

LINCOLN VILLAGE COMMERCIAL

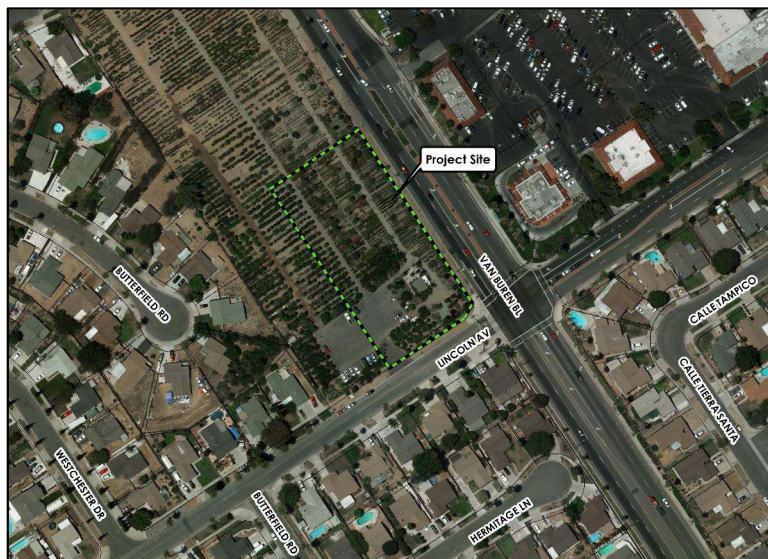
P17-0494 (GPA), P17-0495 (RZ), P18-0986 (CUP), P18-0987 (CUP), P18-0988 (PM), P18-0989 (VR), P18-0990 (DR), and P18-0991 (PCORN)

Community & Economic Development Department

City Council
November 19, 2019

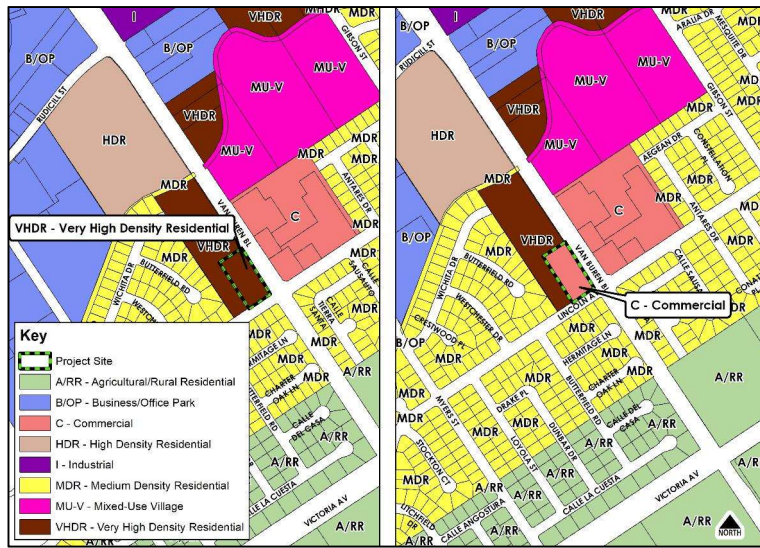
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LOCATION MAP



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EXISTING/PROPOSED GENERAL PLAN MAP



Existing

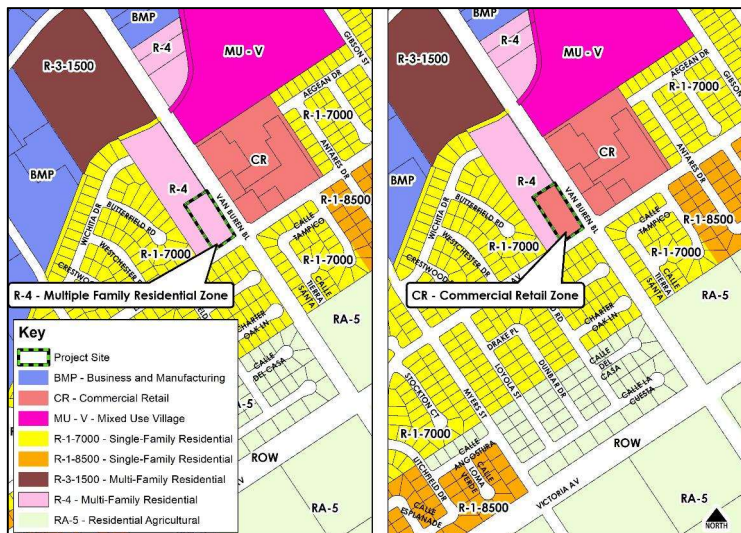
Proposed

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EXISTING/PROPOSED ZONING MAP



