

Planning Cases
P11-0768 and P11-0769

Community & Economic
Development Department

City Planning Commission

Item # 4

October 6, 2016

RiversideCa.gov

AERIAL PHOTO/LOCATION

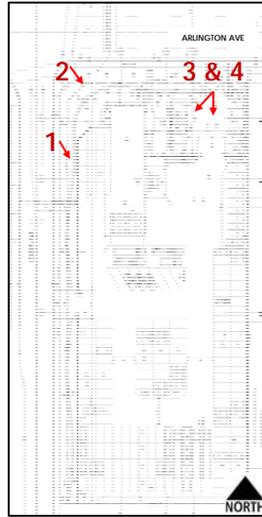


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SITE PHOTOS



1. From Crest Avenue approximately 50 feet south of Arlington Avenue looking southeast.



2. From the southeast corner of the intersection of Arlington Avenue and Crest Street looking southeast.



3. From the project driveway on Arlington Avenue looking southwest.

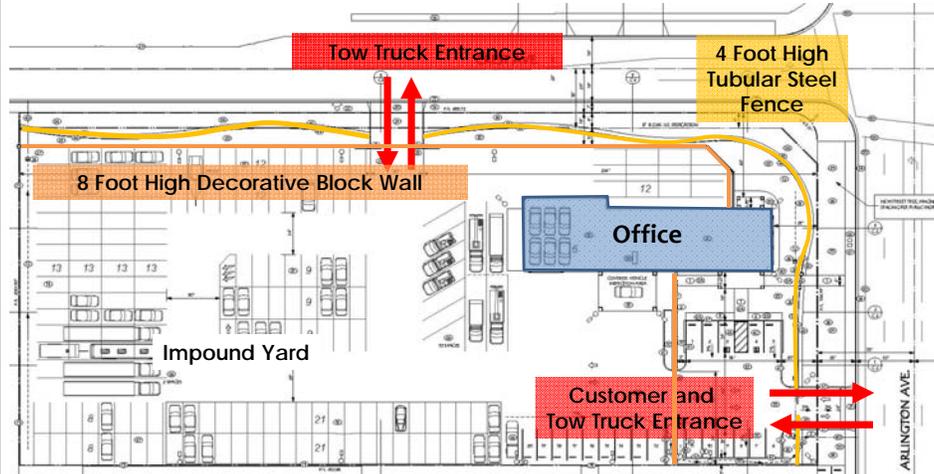


4. From the project driveway on Arlington Avenue looking south.



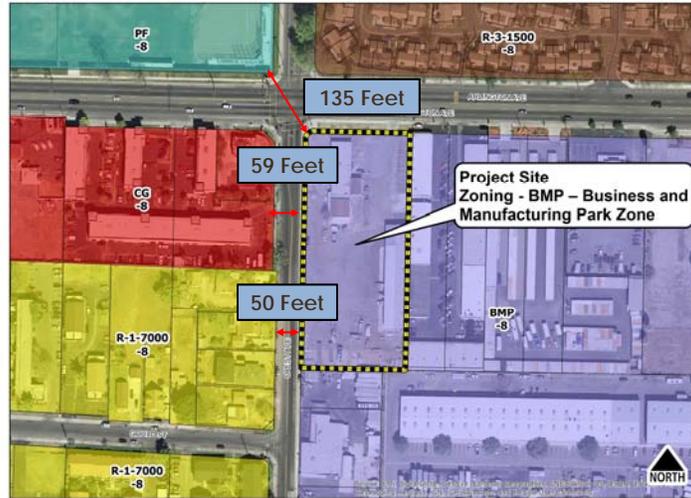
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SITE PLAN



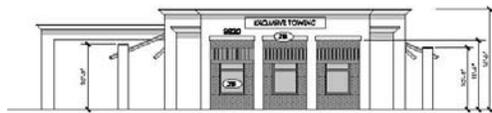
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SEPARATION REQUIREMENTS

