

GIBSON STREET APARTMENTS

PR-2021-000975 (Design Review and Street Vacation)

Community & Economic Development Department

Planning Commission

Agenda Item: 3
September 15, 2022

RiversideCA.gov

LOCATION MAP



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EXISTING SITE PHOTOS

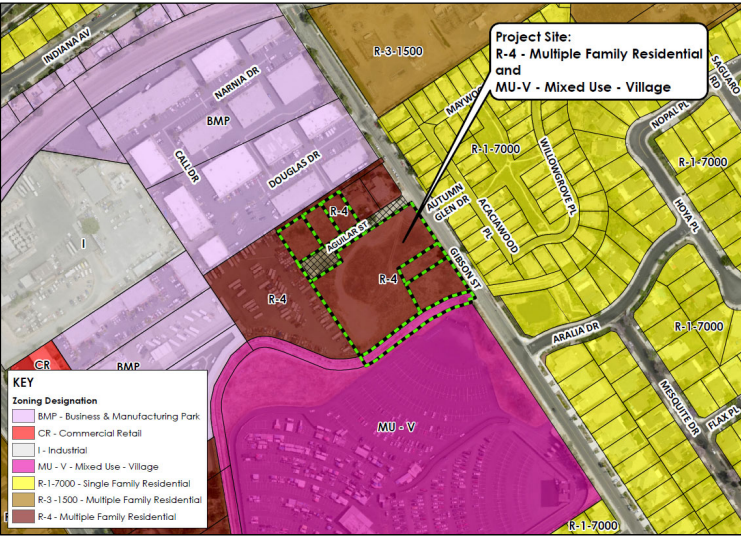


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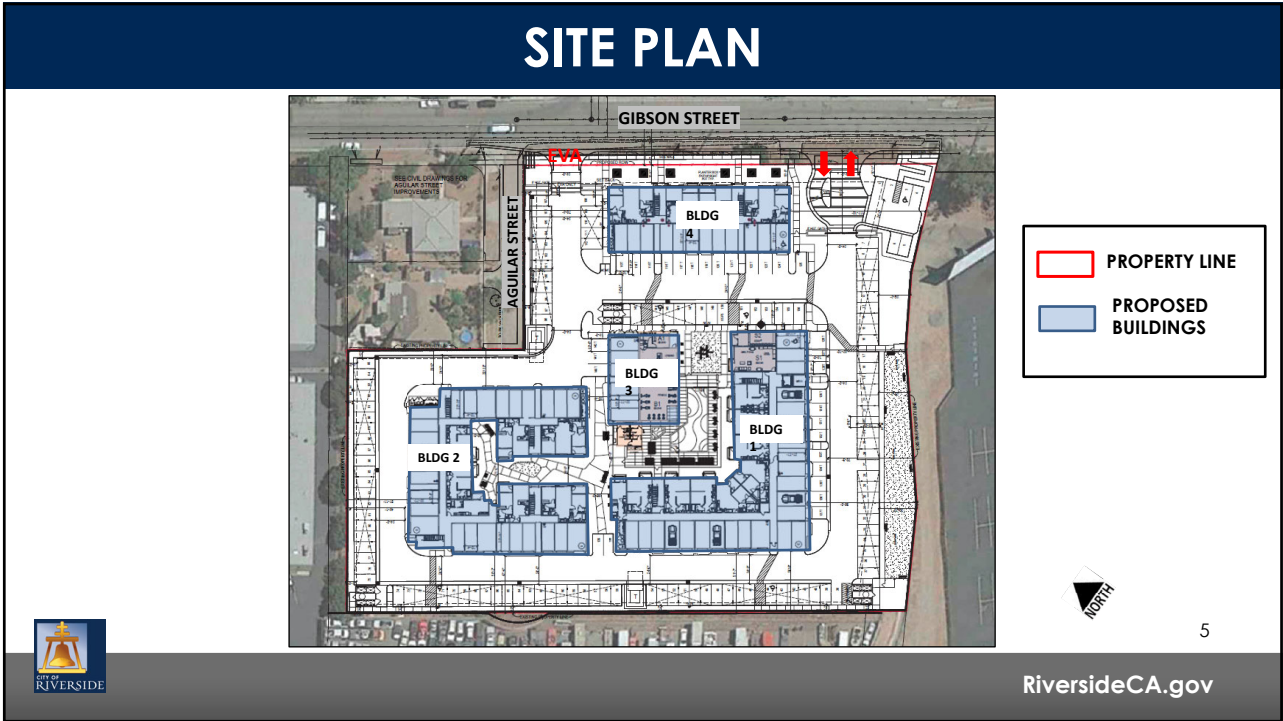
ZONING MAP



