

## Center Street Warehouse P14-1033 and P14-1034

Community & Economic Development Department

Planning Commission  
Agenda Item: 2  
April 05, 2018

RiversideCA.gov

## LOCATION

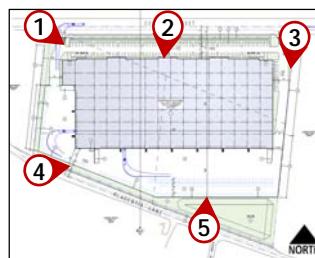
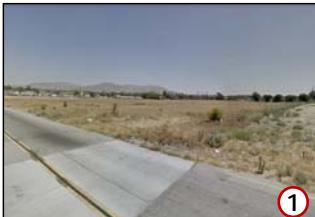


2



RiversideCA.gov

## EXISTING SITE PHOTOS



3

RiversideCA.gov



## GENERAL PLAN MAP



4

RiversideCA.gov



## ZONING MAP

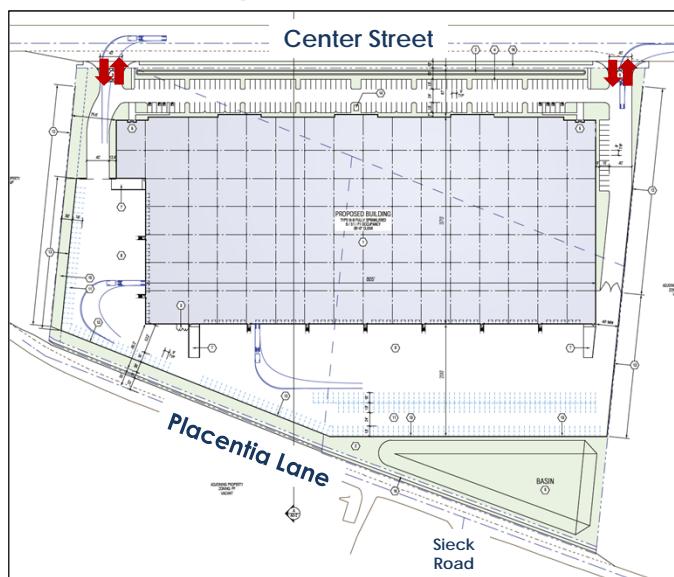


5

RiversideCA.gov



## SITE PLAN

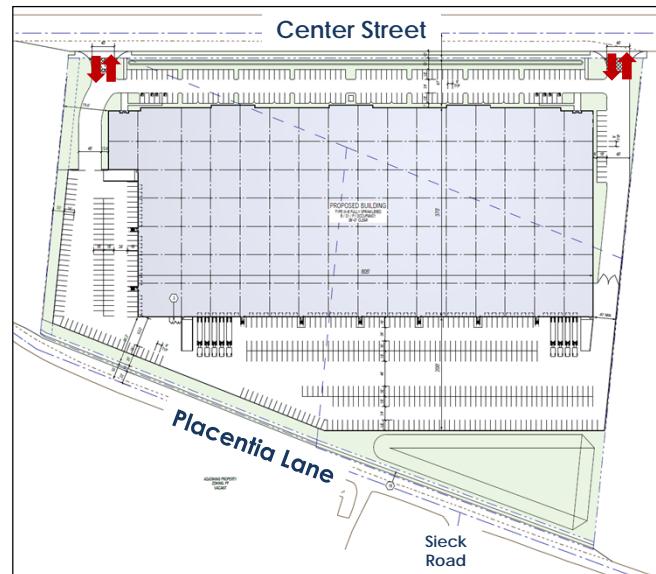


6

RiversideCA.gov



## ALTERNATE SITE PLAN



NORTH

7

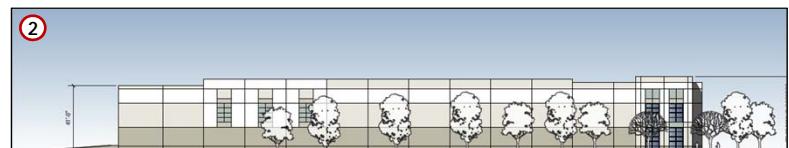
RiversideCA.gov



## BUILDING ELEVATIONS



North Elevation (Center Street)