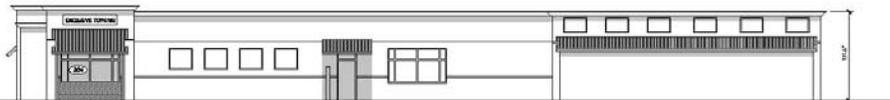


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BUILDING ELEVATIONS



North Elevation (Arlington Avenue)



West Elevation (Crest Avenue)



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BUILDING ELEVATIONS



North Elevation (Arlington Avenue)

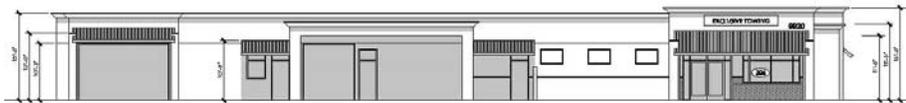


West Elevation (Crest Avenue)



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BUILDING ELEVATIONS



East Elevation (Building Entrance)

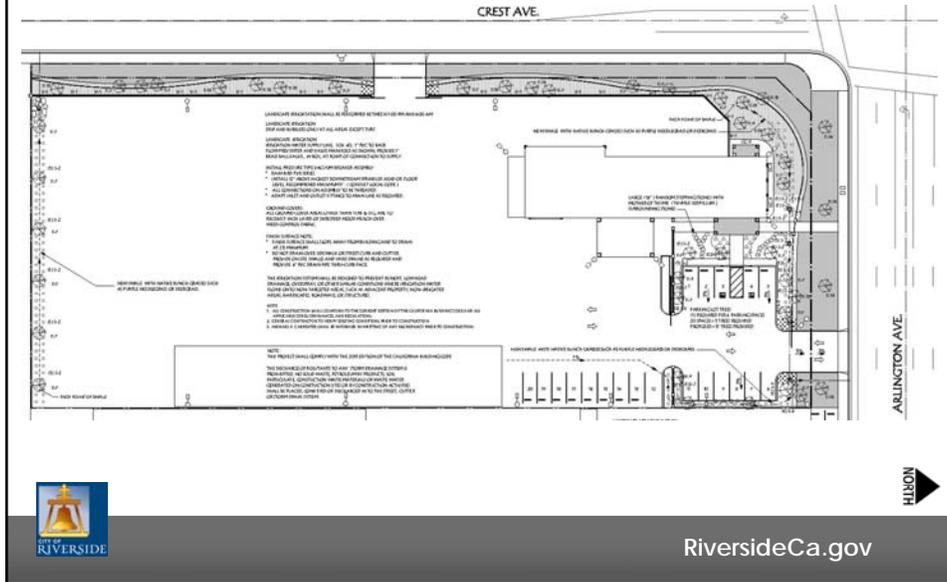


South Elevation (Rear Elevation)



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATION

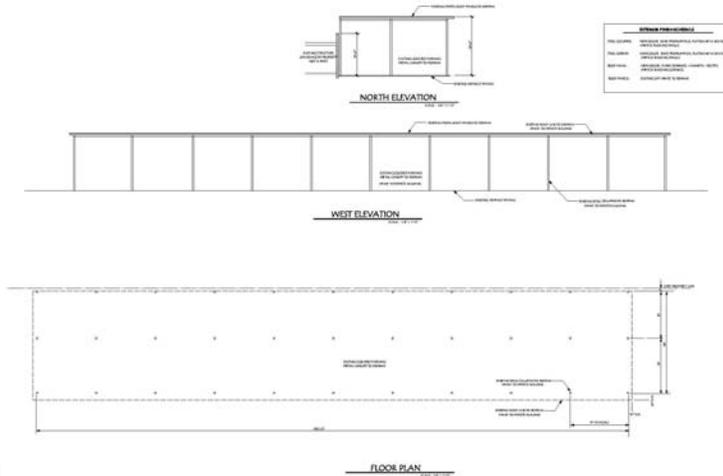
That the City Planning Commission:

- **DETERMINE** that Planning Cases P11-0768 and P11-0769 will not have a significant effect on the environment and are categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and
- **APPROVE** Planning Cases P11-0768 and P11-0769 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