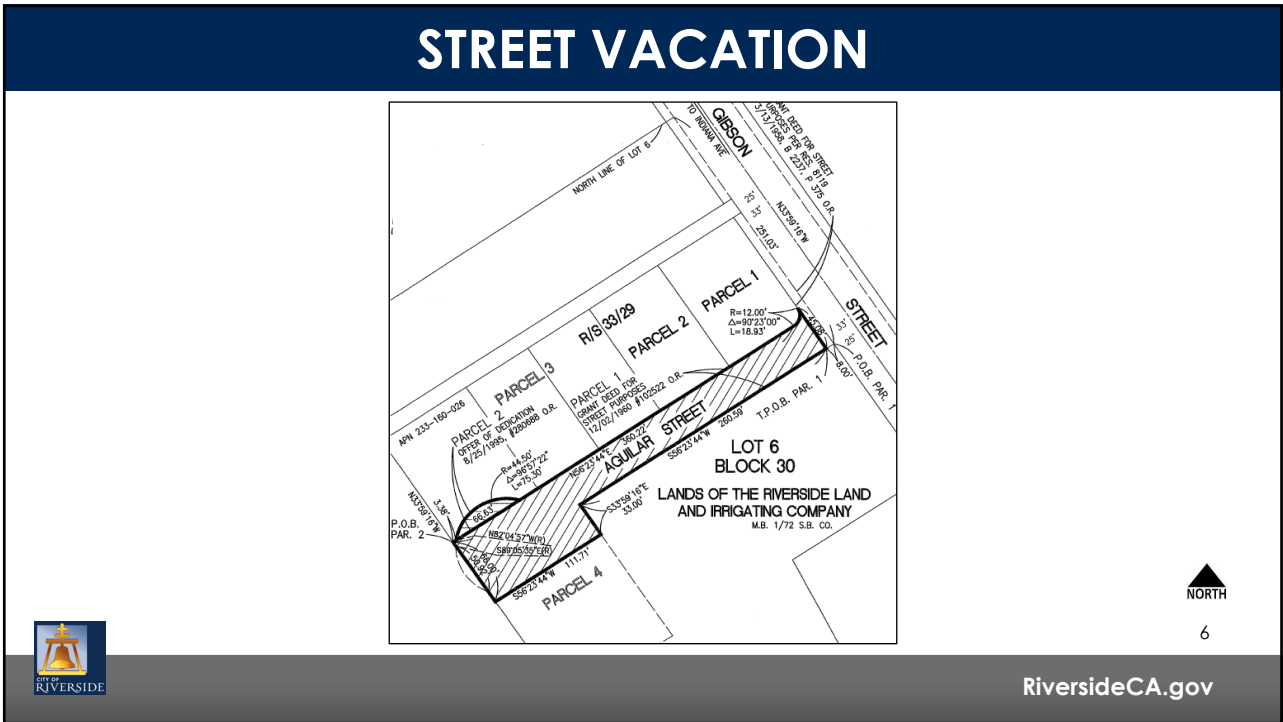
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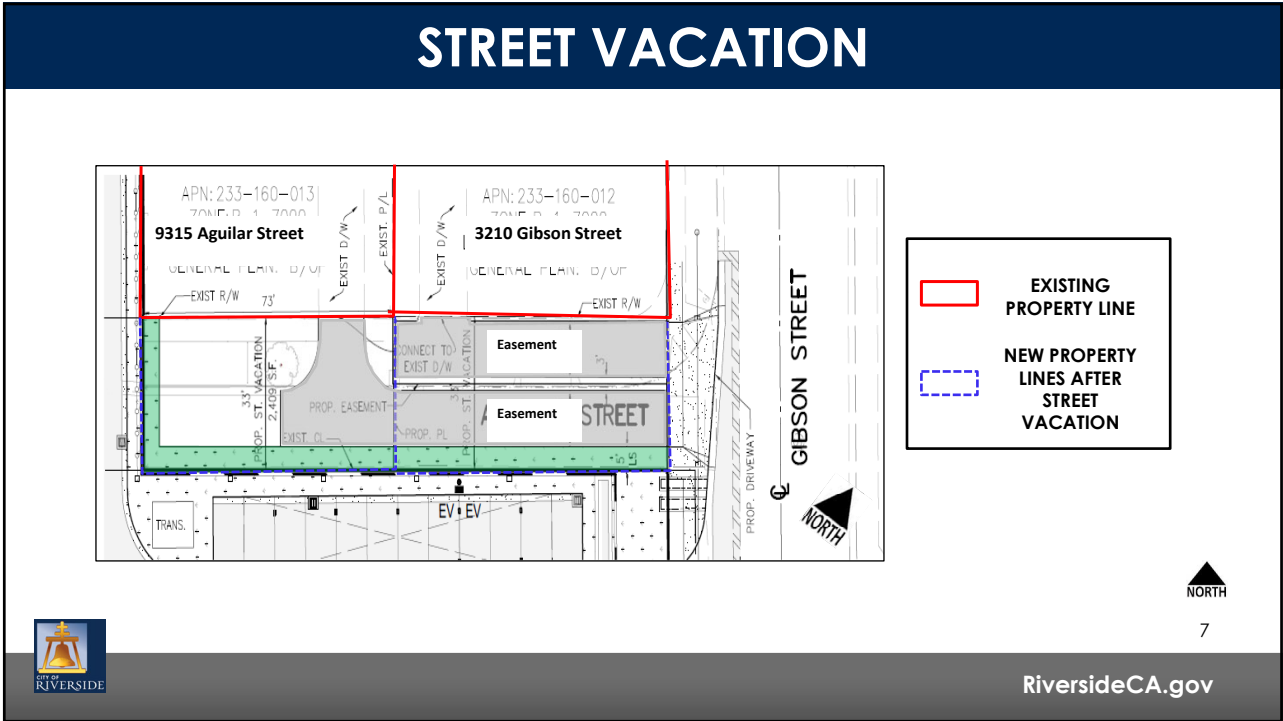
