

MADISON FLATS AFFORDABLE HOUSING DEVELOPMENT

PR-2022-001434 (GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW, AND SUMMARY VACATION)

Community & Economic Development Department

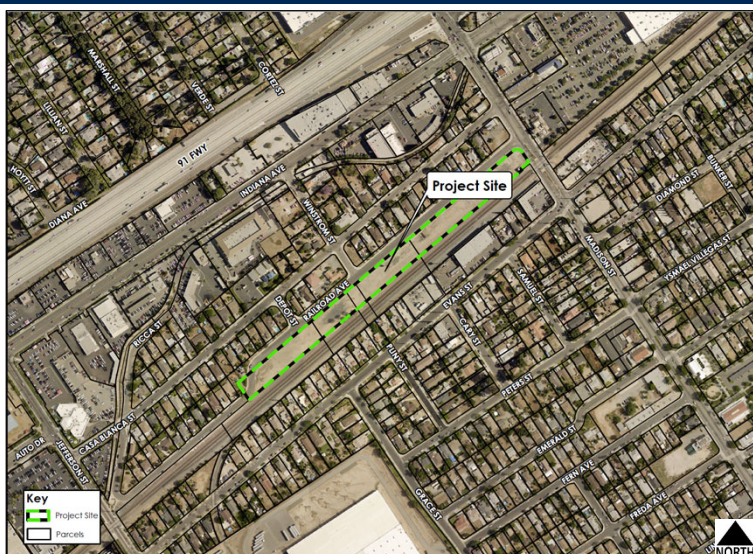
Planning Commission

Agenda Item: 3

July 20, 2023

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LOCATION MAP

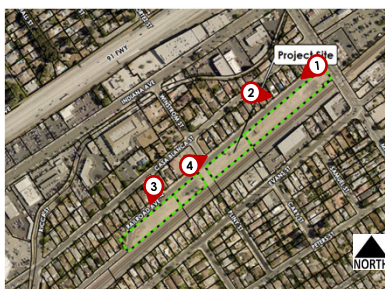


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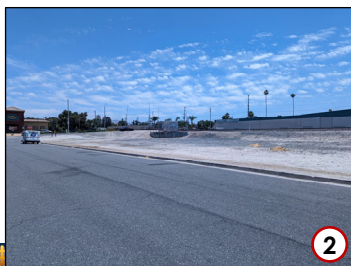
EXISTING SITE PHOTOS



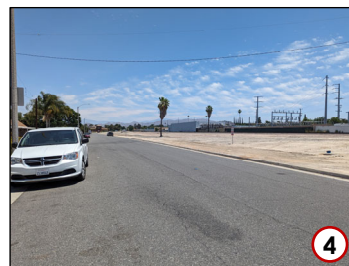
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GENERAL PLAN AMENDMENT

Existing

Proposed



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ZONING MAP (EXISTING AND PROPOSED)

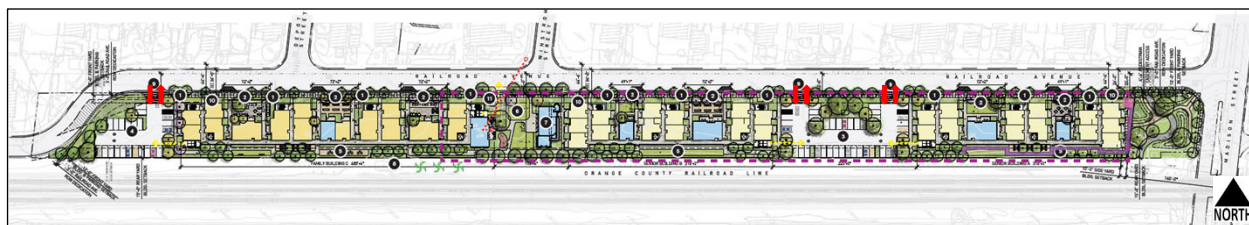


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SITE PLAN



LEGEND

- 2/3 STORY SENIOR RESIDENTIAL BUILDINGS
- 2/3 STORY FAMILY RESIDENTIAL BUILDINGS
- AMENITIES AT GROUND FLOOR
- LANDSCAPE / COURTYARDS



