



# LURIN & BARTON PLANNED RESIDENTIAL DEVELOPMENT

P19-0013 (Tract Map No. 37732), P19-0014 (Planned Residential Development), P19-0015 (Design Review),  
P20-0016 (Variance)

## Community & Economic Development Department

# Planning Commission Agenda Item: 3 June 10, 2021

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## LOCATION MAP



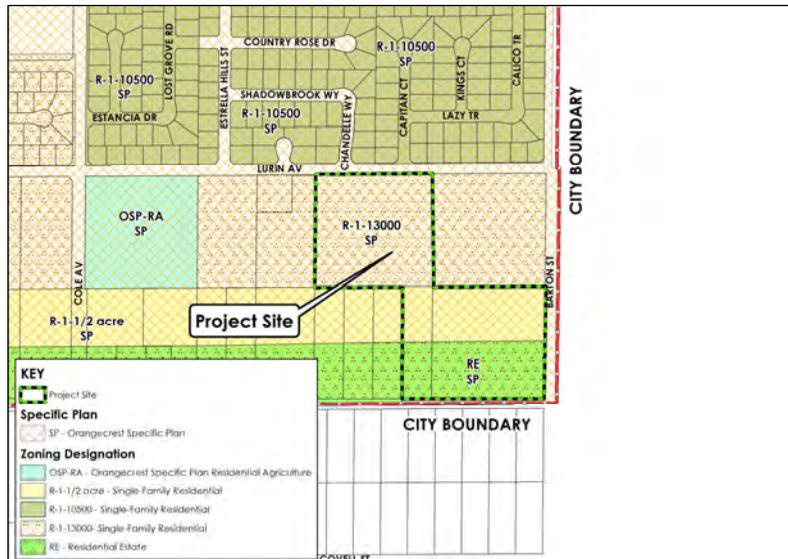
The logo for the City of Riverside, which is a stylized illustration of a bell tower with a cross on top, set against a blue background.

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## ZONING AND SPECIFIC PLAN MAP

