

1575 UNIVERSITY AVENUE MIXED USE

PR-2022-001429(SITE PLAN REVIEW)

Community & Economic Development Department

City Council

September 19, 2023

RiversideCA.gov

LOCATION MAP



EXISTING SITE PHOTOS



1



2



3

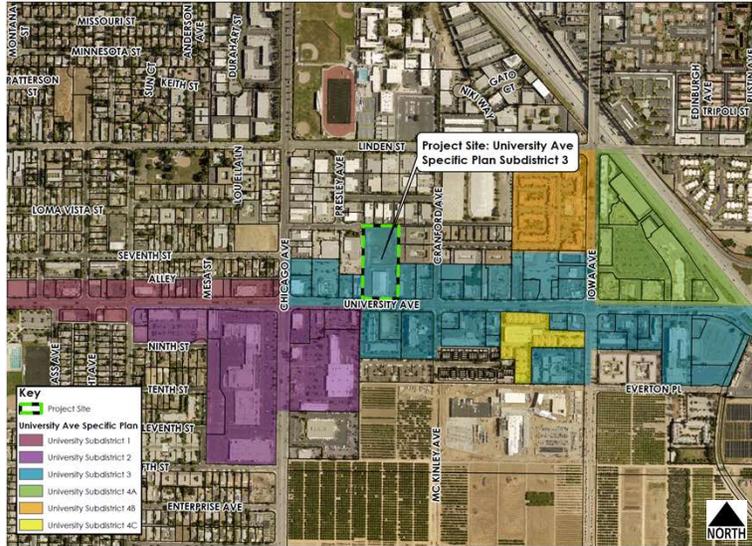


4



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SPECIFIC PLAN MAP



4



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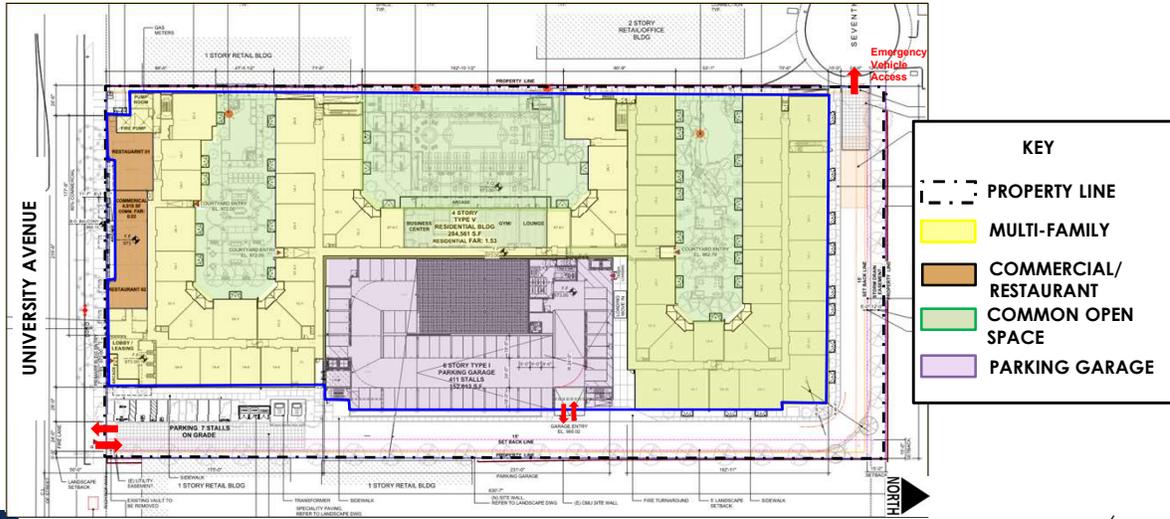
ZONING MAP



5

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SITE PLAN



6

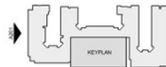
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FLOOR PLANS



BUILDING ELEVATIONS

Front Elevation – Facing University Avenue



CONCEPTUAL LANDSCAPE PLAN



11

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STRATEGIC PLAN ALIGNMENT



Strategic Priority 2 – Community Well-Being

Goal 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



12

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RECOMMENDATIONS

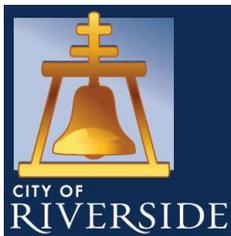
That the City Council:

1. **UPHOLD THE DECISION OF THE PLANNING COMMISSION** and determine that the proposed multiple family residential project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **DENY THE APPEAL AND UPHOLD THE PLANNING COMMISSION APPROVAL** of Planning Case PR-2022-001429 (Site Plan Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