Existing

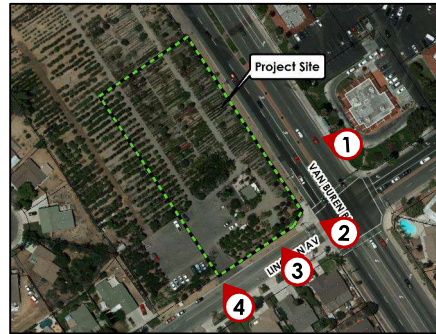
Proposed

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EXISTING SITE PHOTOS

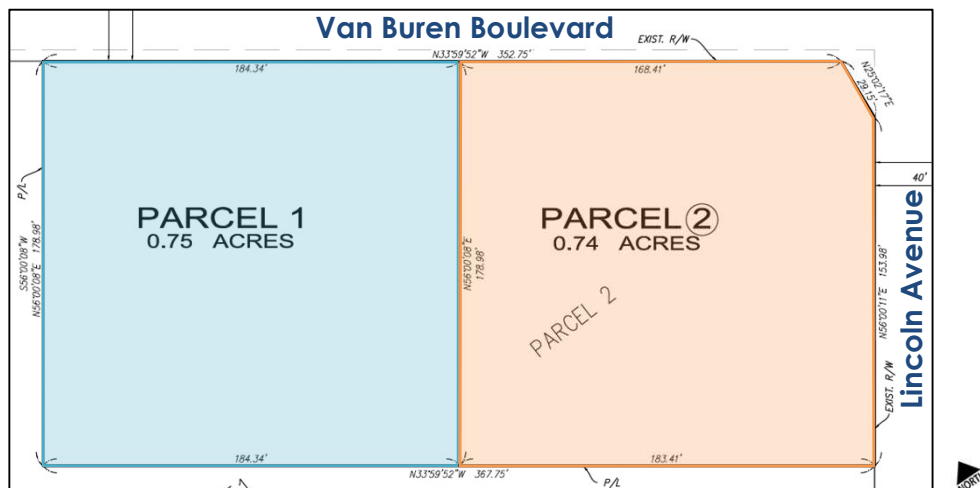


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TENTATIVE PARCEL MAP

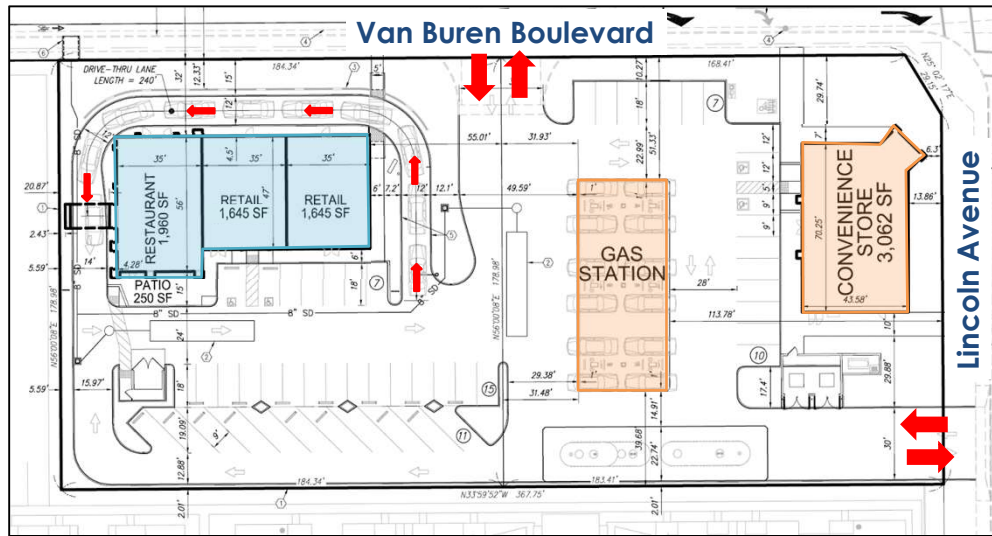


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SITE PLAN



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MULTI-TENANT BUILDING ELEVATIONS