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FLOOR PLANS



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BUILDING ELEVATIONS



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ELEVATIONS/RENDERINGS



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ELEVATIONS/RENDERINGS



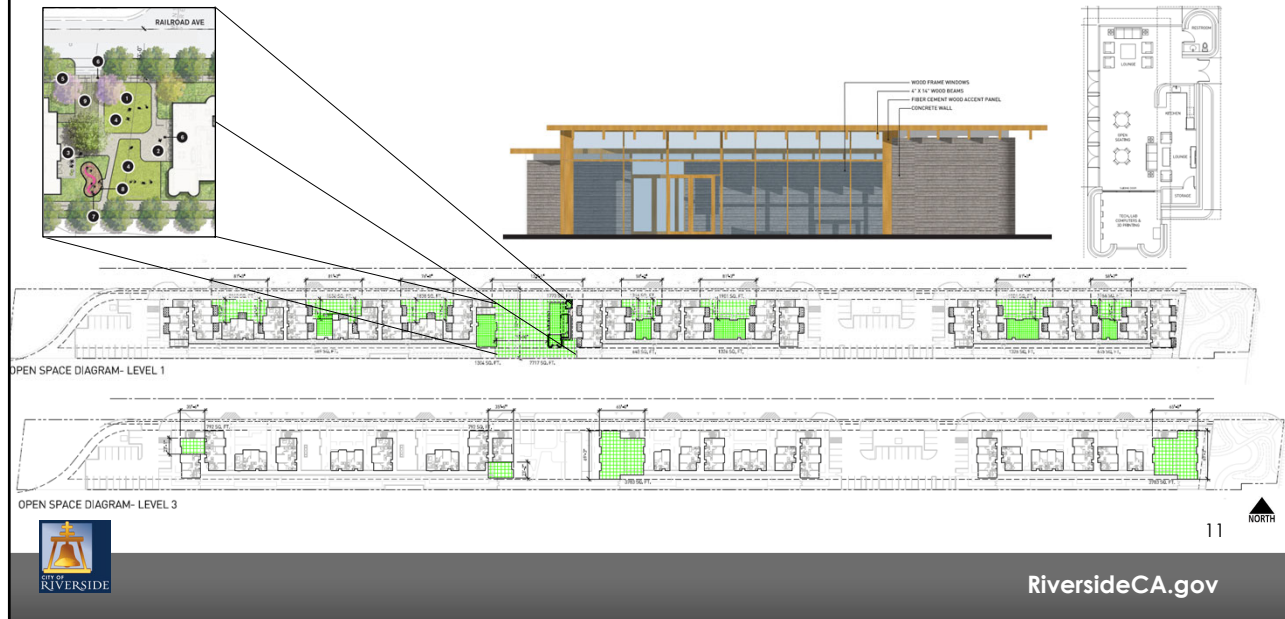
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COMMON OPEN SPACE



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CONCEPTUAL LANDSCAPE PLAN



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DENSITY BONUS INCENTIVES AND CONCESSIONS

100% Affordable housing development for low-income households



80% Density Bonus



4 Concessions/Incentives

- Front Yard Building Setback
- Parking Lot Landscape Setback
- Private Open Space for Upper Story Units
- Parking Minimum

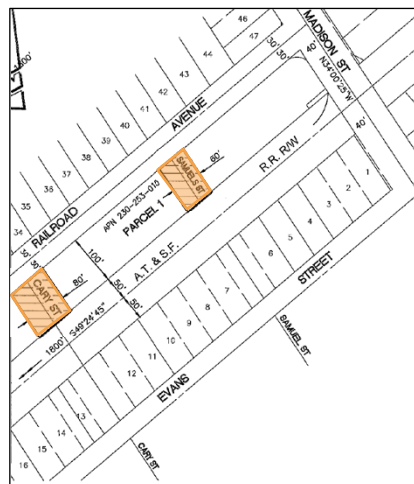
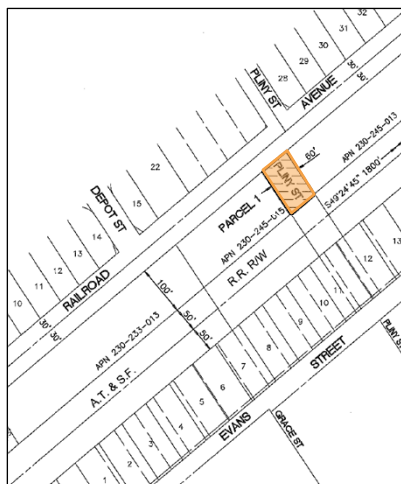