East Elevation



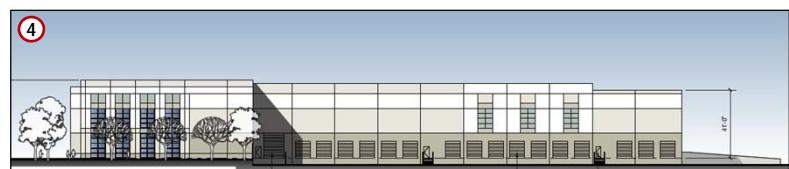
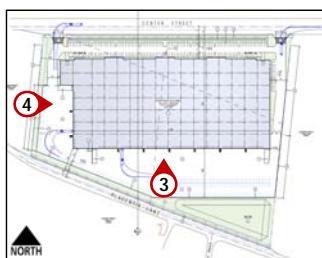
8

RiversideCA.gov

## BUILDING ELEVATIONS



South Elevation (Placentia Lane)



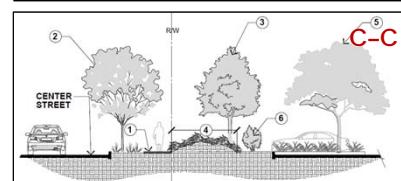
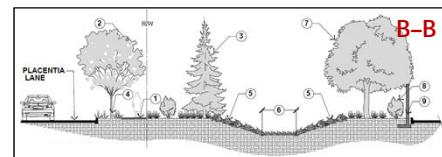
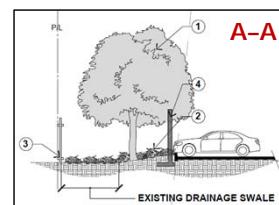
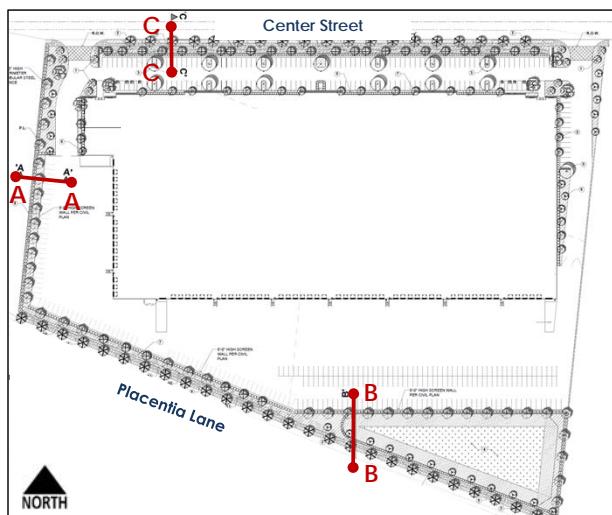
West Elevation



9

RiversideCA.gov

## CONCEPTUAL LANDSCAPE PLAN



10

RiversideCA.gov



## RECOMMENDATIONS

That the City Planning Commission:

- **UPHOLD** the decision of the Development Review Committee and determine that this proposed case will not have a significant effect on the environment based on the findings set forth in the case record, **ADOPT** the Mitigated Negative Declaration; and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
- **DENY THE APPEAL**, uphold the decision of the Development Review Committee and **APPROVE** Planning Cases P14-1033 (Design Review) and P14-1034 (Lot Line Adjustment), based on the findings outlined in the staff report and subject to the conditions of approval.