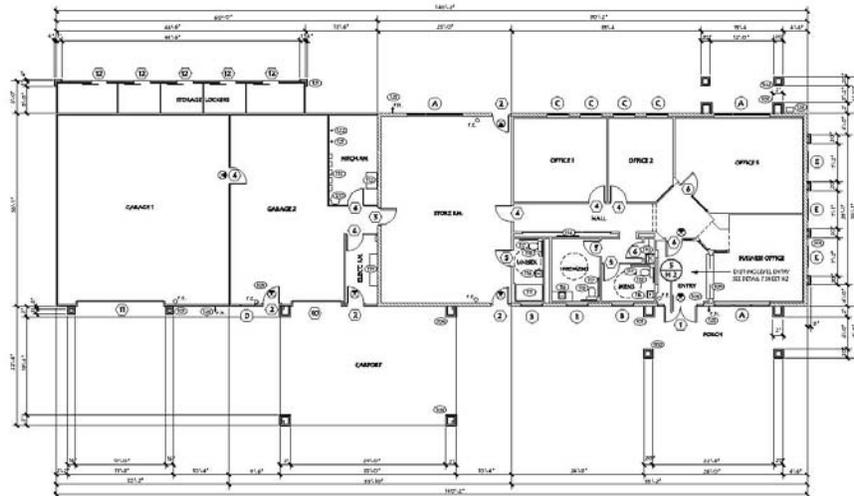
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CARPORT BUILDING ELEVATIONS AND FLOOR PLAN



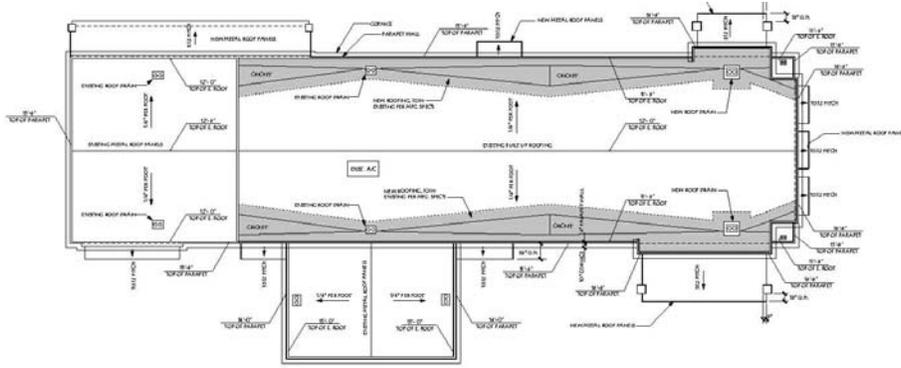
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FLOOR PLAN



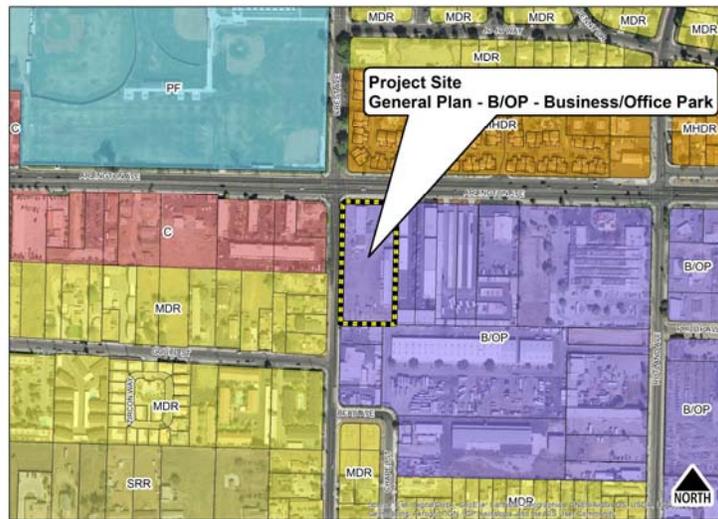
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ROOF PLAN



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GENERAL PLAN



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