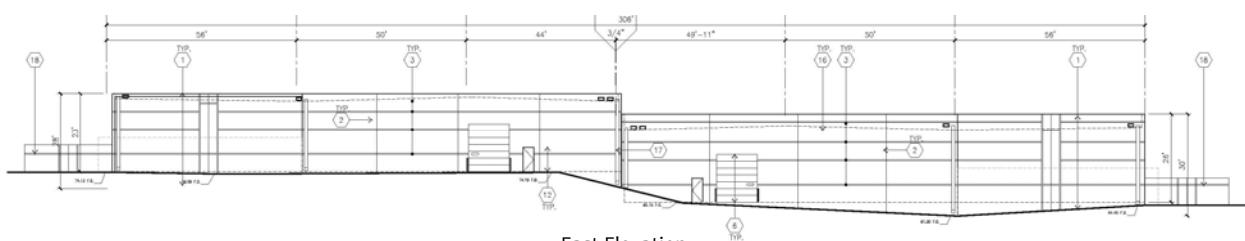
RiversideCA.gov



## BUILDINGS C AND D - BUILDING ELEVATIONS



South Elevation



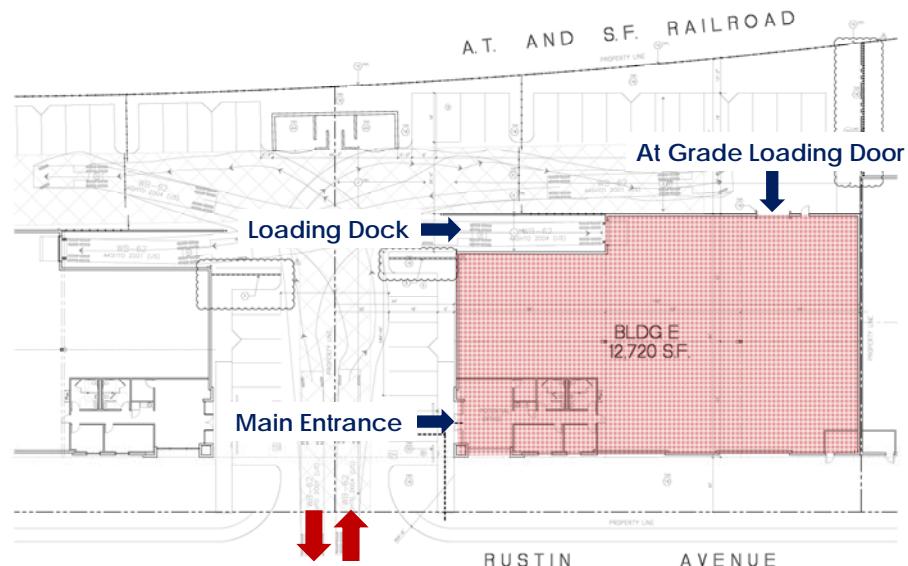
East Elevation

16

RiversideCA.gov



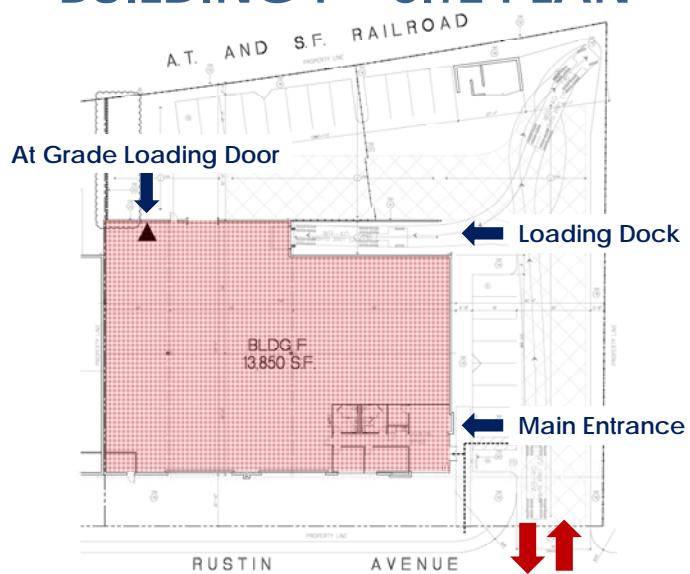
## BUILDING E - SITE PLAN



RiversideCA.gov

17

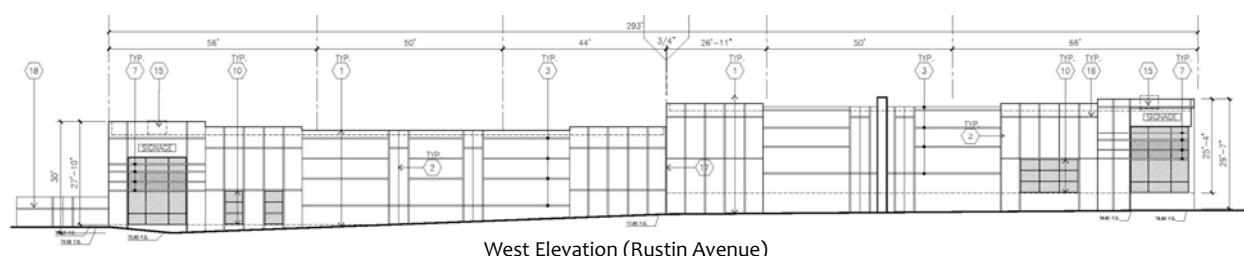
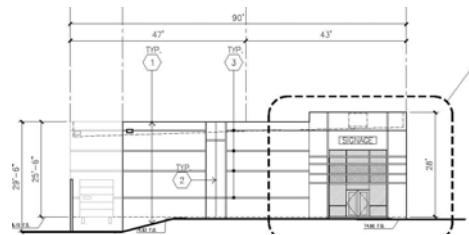
## BUILDING F - SITE PLAN



RiversideCA.gov

18

## BUILDINGS E AND F - BUILDING ELEVATIONS

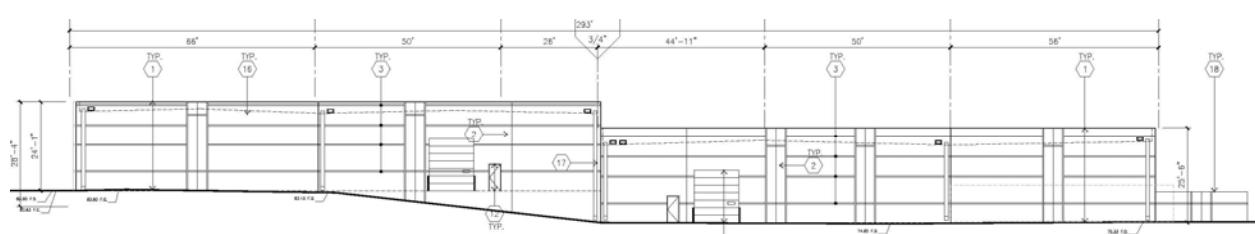
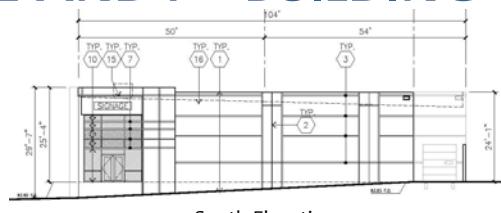