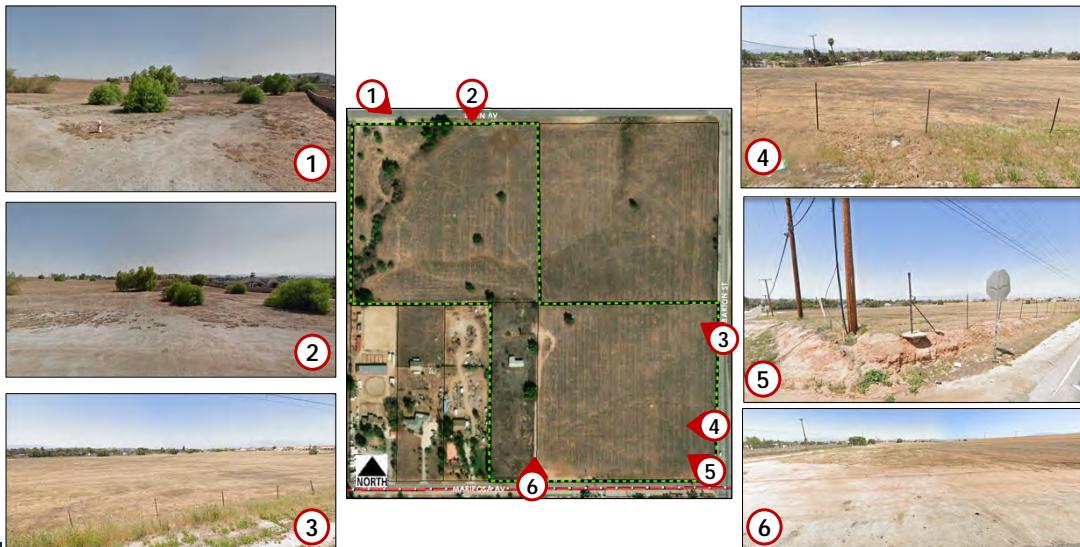


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## EXISTING SITE PHOTOS



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## TENTATIVE TRACT MAP

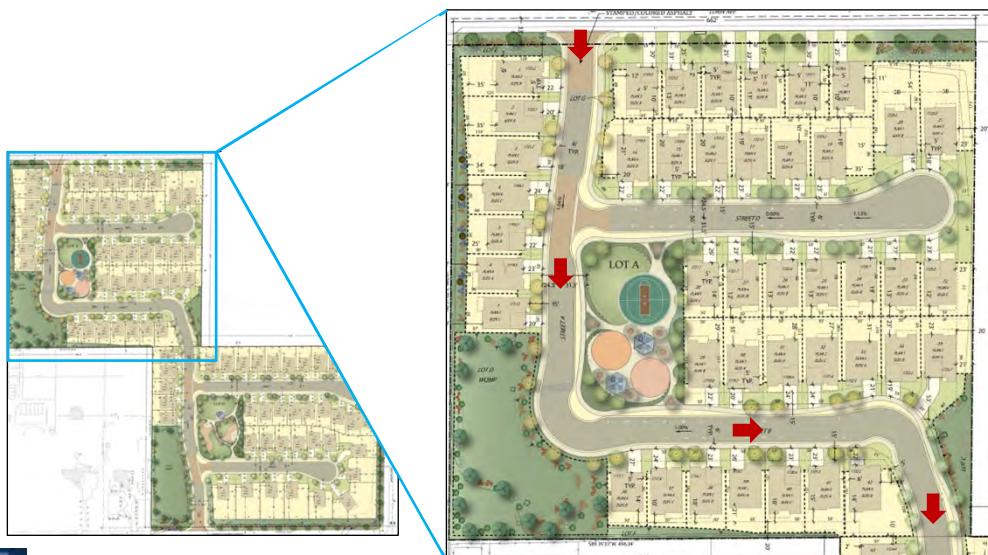


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## SITE PLAN



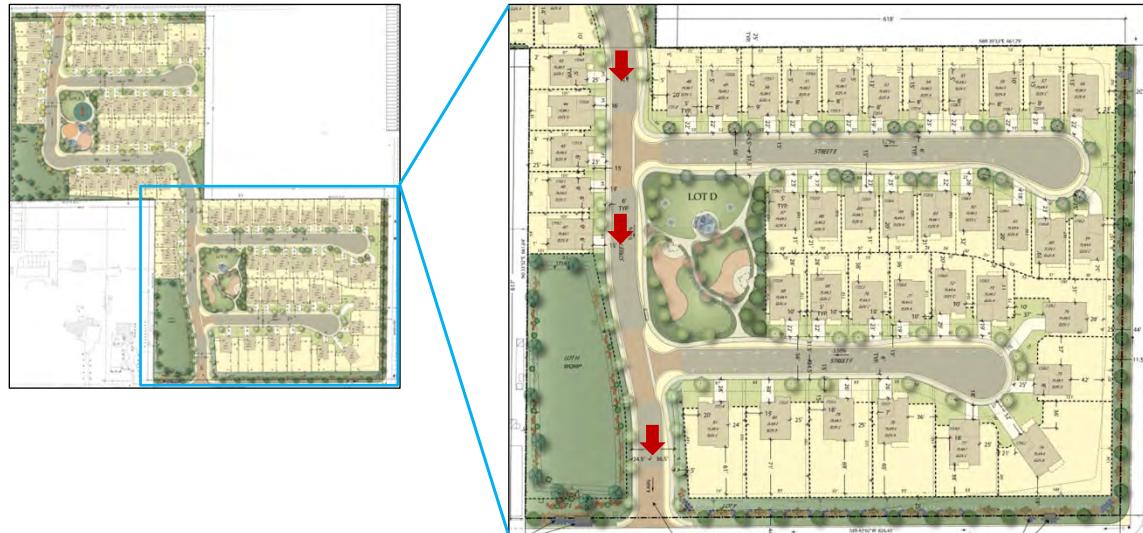
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# SITE PLAN



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## OPEN SPACE



### Upper Portion



### Lower Portion



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## COMMON OPEN SPACE DETAILS