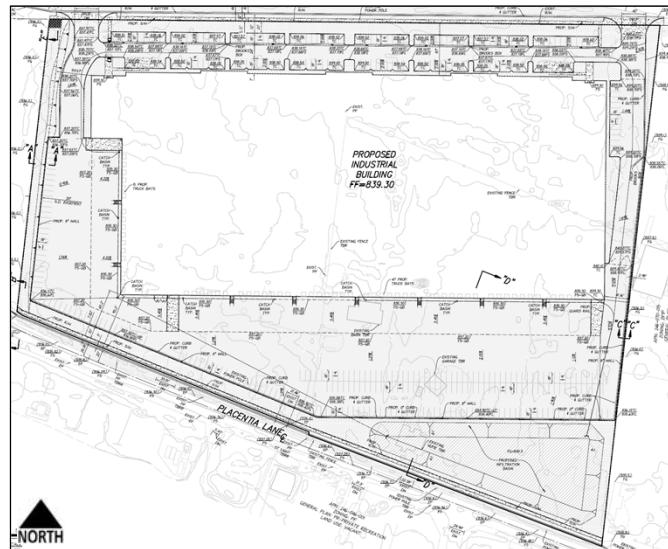


11

RiversideCA.gov

## CONCEPTUAL GRADING PLAN

REFERENCE

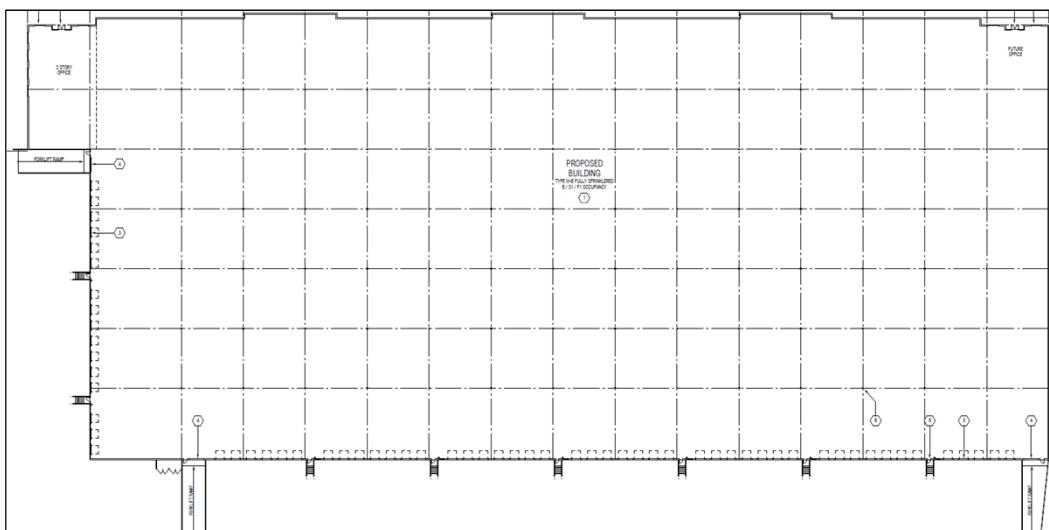


12

RiversideCA.gov

## FLOOR PLAN

REFERENCE



RiversideCA.gov

## PHOTOMETRIC SITE PLAN

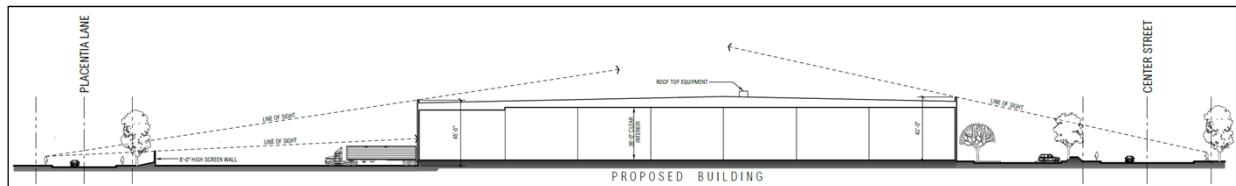
REFERENCE



RiversideCA.gov

## LINE OF SITE STUDY

### REFERENCE



15

RiversideCA.gov

## MATERIALS LEGEND

### REFERENCE

#### FINISH SCHEDULE

<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	1. FIELD COLOR: SHERWIN WILLIAMS SW 7014 ELDER WHITE
<span style="background-color: #c0c0a0; display: inline-block; width: 15px; height: 15px;"></span>	2. FIELD COLOR: SHERWIN WILLIAMS SW 7015 REPOSE GRAY
<span style="background-color: #808070; display: inline-block; width: 15px; height: 15px;"></span>	3. ACCENT COLOR: SHERWIN WILLIAMS 7016 MINDFUL GRAY
<span style="background-color: #808060; display: inline-block; width: 15px; height: 15px;"></span>	4. BASE FIELD ACCENT COLOR: SHERWIN WILLIAMS SW 7018 DOVETAIL
<span style="background-color: #608060; display: inline-block; width: 15px; height: 15px;"></span>	5. ACCENT COLOR: SHERWIN WILLIAMS SW 6206 OYSTER BAY
<span style="background-color: #305070; display: inline-block; width: 15px; height: 15px;"></span>	6. GLAZING: MONOLITHIC 1/4" MONOLITHIC 1/4" PPG SOLARCOOL PACIFICA REFLECTIVE #2 IN CLEAR ANODIZED ALUMINUM STOREFRONT. THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 25%.

16

RiversideCA.gov