19

RiversideCA.gov



## BUILDINGS E AND F - BUILDING ELEVATIONS

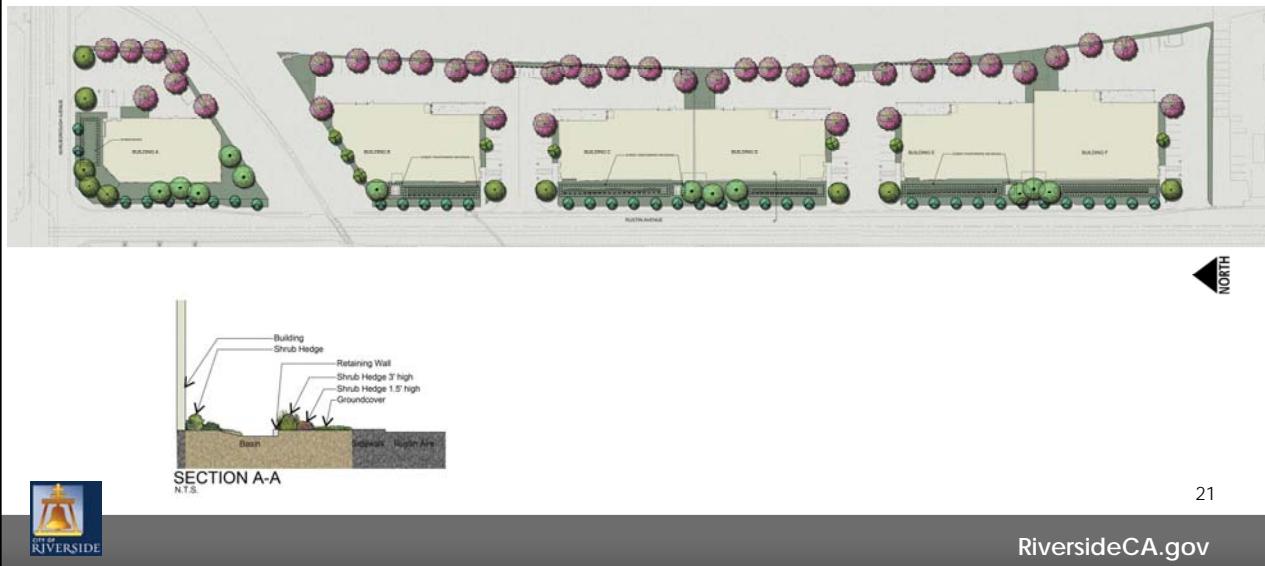


20

RiversideCA.gov



## CONCEPTUAL LANDSCAPE PLAN



RiversideCA.gov



21

## RECOMENDATIONS

That the Planning Commission:

- **DETERMINE** that the project is exempt from California Environmental Quality Act review subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Cases P16-0731 (Parcel Map) and P16-0732 (Design Review), based on the staff report and subject to the recommended conditions.