North Recreation Area



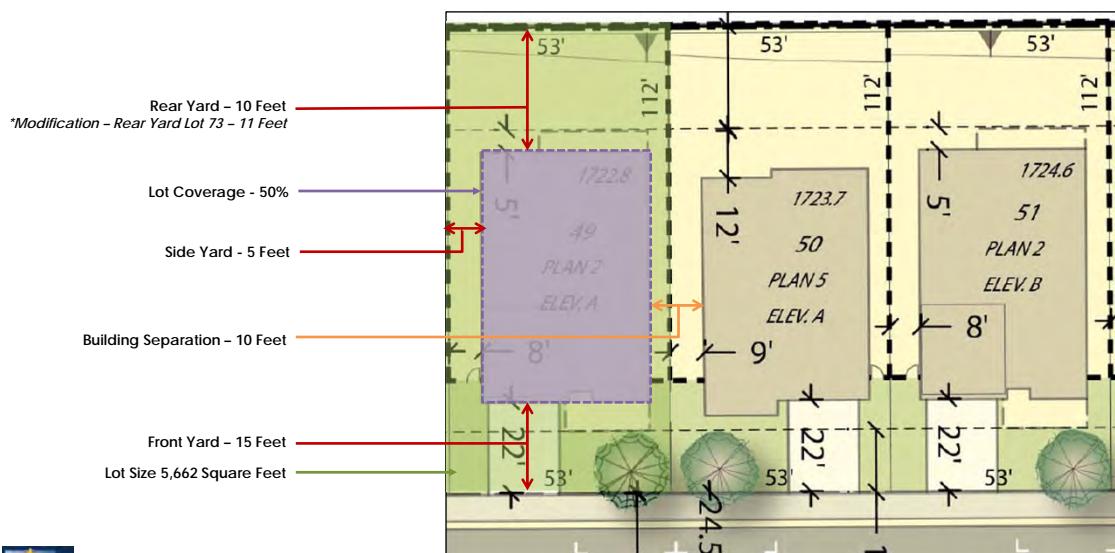
South Recreation Area

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## TYPICAL LOT LAYOUT



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## BUILDING ELEVATIONS – SINGLE-STORY



Spanish Santa Barbara



Italianate



Craftsman Bungalow



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## BUILDING ELEVATIONS – TWO-STORY



Spanish Santa Barbara



Italianate



Craftsman Bungalow



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## CONCEPTUAL LANDSCAPE PLAN



**TREE PLANTING LEGEND:**

BOTANIC NAME	COMMON NAME	SIZE / SPACING
ACACIA STENOPHYLLA	SHRESTHING ACACIA	24" ROR
ABEILLEA MARENII	TEALEAF BERRY TREE	24" ROR
CEDRUS OCCIDENTALIS	WESTERN RED CEDAR	24" ROR
KOELREUTERIA SPNANIA	CHINSE FLAME TREE	24" ROR
LACTUCAURIA RAYATOZ	CHAPALAYTE	24" ROR
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" ROR
PINUS KOREANA	APALACHIAN PINE	24" ROR
PINUS THALESTRIS	ALEPPIA PINE	24" ROR
PLATANUS ACERIFOLIA	CALIFORNIA STAGHORN	24" ROR
PRUNUS CERASIFERS	CHINESE MESQUITE	24" ROR
URBIS PARVIFLORA	CHINESE FILM	24" ROR

**OPEN SPACE/ PERIMETER PLANT PALETTE:**

BOTANIC NAME	COMMON NAME	SIZE / SPACING
IDENTITY PLANTATION	SHRUB GROVE	15 GALLON (SPPNT)
IDENTITY BUSH	CALIFORNIA PEPPERMINT	15 GALLON (SPPNT)
IDENTITY PLANTATION	SHRUB GROVE	1 GALLON (SPPNT)
IDENTITY BUSH	SHRUB GROVE	1 GALLON (SPPNT)
IDENTITY PLANTATION	SHRUB GROVE	1 GALLON (SPPNT)
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IDENTITY PLANTATION	SHRUB GROVE	1 GALLON (SPPNT)
IDENTITY BUSH	SHRUB GROVE	1 GALLON (SPPNT)
CALIFORNIA STAGHORN	PINE ROCK ROSE	1 GALLON (SPPNT)
CALIFORNIA BAY TREE	ROSE GARDEN LAVENDER	1 GALLON (SPPNT)
CALIFORNIA BAY TREE	ROSE GARDEN LAVENDER	1 GALLON (SPPNT)