13



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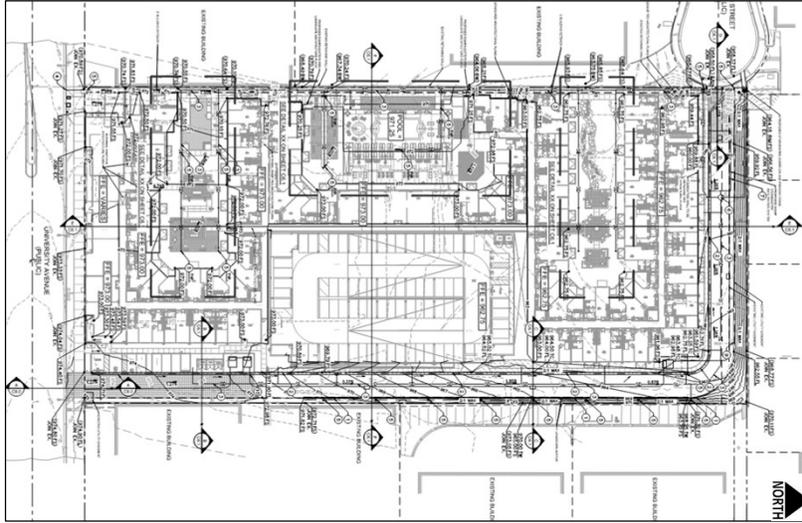
GENERAL PLAN MAP (FOR REFERENCE ONLY)



HOUSING ELEMENT SITE MAP (FOR REFERENCE ONLY)



GRADING PLAN (FOR REFERENCE ONLY)

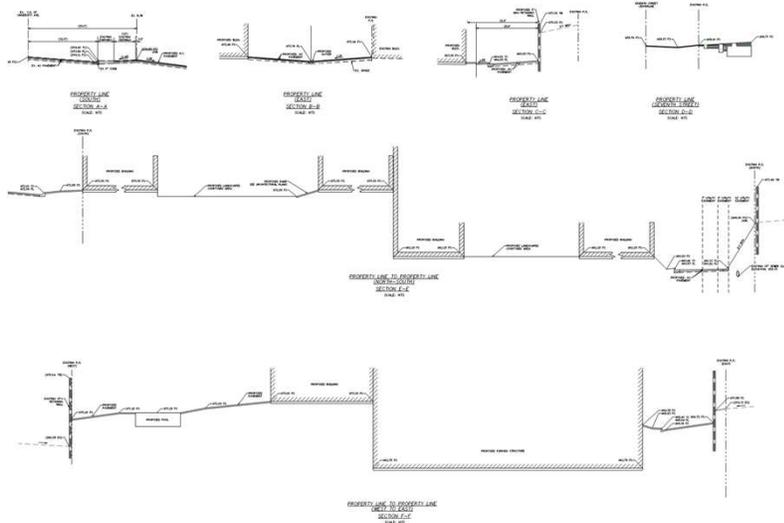


17



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CROSS SECTIONS (FOR REFERENCE ONLY)

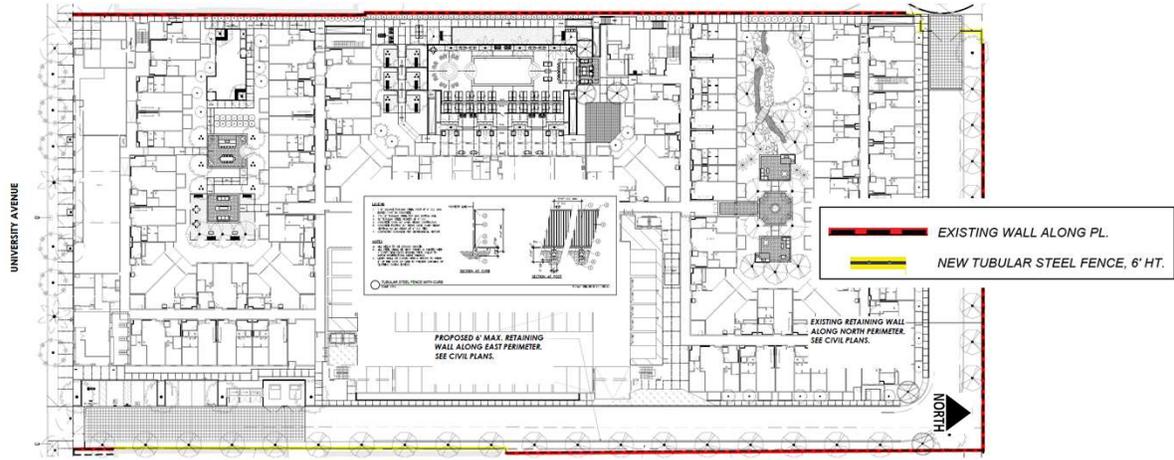


18



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FENCE & WALL PLAN (FOR REFERENCE ONLY)



FLOOR PLANS (FOR REFERENCE ONLY)



UNIT FLOOR PLANS – STUDIO/1 BEDROOM (FOR REFERENCE ONLY)



21

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UNIT FLOOR PLANS – 2 AND 3 BEDROOM (FOR REFERENCE ONLY)



22

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UNIT FLOOR PLANS – 2 AND 3 BEDROOM (FOR REFERENCE ONLY)