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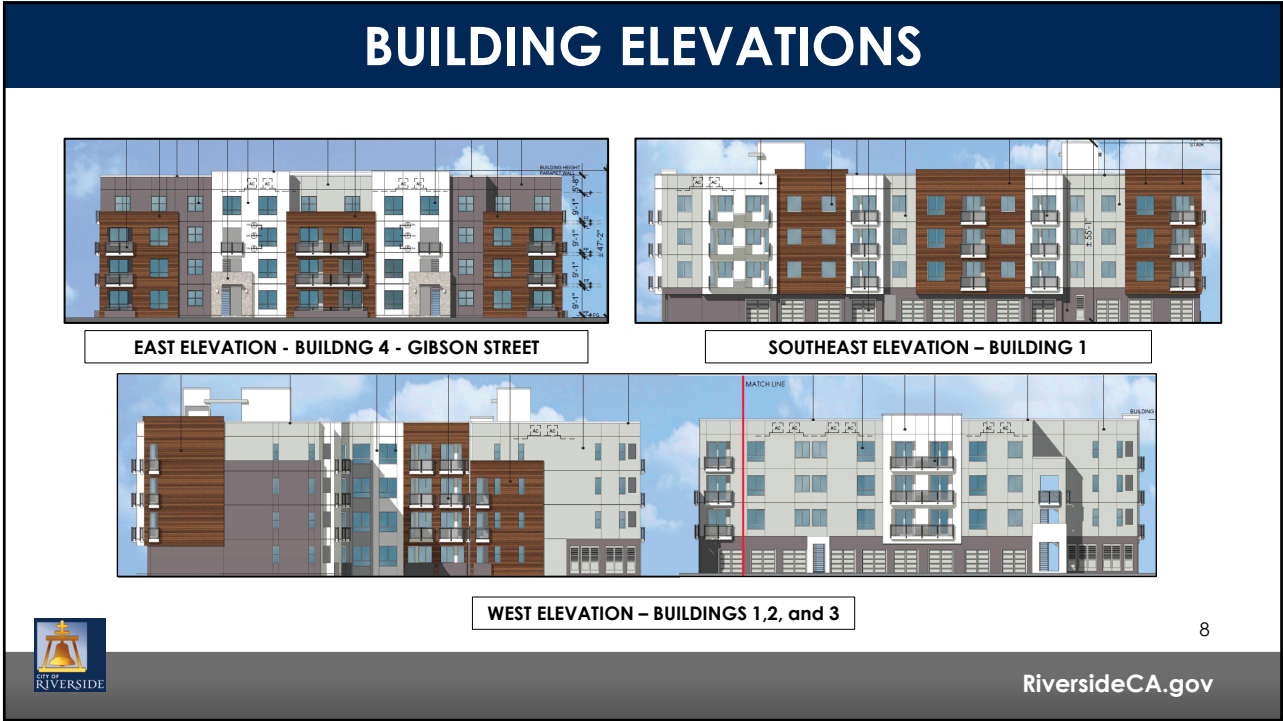
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BUILDING RENDERINGS