**WQMP PLANT PALETTE:**

BOTANIC NAME	COMMON NAME	SIZE / SPACING
PLATANUS ACERIFOLIA	CALIFORNIA STAGHORN	15 GALLON (SPPNT)
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	15 GALLON (SPPNT)
GRAMINEAE CONGENSIS	WILD GRASS	1 GALLON (SPPNT)
MULLELLERIA COTILLARES	TRIP MISTER	1 GALLON (SPPNT)
KHUS-ONIVE	WILD GRASS	1 GALLON (SPPNT)
KHUS-SPICOSA	TRIP MISTER	1 GALLON (SPPNT)
SALVIA LUCENTHA MIMOSA	MEXICAN EVERGREEN SAGE	1 GALLON (SPPNT)
ROSMARINUS OFFICINALIS	ROSEMARY	1 GALLON (SPPNT)
BAUDIARIS PULLARIA	SHRUB COHETE BUSH	1 GALLON (SPPNT)
CARICA PRASACACUS	CALIFORNIA FIELD SAGE	1 GALLON (SPPNT)
SHRUB	CALIFORNIA FIELD SAGE	1 GALLON (SPPNT)
MILLELLERIA RUENS	THREE GRASS	1 GALLON (SPPNT)

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## CONCEPTUAL LANDSCAPE PLAN



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IDENTITY BUSH	SHRUB GROVE	1 GALLON (SPPNT)
CALIFORNIA STAGHORN	PINE ROCK ROSE	1 GALLON (SPPNT)
CALIFORNIA BAY TREE	ROSE GARDEN LAVENDER	1 GALLON (SPPNT)

**WQMP PLANT PALETTE:**

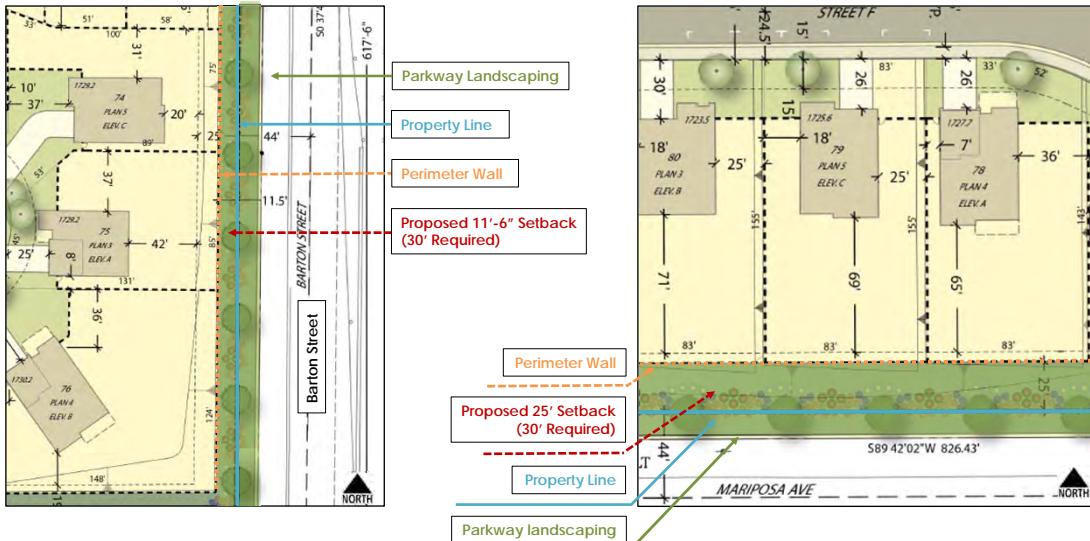
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SHRUB	CALIFORNIA FIELD SAGE	1 GALLON (SPPNT)
MILLELLERIA RUENS	THREE GRASS	1 GALLON (SPPNT)

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## VARIANCE



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## RECOMMENDATIONS

That the Planning Commission:

- **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 Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
- **APPROVE** Planning Cases P19-0013 (Tract Map No. 37732), P19-0014 (Planned Residential Development), P19-0015 (Design Review), P19-0016 (Variance), based on the findings summarized in the Staff Report and subject to the recommended conditions.



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Community & Economic Development Department