East (Van Buren Boulevard)

North



South (Lincoln Avenue)

West



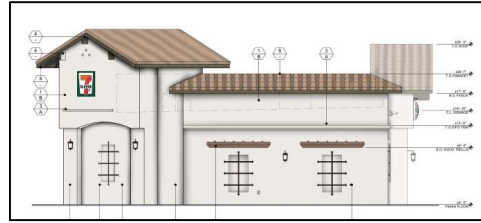
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VEHICLE FUELING STATION – CONVENIENCE STORE ELEVATIONS



North



East (Van Buren Boulevard)



South (Lincoln Avenue)

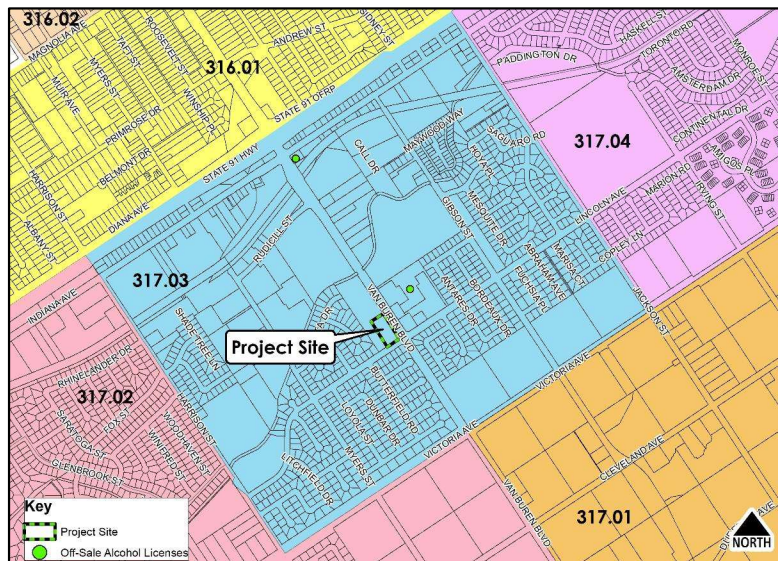


West



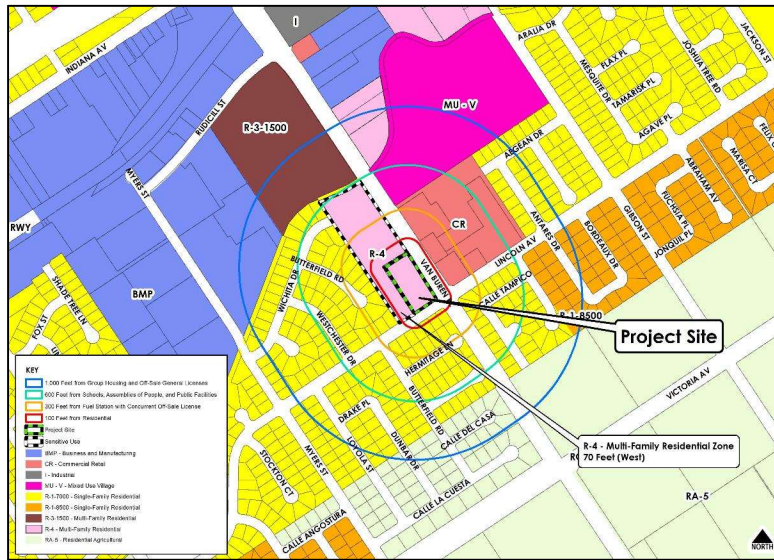
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ALCOHOL LICENSES



