

JANET AVENUE CONDOMINIUMS

PR-2020-000190 (Design Review, Tentative Tract Map, Variance)

Community & Economic Development Department

Planning Commission
Agenda Item: 6
November 10, 2022

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LOCATION MAP

KEY

Project Site

NORTH

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EXISTING SITE PHOTOS

Four photographs showing the existing site conditions from different angles, labeled 1 through 4. Photo 1 shows a wide view of the site with a fence and trees. Photo 2 shows a closer view of the site with a fence and trees. Photo 3 shows a view of the site from a different angle, showing a fence and trees. Photo 4 shows a view of the site from a different angle, showing a fence and trees.

Aerial map showing the project site location within the surrounding neighborhood, with a key and north arrow. The project site is highlighted in green and labeled 'Project Site'. The map shows the surrounding streets and buildings.

City of Riverside logo.

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ZONING MAP

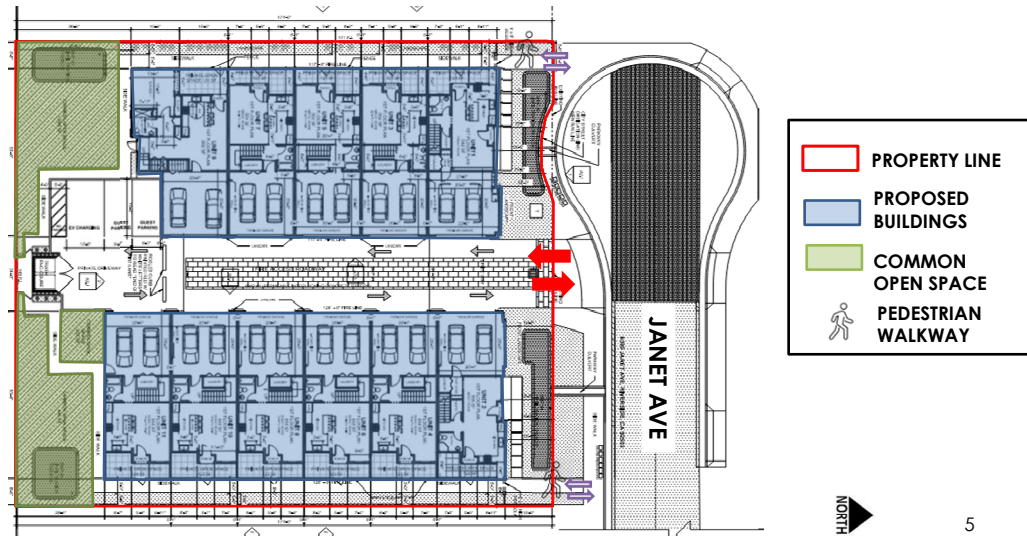
Zoning map showing the project site location within the surrounding neighborhood, with a key and north arrow. The project site is highlighted in green and labeled 'Project Site'. The map shows the surrounding streets and buildings. The key indicates the following zoning types: BMP - Business and Manufacturing Park, CR - Commercial Retail, I - Industrial, O - Office, PF - Public Facilities, R-1-7000 - Single Family Residential, R-3-1500 - Multi-Family Residential, and R-3-2500 - Multi-Family Residential.

City of Riverside logo.

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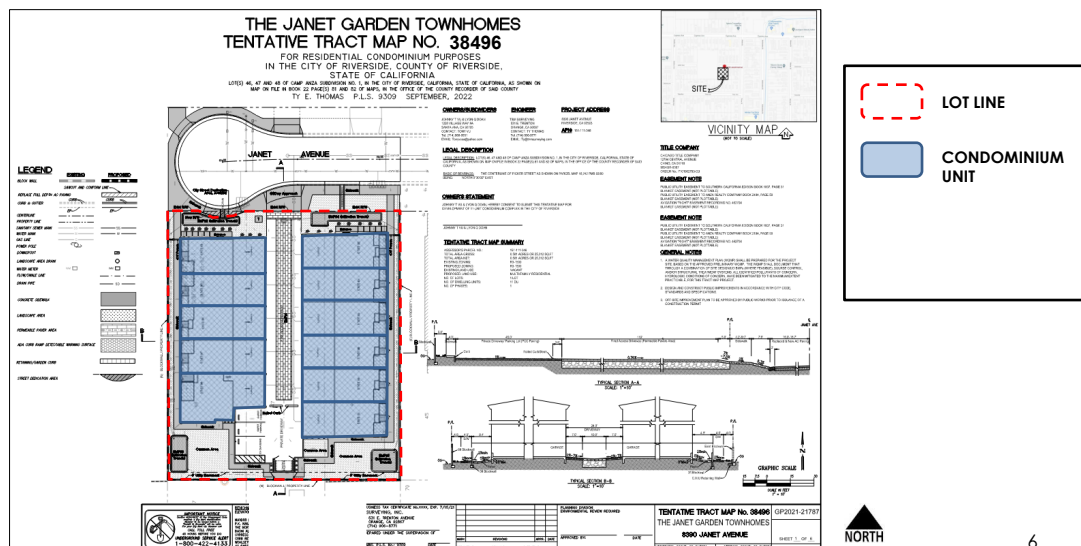
SITE PLAN