Planning Commission  
Agenda Item: 3  
June 10, 2021

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### GENERAL PLAN MAP

REFERENCE



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## CONCEPTUAL GRADING PLAN

REFERENCE



NORTH

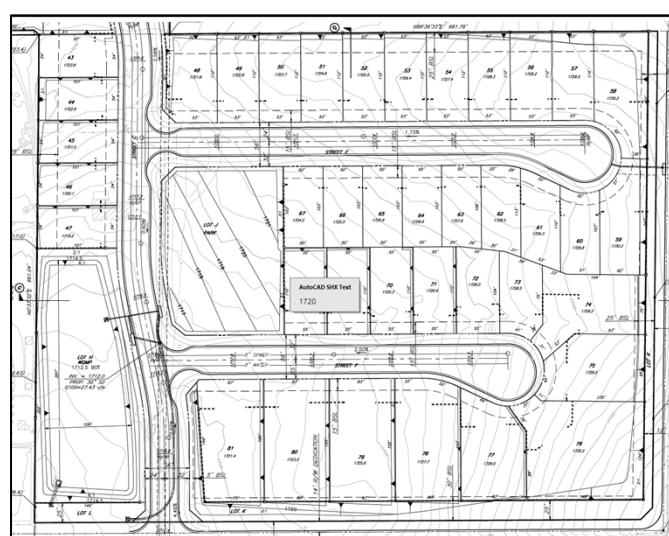
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## CONCEPTUAL GRADING PLAN

REFERENCE



NORTH

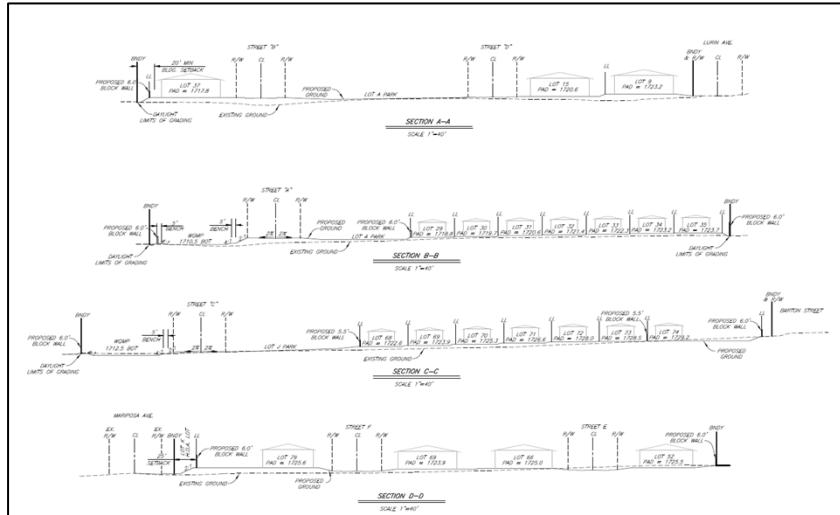
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## CROSS SECTIONS Reference

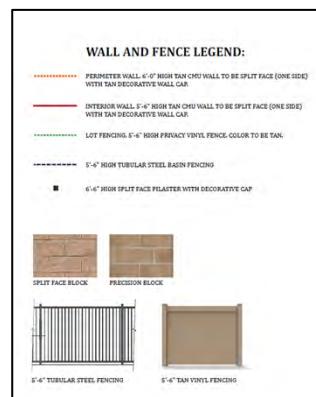


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## WALL/FENCE EXHIBIT Reference



NORTH

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## WALL/FENCE EXHIBIT

### Reference



NORTH

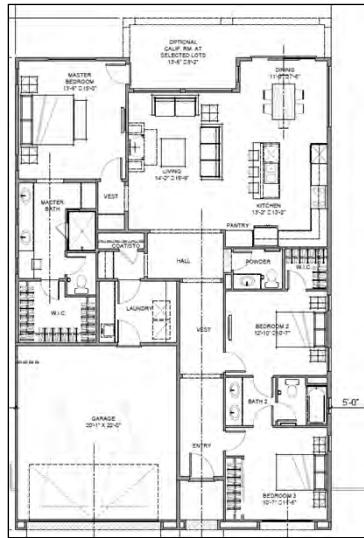
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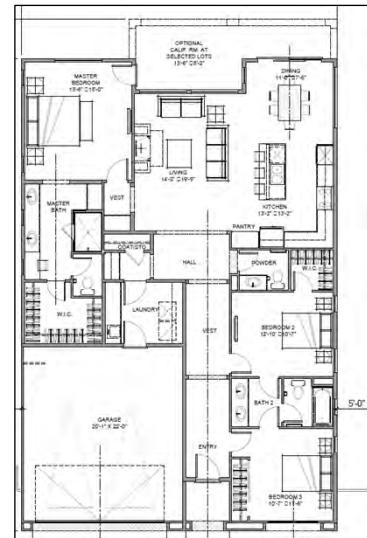
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## FLOOR PLANS

