

WALTER'S BUSINESS CENTER

PR-2020-001208
(Zoning Code Map Amendment and Design Review)

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

City Council

February 14, 2023

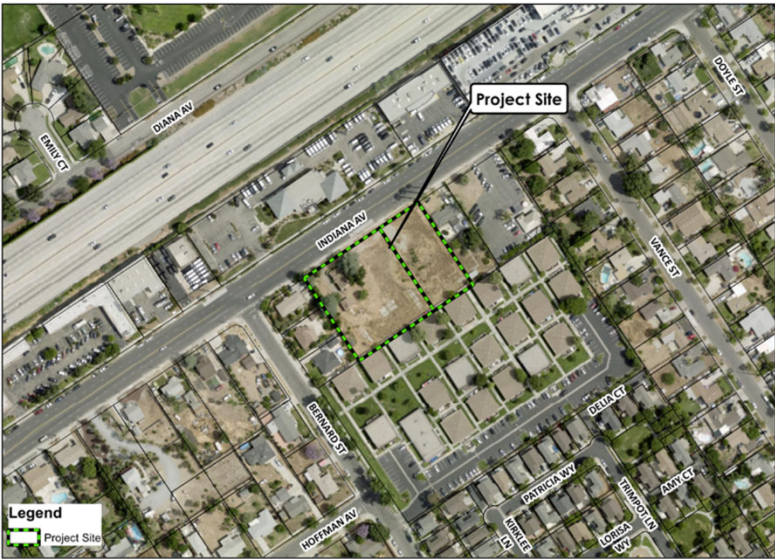
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LOCATION MAP



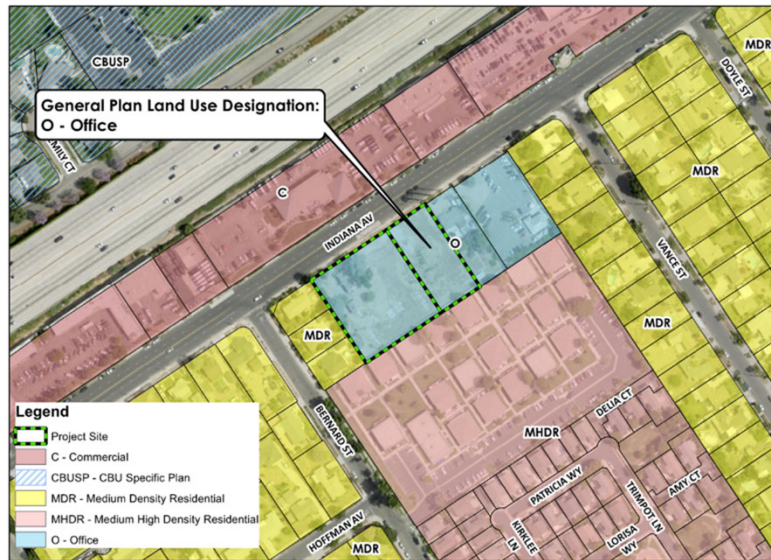
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GENERAL PLAN MAP

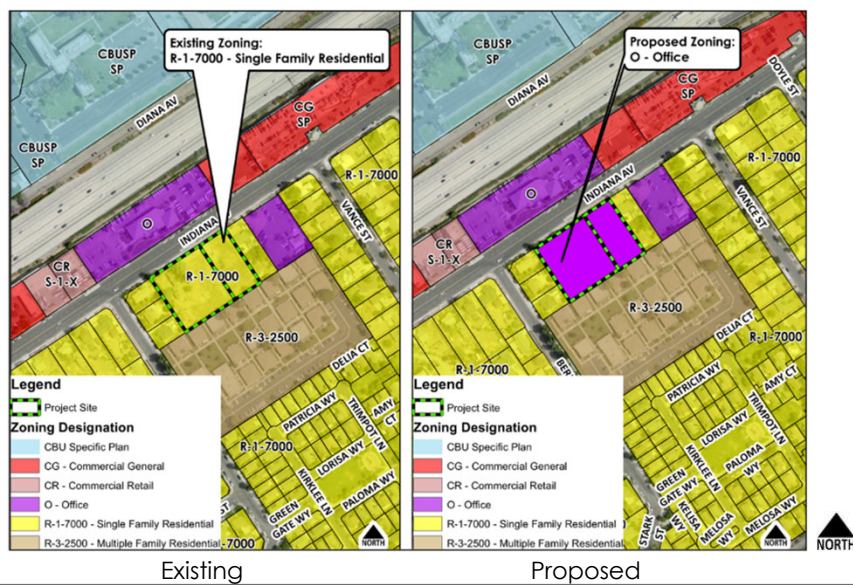


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EXISTING AND PROPOSED ZONING MAPS