VIEW FROM THE EAST –
GIBSON STREET



INTERIOR VIEW OF BUILDING 1 AND 2



SKY DECK

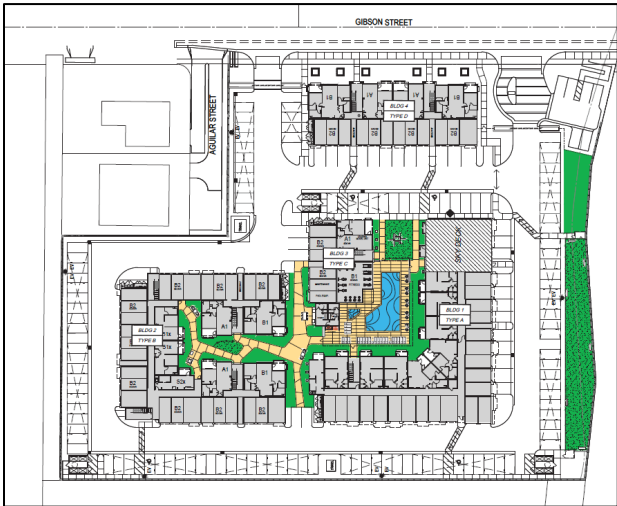


NORTH VIEW OF BUILDING 1 FROM DOG PARK



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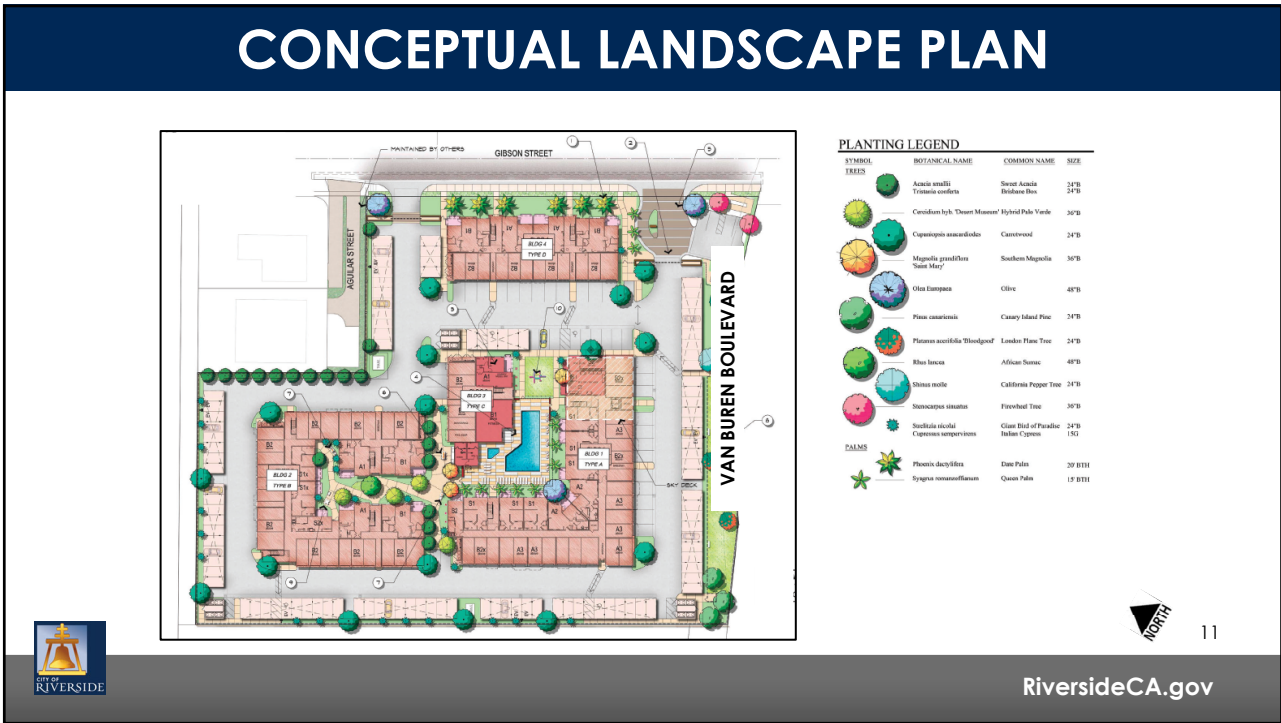
OPEN SPACE PLAN