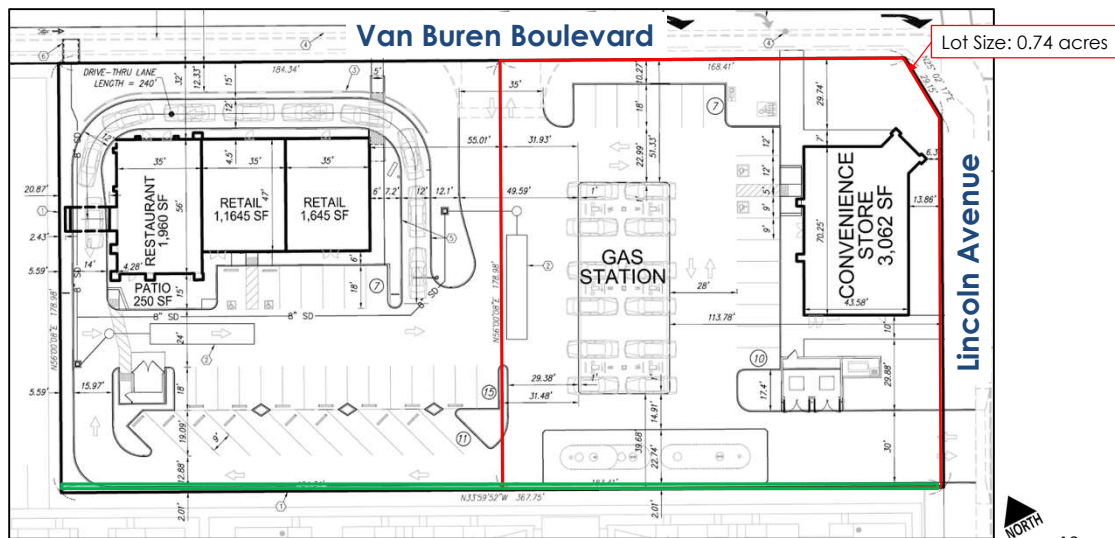
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SEPARATION REQUIREMENTS / VARIANCE



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VARIANCE / MODIFICATION



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RECOMMENDATIONS

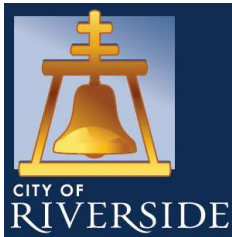
That the City Council:

1. Determine that this 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 and Mitigation and Monitoring Reporting Program (MMRP);
2. Approve Planning Cases P17-0494 General Plan Amendment, P17-0495 Zoning Code Amendment, P18-0986 Conditional Use Permit, P18-0987 Conditional Use Permit, P18-0988 Parcel Map, P18-0989 Variance, P18-0990 Design Review, P18-0991 Determination of Public Convenience or Necessity, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 1.44 acres of land from VHDR – Very High Density Residential to C – Commercial; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.



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LINCOLN VILLAGE COMMERCIAL

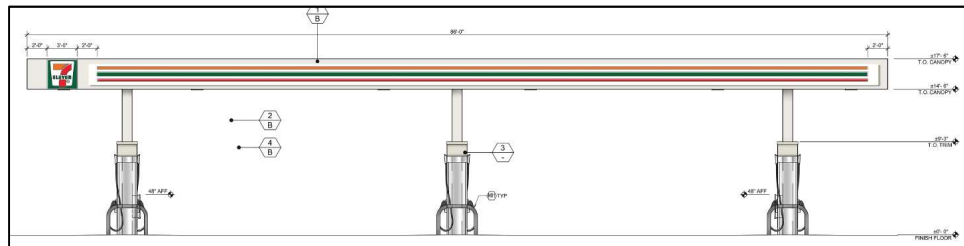
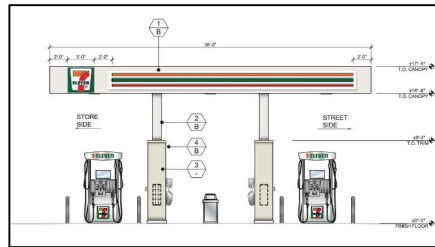
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Community & Economic Development Department

City Council
November 19, 2019

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VEHICLE FUELING STATION – FUEL CANOPY ELEVATIONS (REFERENCE ONLY)