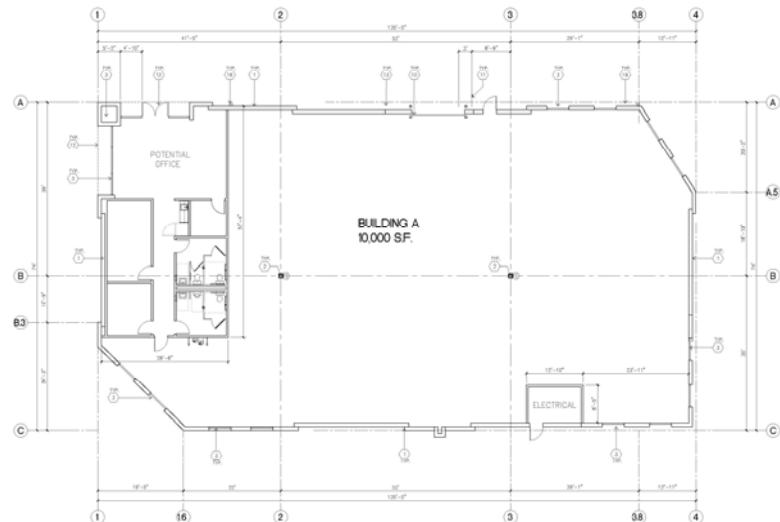


22

RiversideCA.gov

# BUILDING A – FLOOR PLAN

FOR REFERENCE



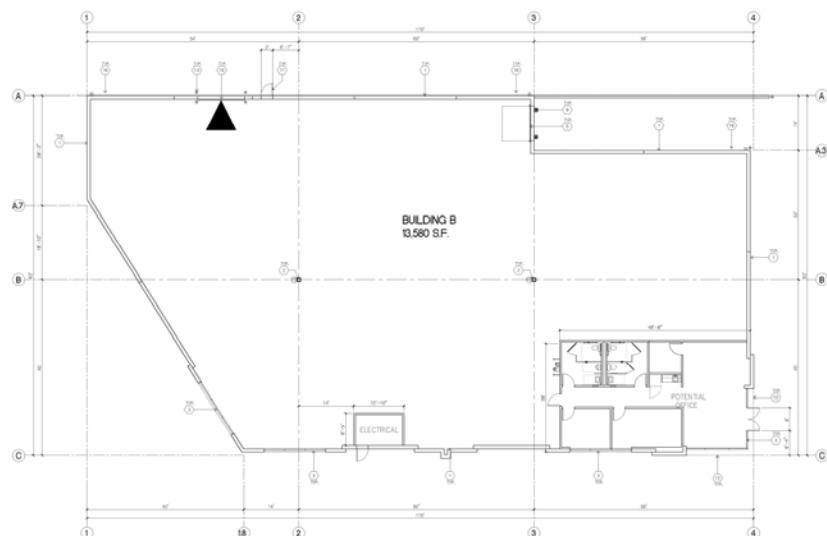
23

RiversideCA.gov



# BUILDING B – FLOOR PLAN

FOR REFERENCE



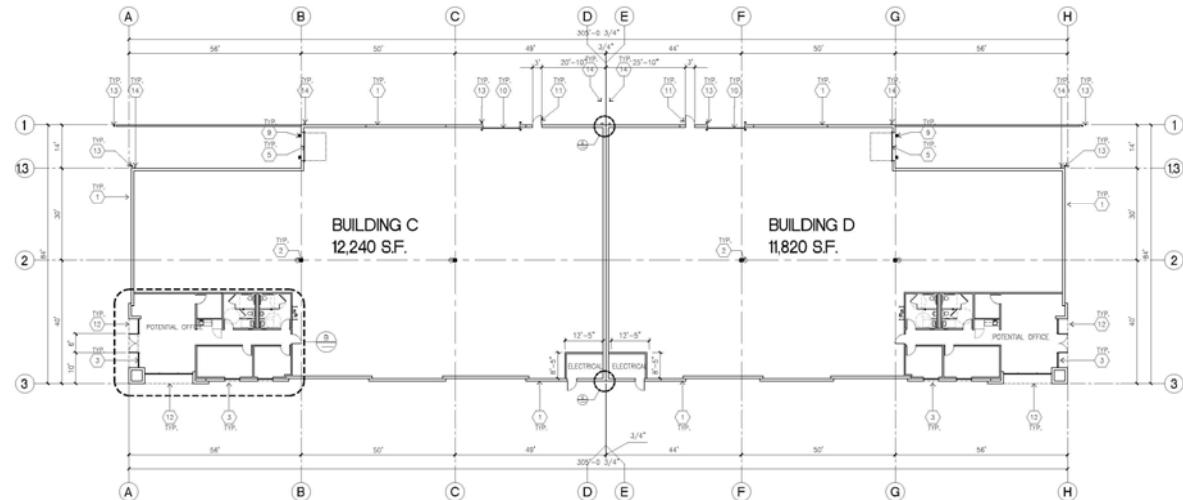
24

RiversideCA.gov