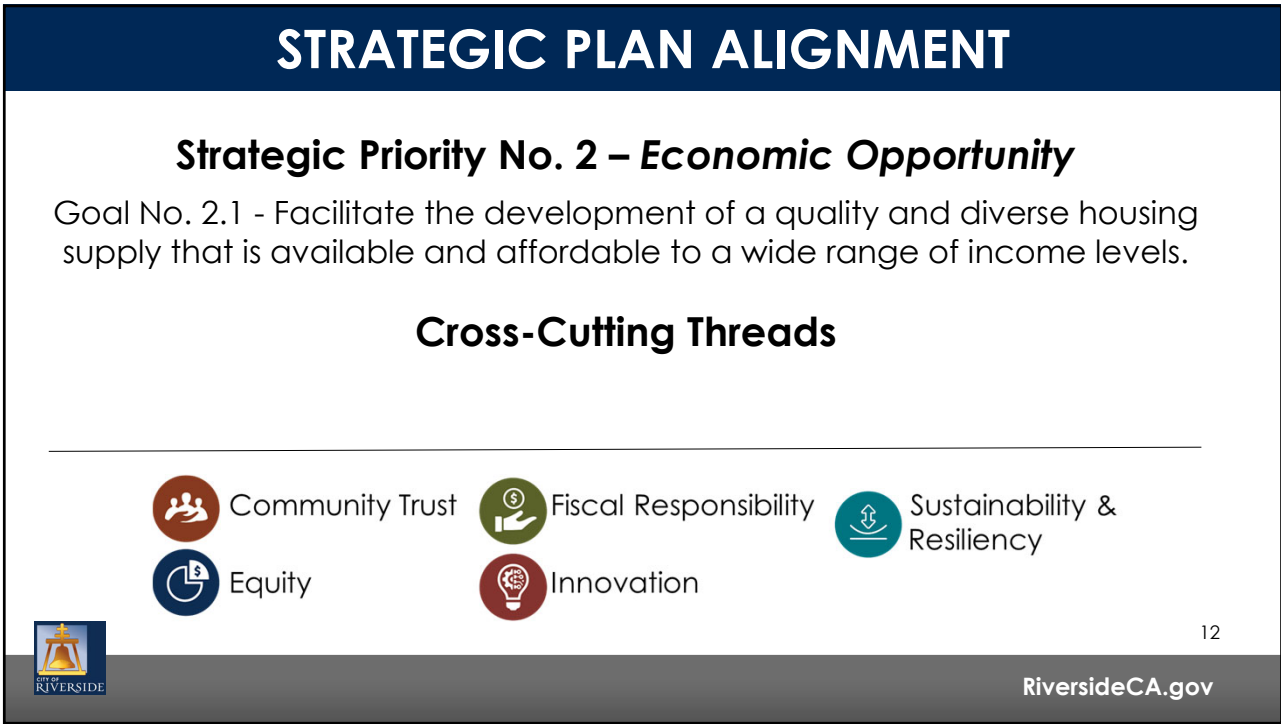
COMMON OPEN SPACE		23,645 S.F.
	HARDSCAPE	5,930 S.F.
	REC. AMENITY	1,555 S.F.
	POOL/ SPA	1,170 S.F.
	PA	11,860 S.F.
	SKY DECK PA	485 S.F.
	SEE PLAN SKY DECK PAVING	2,645 S.F.



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RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND that the City Council 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 Street Vacation is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Street Vacation will have no significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** PR-2021-000975 (Design Review and Street Vacation), based on the findings outlined in the staff report and subject to the recommended conditions.