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EXISTING SITE PHOTOS

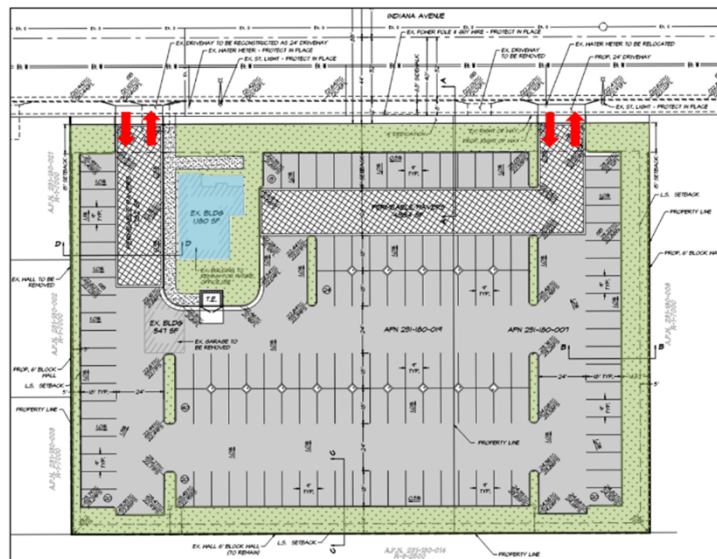


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SITE PLAN

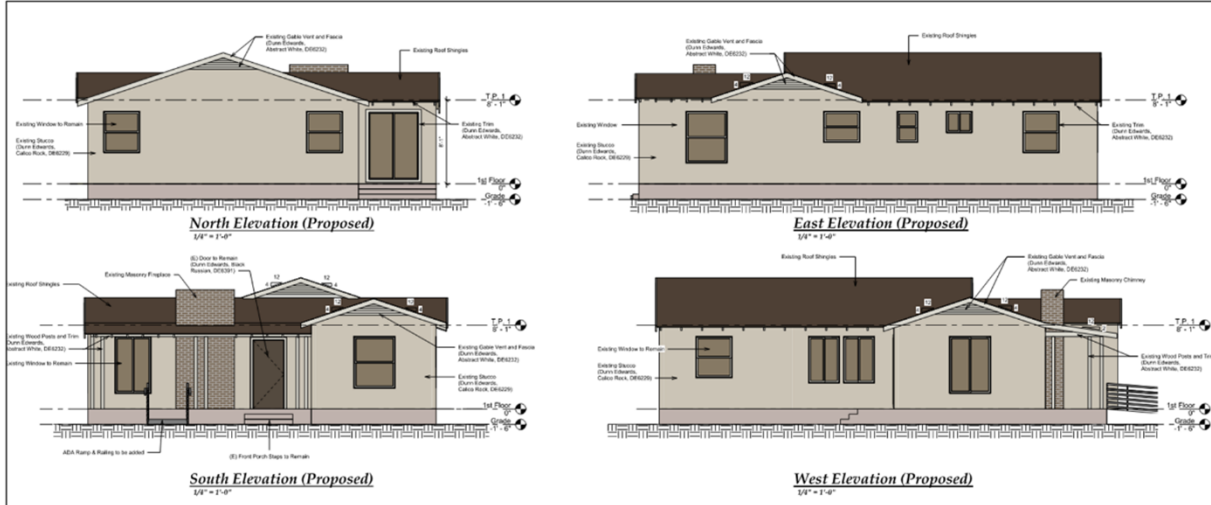


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BUILDING ELEVATIONS

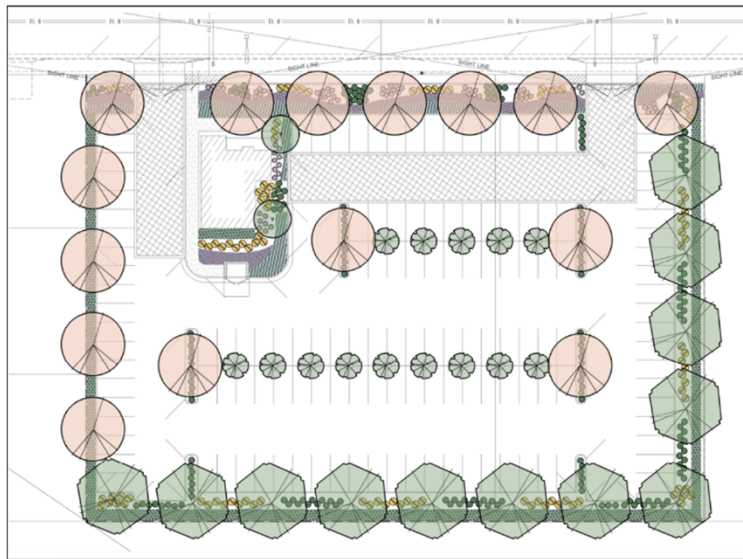


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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT

ENVISION RIVERSIDE 2025

METRICS ACTIONS GOALS

STRATEGIC PRIORITIES

Strategic Priority No. 3 – Economic Opportunity

Goal No. 3.3 - Cultivate a business climate that welcomes entrepreneurship and investment.

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RECOMMENDATIONS

That the City Council:

1. **Determine** that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061.b.3 (Common Sense exemption), Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment;
2. **Approve** PR-2021-001208 (Zoning Code Map Amendment and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. **Introduce and subsequently adopt** the attached Ordinance amending the Zoning of approximately 1.44 acres from R-1-7000 – Single Family Residential to O – Office Zone.

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