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SUMMARY VACATION



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STRATEGIC PLAN ALIGNMENT

ENVIION RIVERSIDE 2025

METRICS ACTIONS GOALS

STRATEGIC PRIORITIES

Strategic Priority No. 2– Community Well-Being

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

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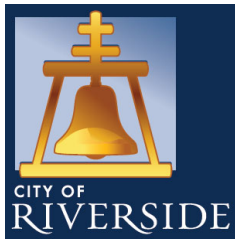
RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND that the City Council Determine** that the 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 (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND that the City Council APPROVE** Planning Case PR-2022-001434 (General Plan Amendment, Rezone, Design Review, and Summary Vacation) 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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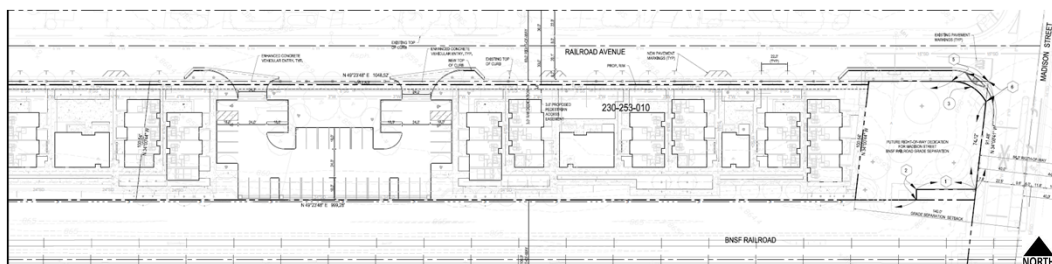
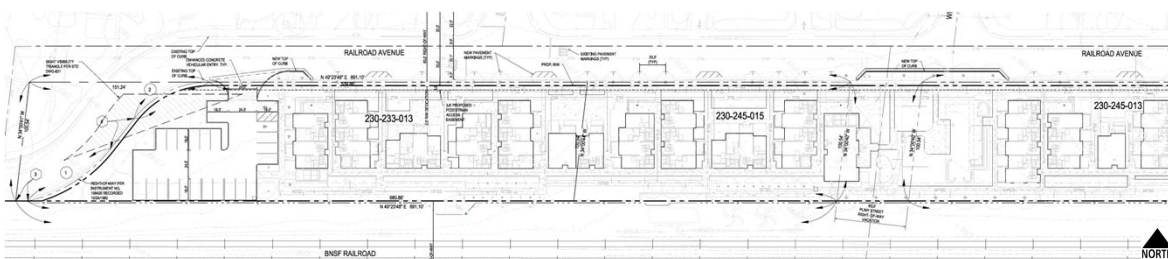
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GRADING PLAN (FOR REFERENCE ONLY)



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CROSS SECTIONS (FOR REFERENCE ONLY)

TYPICAL SECTION A
SCALE 1/8"=1'-0"

TYPICAL SECTION B
SCALE 1/8"=1'-0"

TYPICAL SECTION D
SCALE 1/32"=1'-0"

TYPICAL SECTION D
SCALE 1/32"=1'-0"



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BUILDING ELEVATIONS (FOR REFERENCE ONLY)

Senior Building A

Front Elevation (north)

- 1'-8" TRELLIS PLANTER
- STUCCO, DET 478 HONEY NECTAR
- GRABBER ACCENT WALL, DET 472 SCHRE REVELAL
- VERTICAL METAL GUARDRAIL
- VINYL WINDOW, RECESSED 4", DARK BRONZE
- FIBER CEMENT WOOD ACCENT PANEL
- STUCCO, DET 478 HONEY NECTAR
- DARK BRONZE METAL AWNING
- STUCCO, DET 478 HONEY NECTAR
- SCREENED MECHANICAL EQUIPMENT, TYP.
- VINYL WINDOW RECESSED 4", DARK BRONZE
- METAL GUARDRAIL
- PLASTER STUCCO, WHITE SW794
- SNOWBOUND
- METAL ARTIST TRD
- SOLAR PANEL CARRIOTT

Rear Elevation (south)


- FIBER CEMENT WOOD ACCENT PANEL
- SCREENED MECHANICAL EQUIPMENT, TYP.
- 18" VERTICAL STUCCO FINS
- SIDE A, DET 472 SCHRE REVELAL
- SIDE B, DET 478 HONEY NECTAR
- VINYL WINDOW, DARK BRONZE
- STUCCO, WHITE SW794
- SNOWBOUND

East Elevation

- DARK BRONZE METAL AWNING
- SCREENED MECHANICAL EQUIPMENT, TYP.