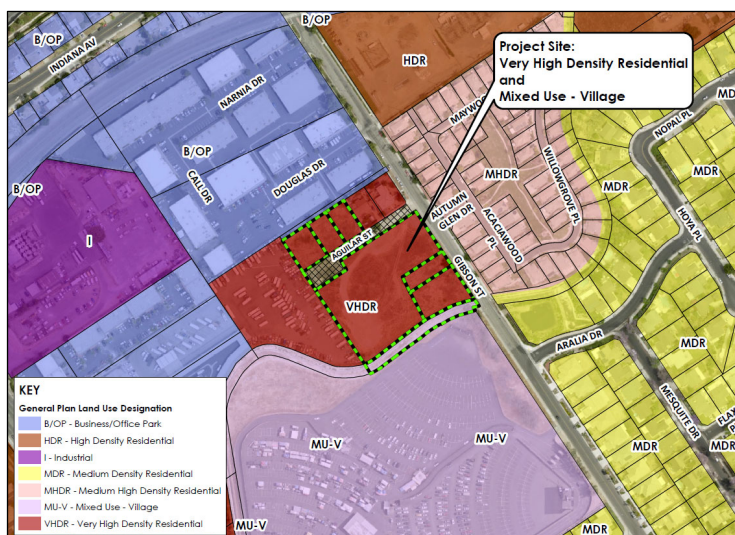


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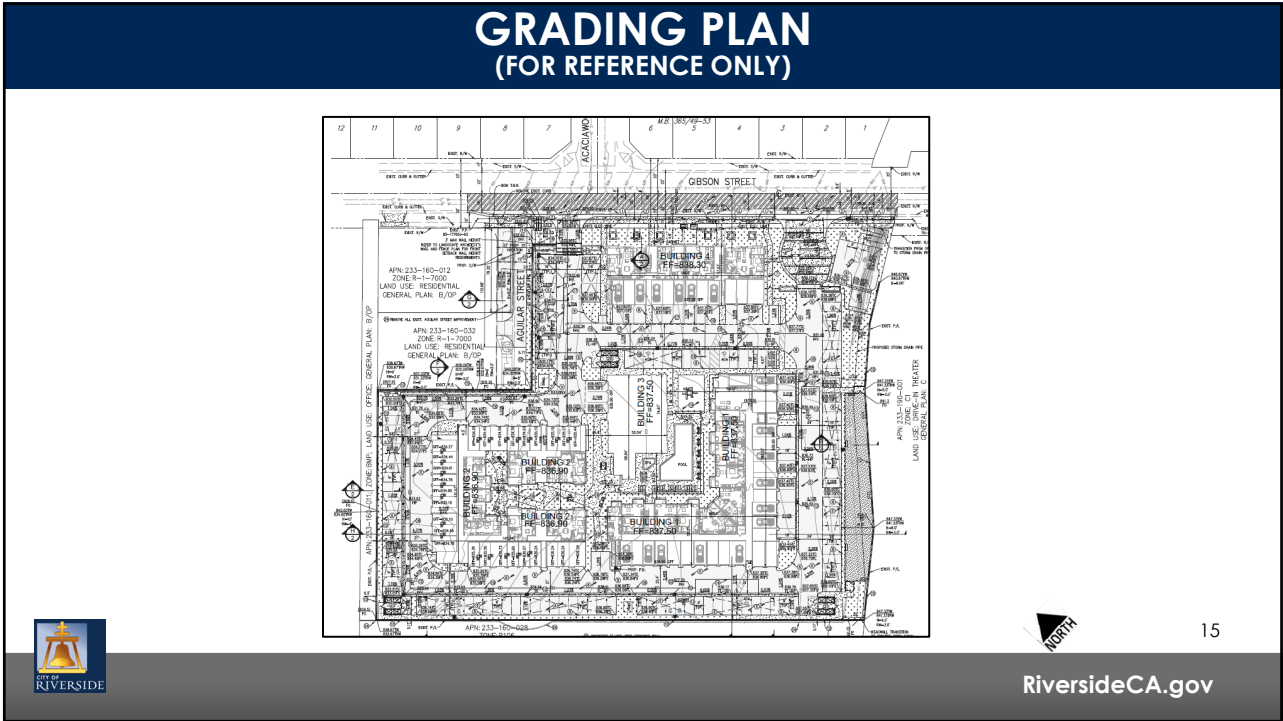
GENERAL PLAN MAP (FOR REFERENCE ONLY)