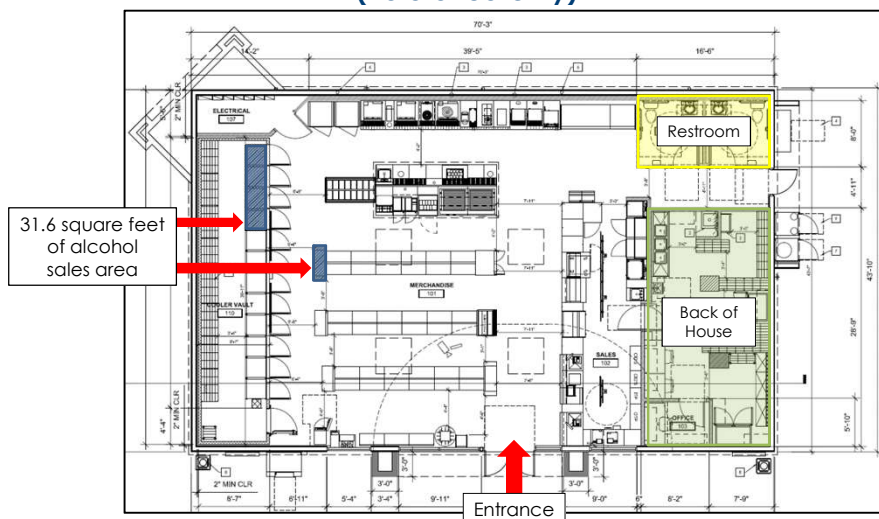


City of Riverside

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VEHICLE FUEL STATION – FLOOR PLAN (Reference Only)



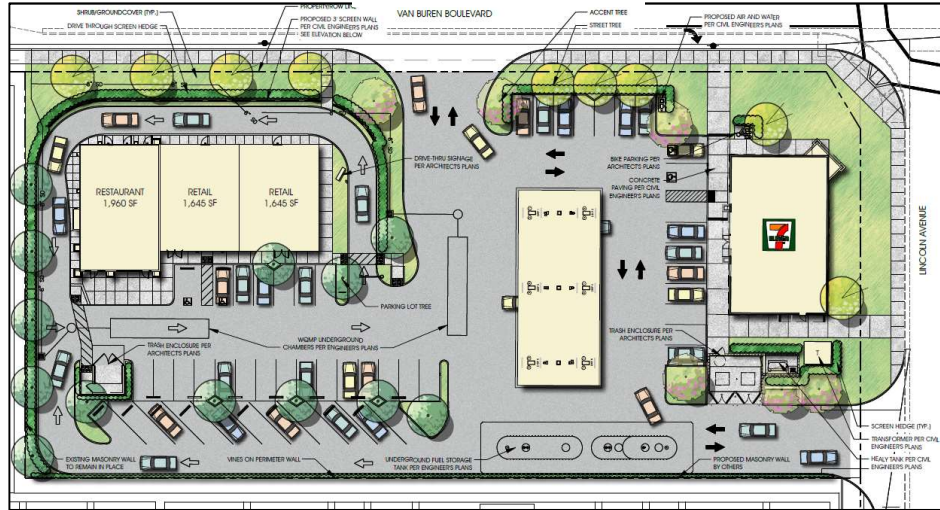
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CONCEPTUAL LANDSCAPE PLAN

(REFERENCE ONLY)

Van Buren Boulevard



Lincoln Avenue



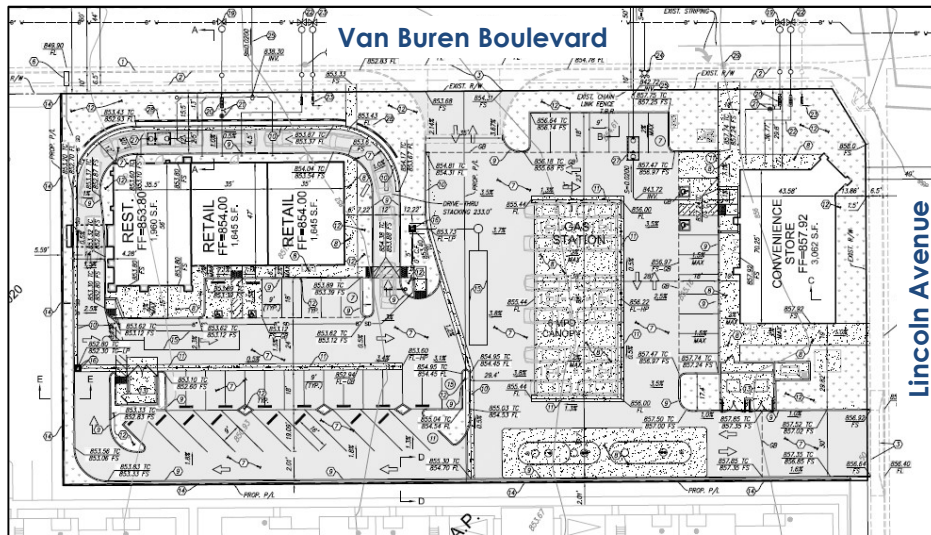
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CONCEPTUAL GRADING PLAN

(REFERENCE ONLY)

Van Buren Boulevard



Lincoln Avenue



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