West Elevation

- SCREENED MECHANICAL EQUIPMENT, TYP.



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BUILDING ELEVATIONS (FOR REFERENCE ONLY)

Senior Building B

1 - SENIOR BUILDING B - NW ELEVATION

- FIBER CEMENT WOOD ACCENT PANEL
- DARK BRONZE METAL ACCENT PANEL
- PLASTER STUCCO, WHITE
- SWIRL SHOWERBOND
- SCREENED MECHANICAL EQUIPMENT, TYP.
- DARK BRONZE METAL FINNING

WOOD GUARDRAIL FENCE

- 4 - 8' HIGH BREZEE BLOCK WALL
- 4 - 8' HIGH PERIMETER METAL FENCE (DASHED IN)

2 - SENIOR BUILDING B - SE ELEVATION

- FIBER CEMENT WOOD ACCENT PANEL
- STUCCO WALL, WHITE SW784
- 18" PAINTED STUCCO FINN
- SIDE A: DET 447 RED CLAY
- SIDE B: DET 448 BRUSSET LEATHER
- VINYL WINDOW, DARK BRONZE
- SOLAR PANEL CARPORT

3 - SENIOR BUILDING B - NE ELEVATION

4 - SENIOR BUILDING B - SW ELEVATION

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BUILDING ELEVATIONS (FOR REFERENCE ONLY)

Family Building C

FAMILY BUILDING C - NW ELEVATION

- METAL BAILING
- FIBER CEMENT WOOD ACCENT PANEL
- STUCCO, BEHAH BRACK BRACK
- MURAL, ARTIST T80
- GRABBER ACCENT WALL
- BEES3 GOLDEN CREST
- SCREENED MECHANICAL EQUIPMENT, TYP.
- STUCCO, WHITE SW784
- CHERRYBOND
- METAL GUARDRAIL
- DARK BRONZE METAL FINNING
- VINYL WINDOW RECESSED 4 - DARK BRONZE
- DARK BRONZE METAL ACCENT PANEL

FAMILY BUILDING C - SE ELEVATION

- FIBER CEMENT WOOD ACCENT PANEL
- WOOD GUARDRAIL FENCE
- 4 - 8' HIGH BREZEE BLOCK WALL
- 4 - 8' HIGH PERIMETER METAL FENCE (DASHED IN)
- SCREENED MECHANICAL EQUIPMENT, TYP.
- FIBER CEMENT WOOD ACCENT PANEL
- STUCCO WALL, WHITE SW784
- CHERRYBOND
- 18" PAINTED STUCCO FINN
- SIDE A: BEES3 GOLDEN CREST
- SIDE B: BEHAH BRACK BRACK
- VINYL WINDOW, DARK BRONZE

FAMILY BUILDING C - NE ELEVATION

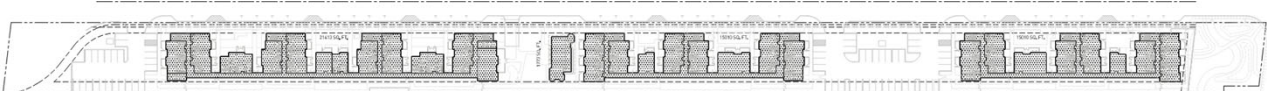
FAMILY BUILDING C - SW ELEVATION

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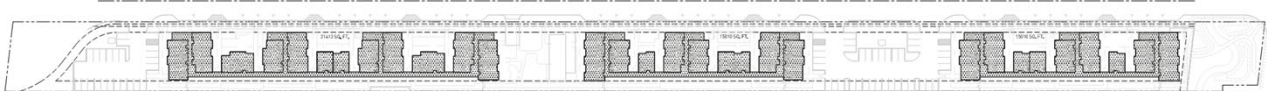
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BUILDING AREAS

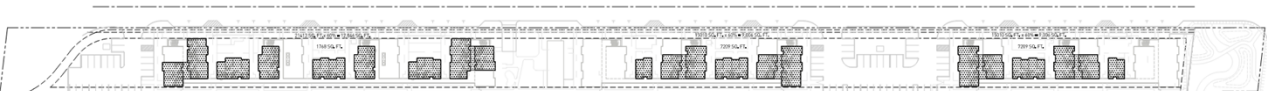
(FOR REFERENCE ONLY)



BUILDING AREA DIAGRAM- LEVEL 1



BUILDING AREA DIAGRAM- LEVEL 2



BUILDING AREA DIAGRAM- LEVEL 3