# BUILDINGS C AND D – FLOOR PLAN

## FOR REFERENCE

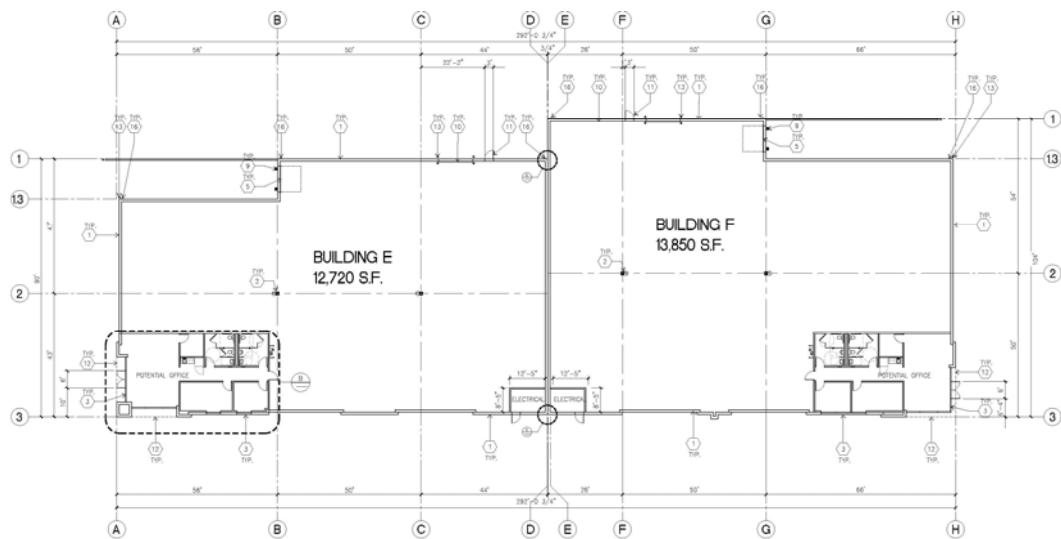


25

RiversideCA.gov

## BUILDINGS E AND F – FLOOR PLAN

## FOR REFERENCE

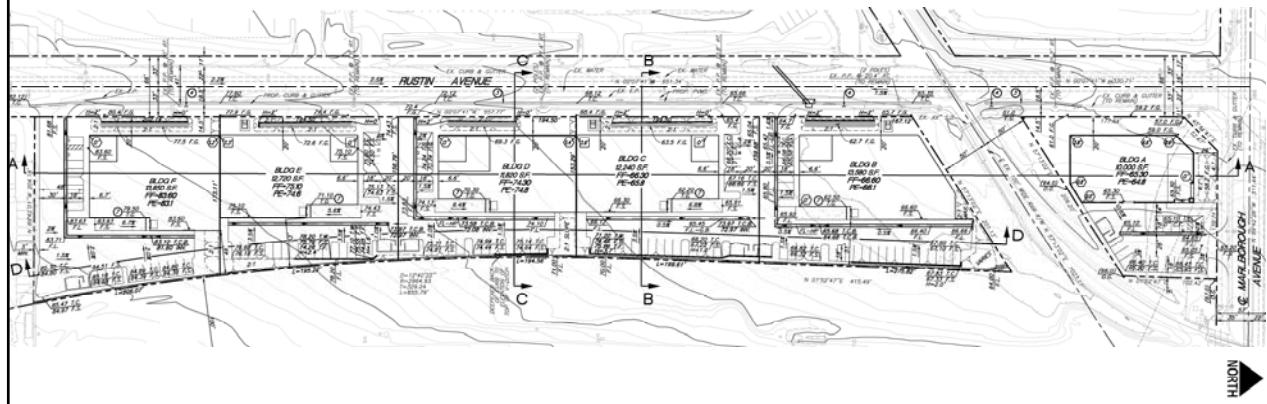


26

RiversideCA.gov