### REFERENCE ONLY



Floorplan 1



Floorplan 2

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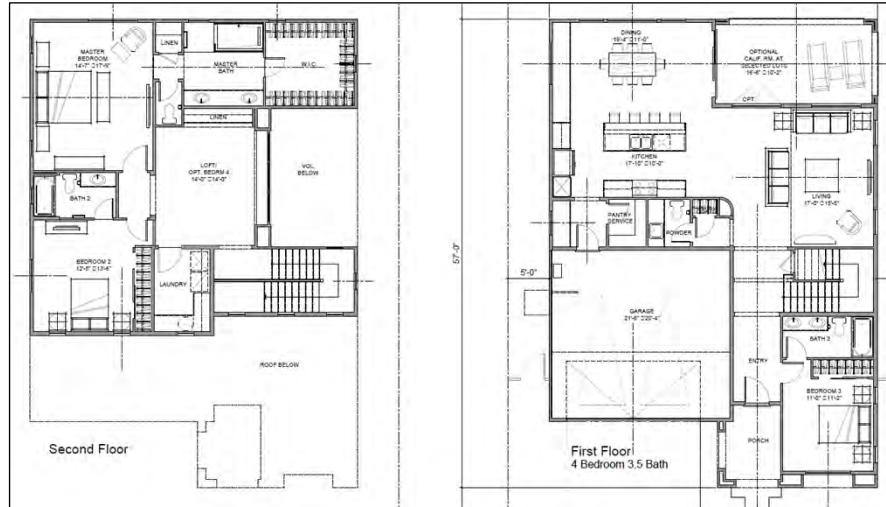
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## FLOOR PLANS

REFERENCE ONLY



Floorplan 3

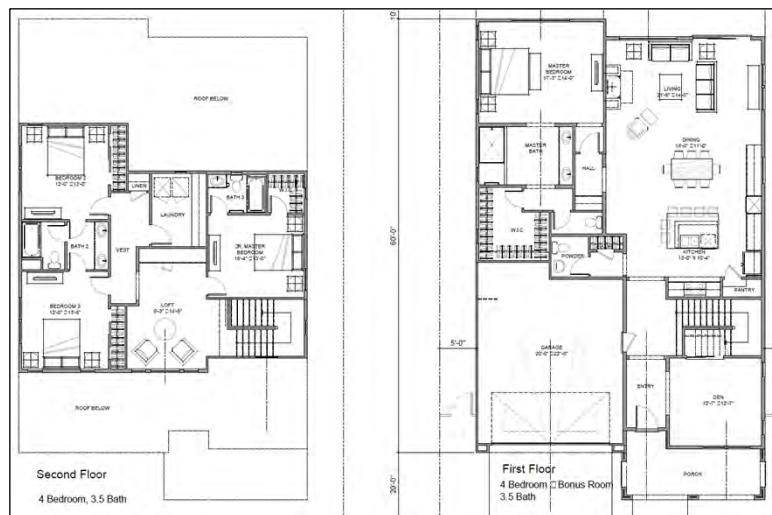
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## FLOOR PLANS

REFERENCE ONLY



Floorplan 4

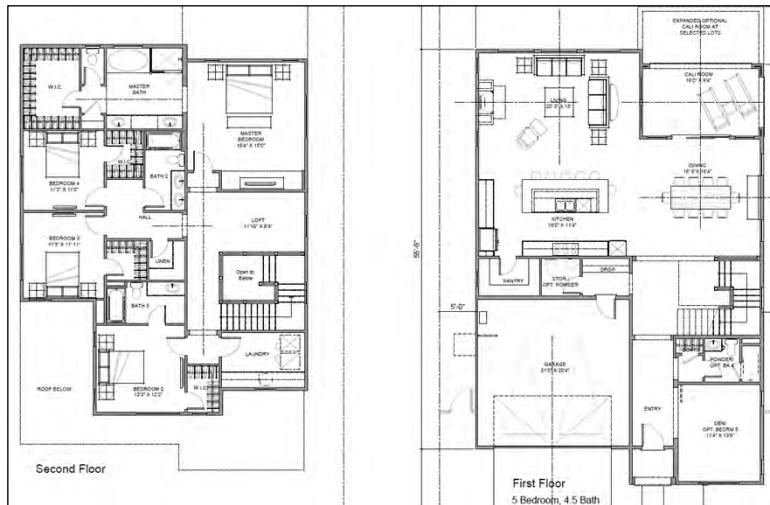
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**FLOOR PLANS**  
REFERENCE ONLY



Floorplan 5

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