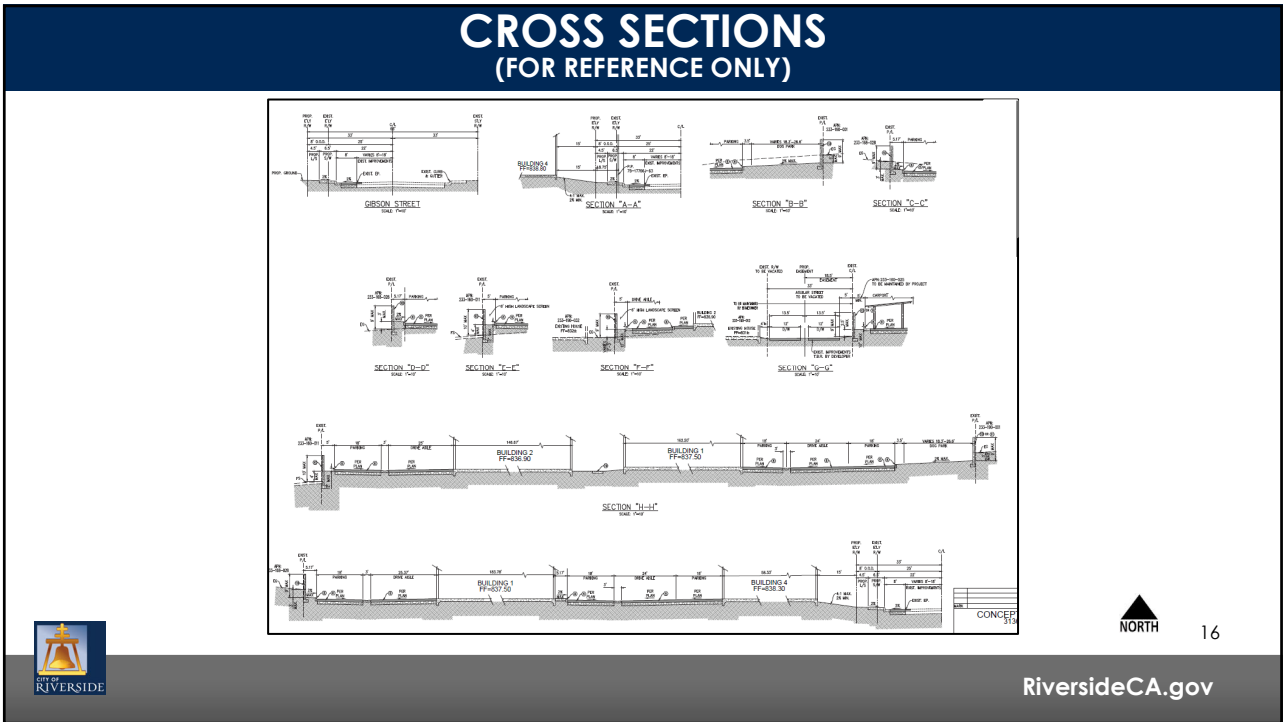
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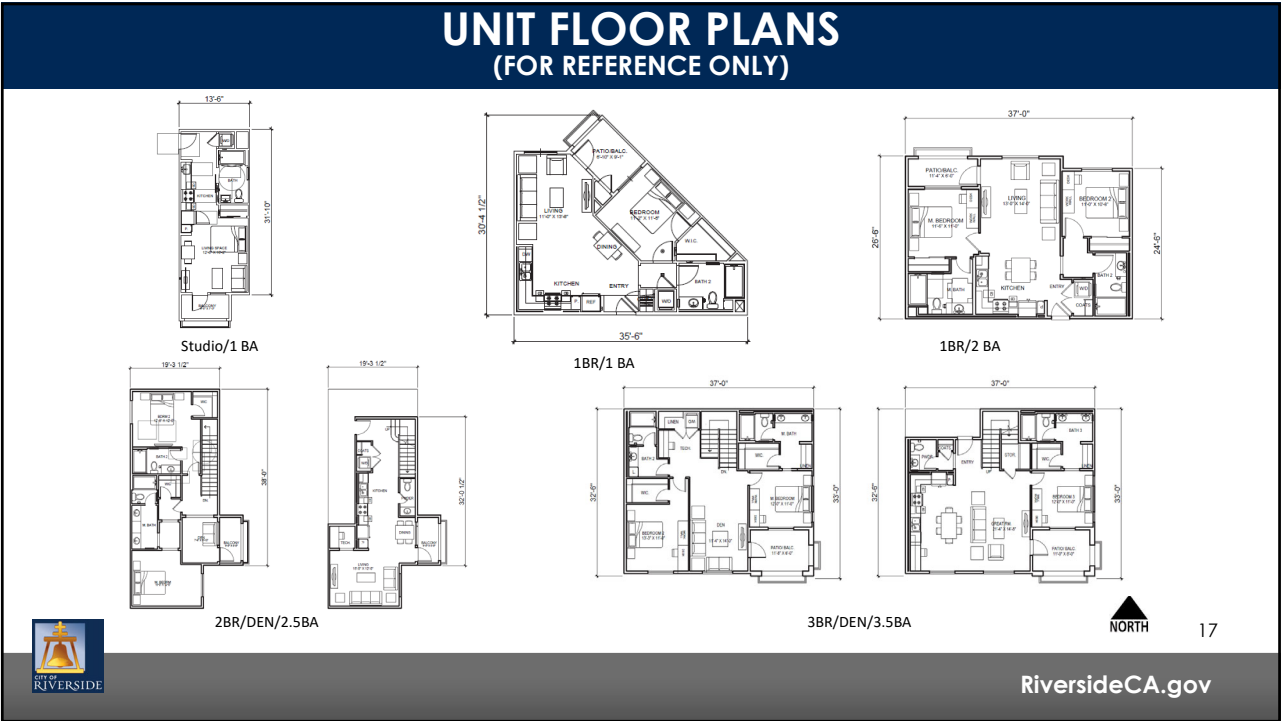