# PRELIMINARY GRADING PLAN

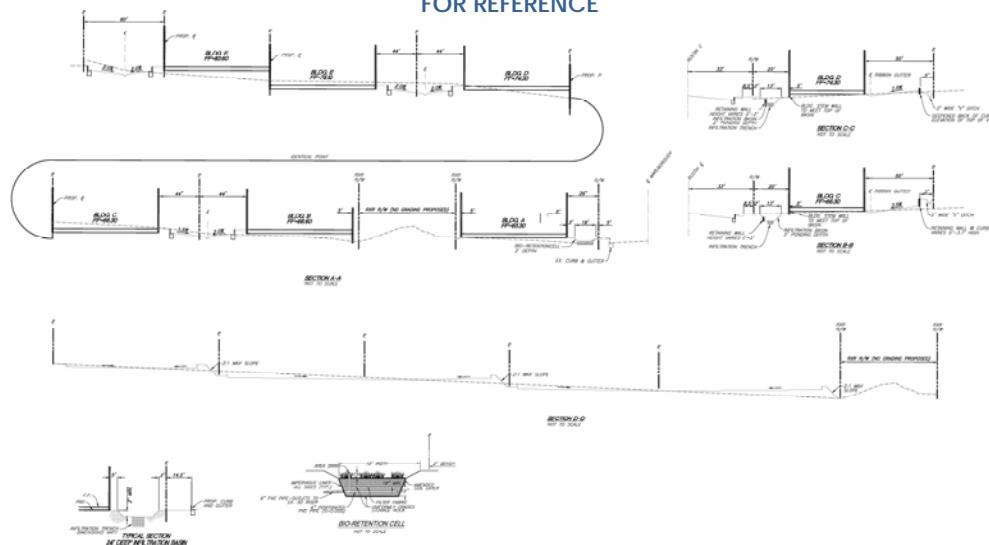
## FOR REFERENCE



27

RiversideCA.gov

# GRADING CROSS SECTIONS FOR REFERENCE



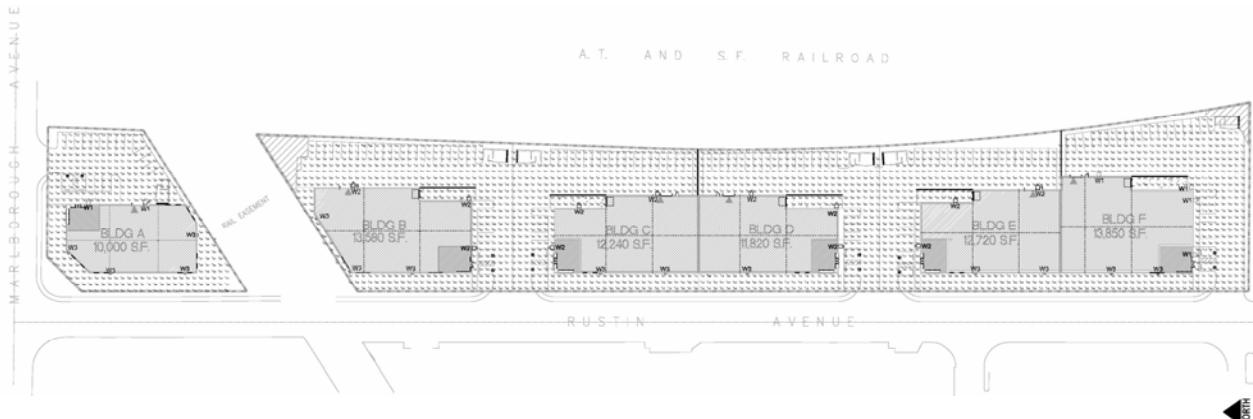
28

RiversideCA.gov



# PHOTOMETRIC PLAN FOR REFERENCE

A. T. AND S. F. RAILROAD



29

RiversideCA.gov