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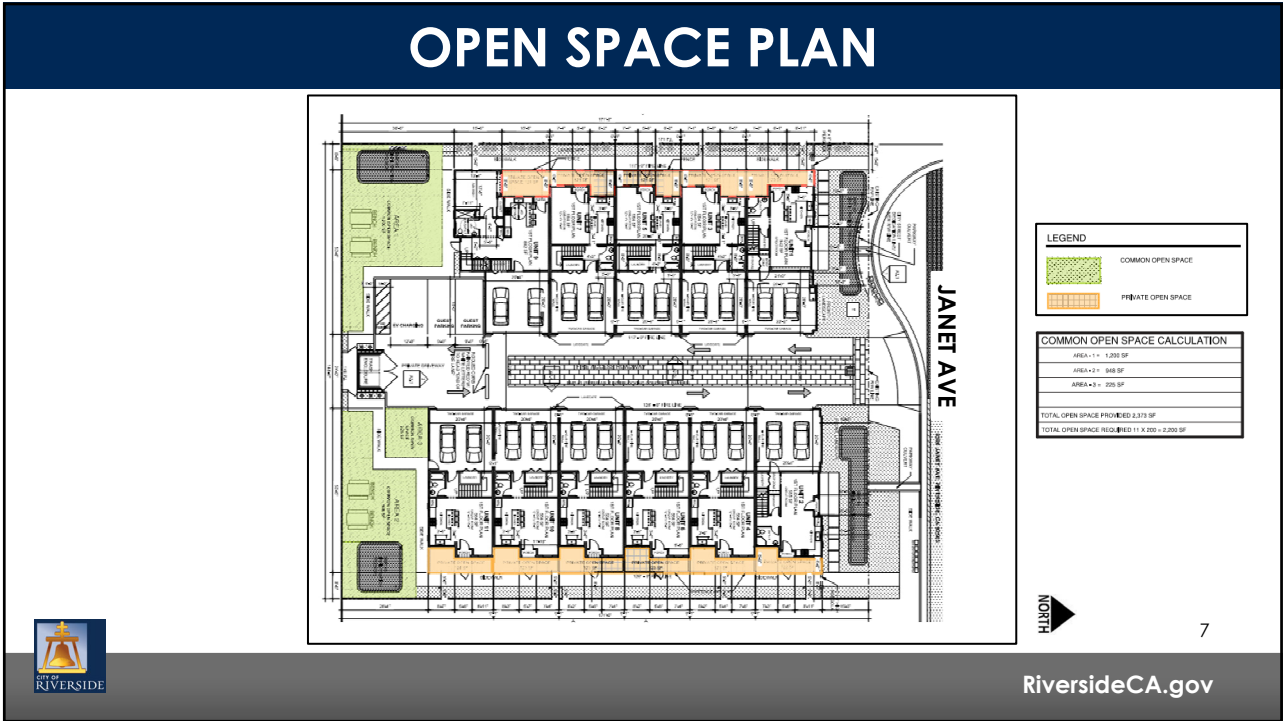
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CONDOMINIUM MAP (TTM NO. 38496)