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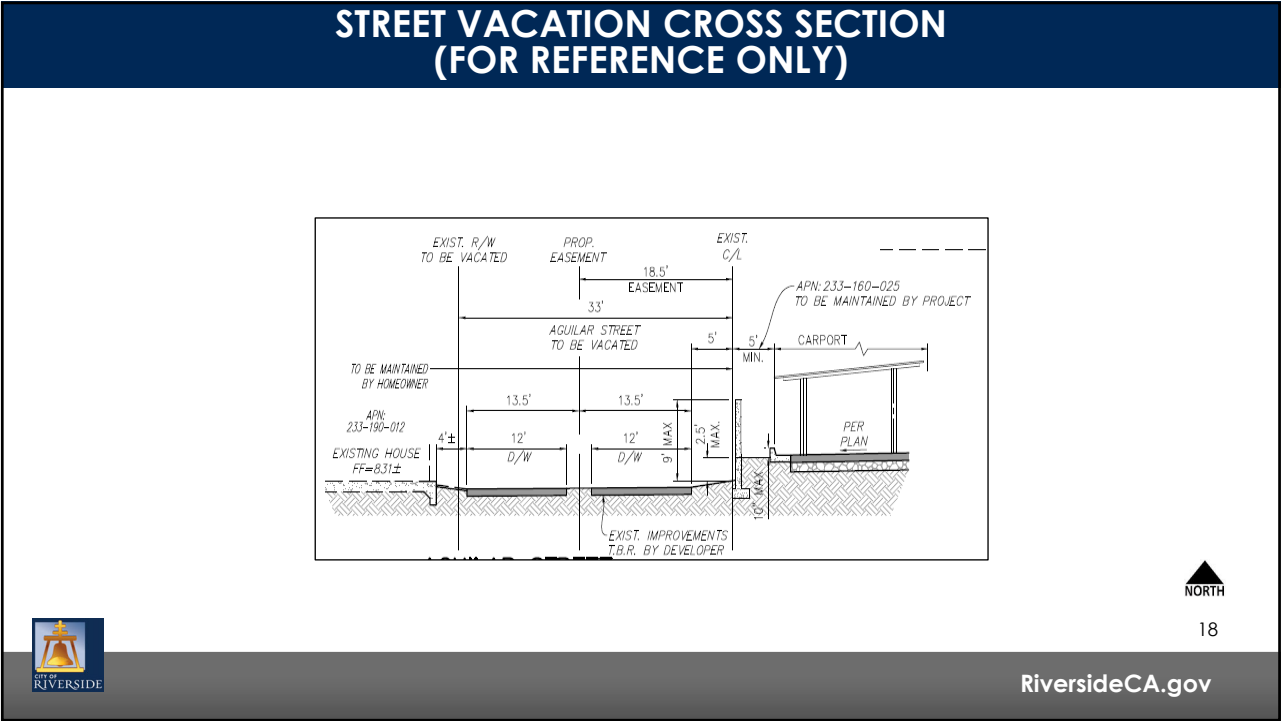
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