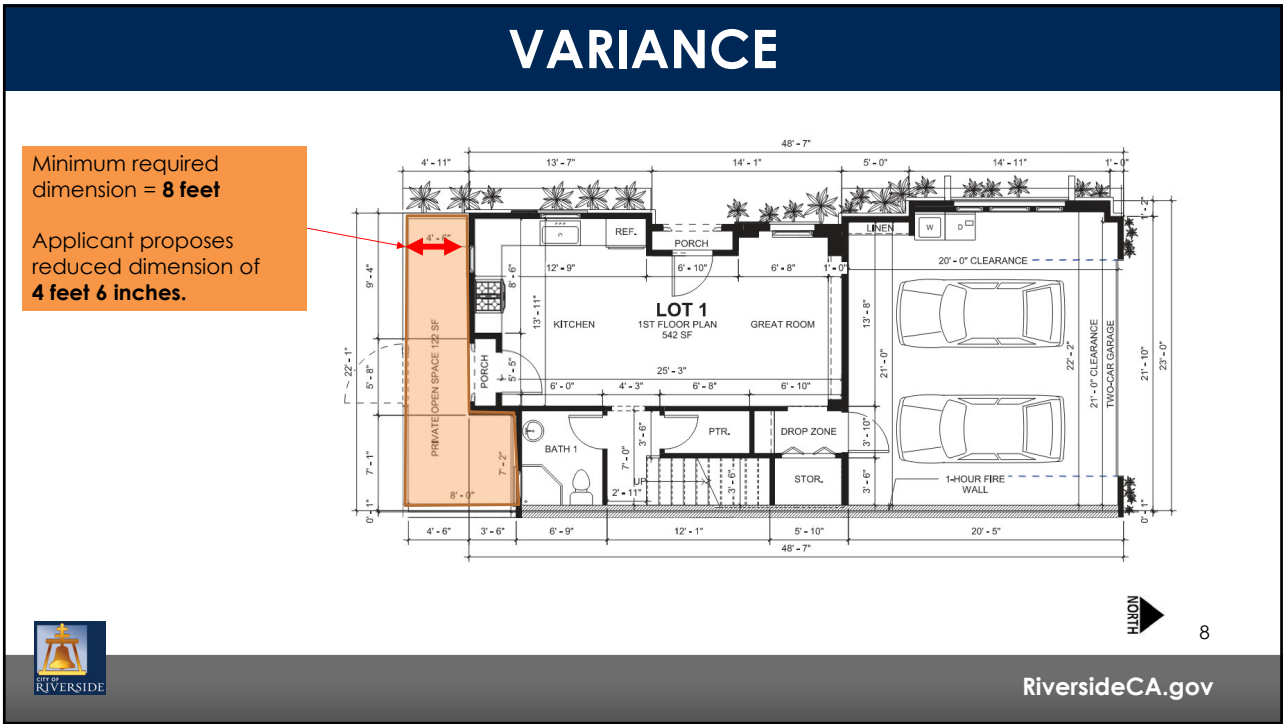


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BUILDING ELEVATIONS



Front Elevation (North)



Rear Elevation (South)



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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 2 – *Economic Opportunity*

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Planning Commission:

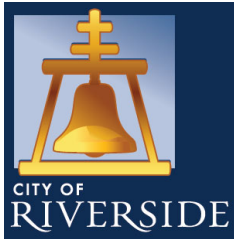
1. **DETERMINE** that the proposed multiple family residential project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program and that the proposed Tentative Tract Map and Variance are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development) and Section 15061.b.3 (Common Sense Exemption) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2020-000190 (Design Review, Tentative Tract Map, Variance) based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1 and 2).



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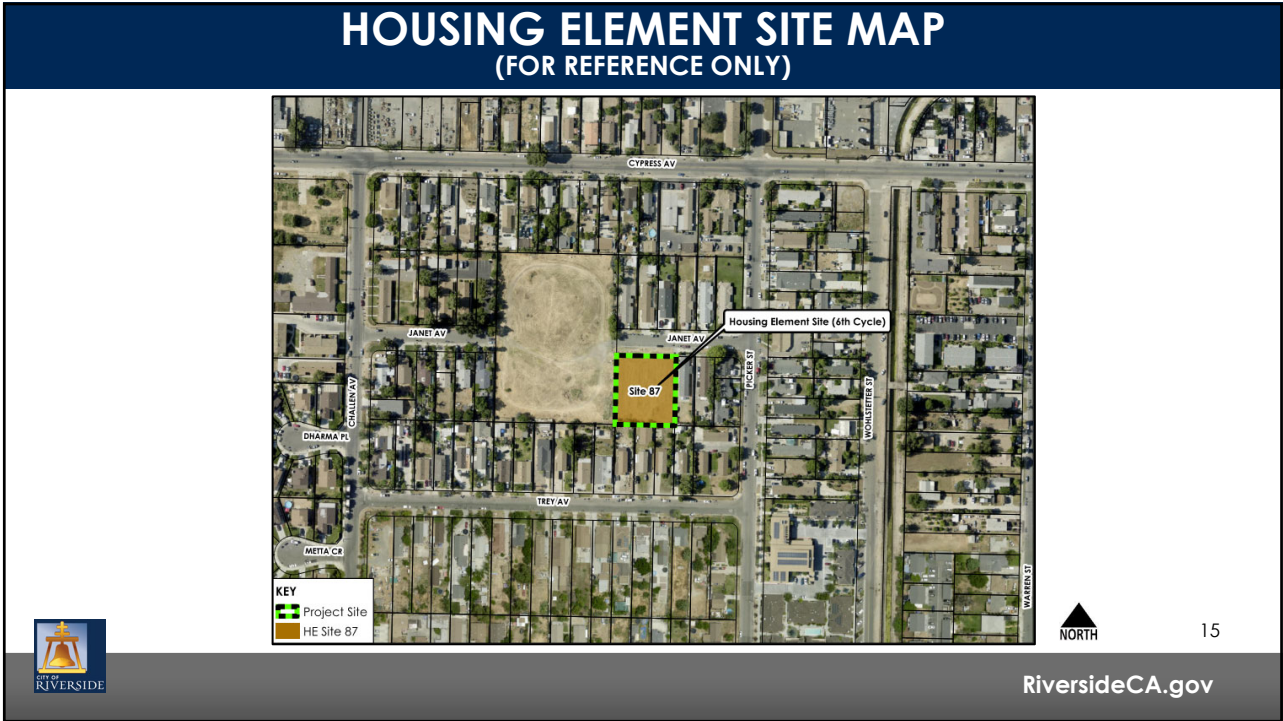
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