



MARLBOROUGH NORTHGATE LIGHT INDUSTRIAL

PR-2021-000932 (Minor Conditional Use Permit, Design Review, Variance and Grading Exception)

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

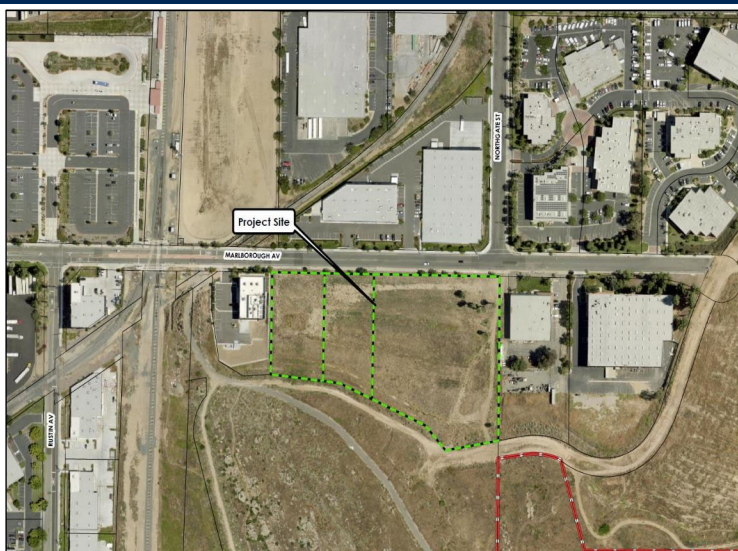
City Council

December 6, 2022

RiversideCA.gov

1

LOCATION MAP

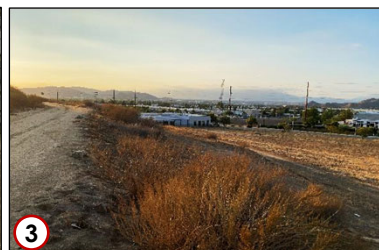
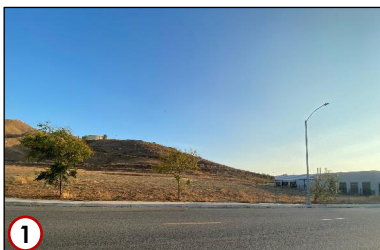


2

RiversideCA.gov

2

EXISTING SITE PHOTOS



RiversideCA.gov

3

3

SPECIFIC PLAN/ ZONING MAP

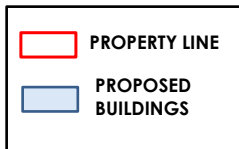
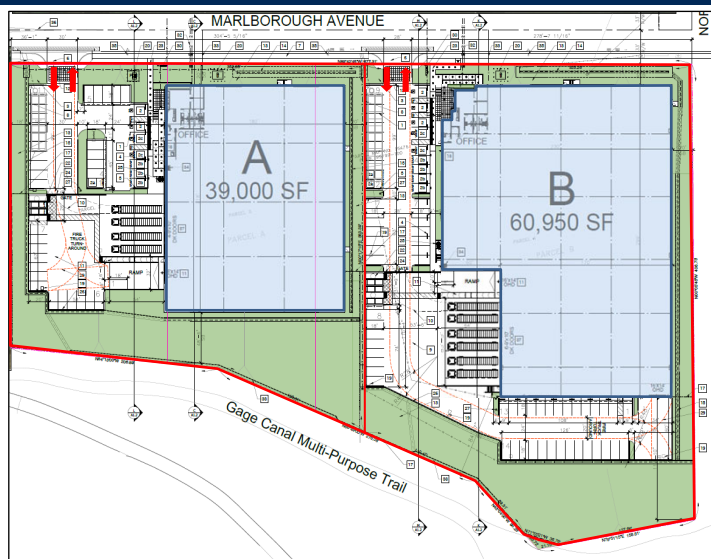


RiversideCA.gov

4

4

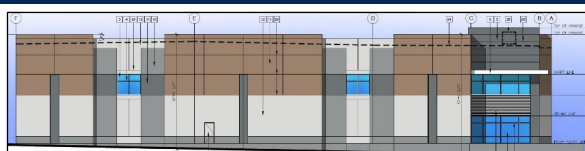
SITE PLAN



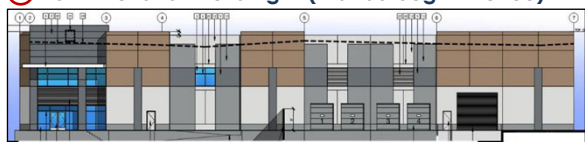
RiversideCA.gov

5

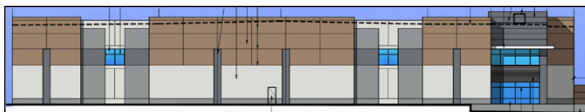
BUILDING ELEVATIONS



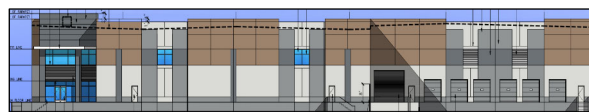
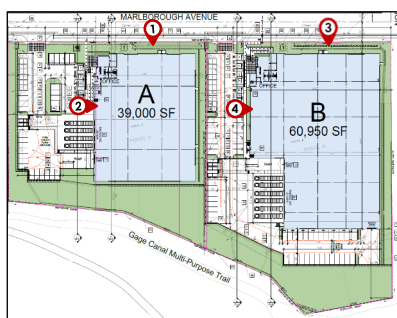
① North Elevation Building A (Marlborough Avenue)



② West Elevation Building A



③ North Elevation Building B (Marlborough Avenue)



④ West Elevation Building B

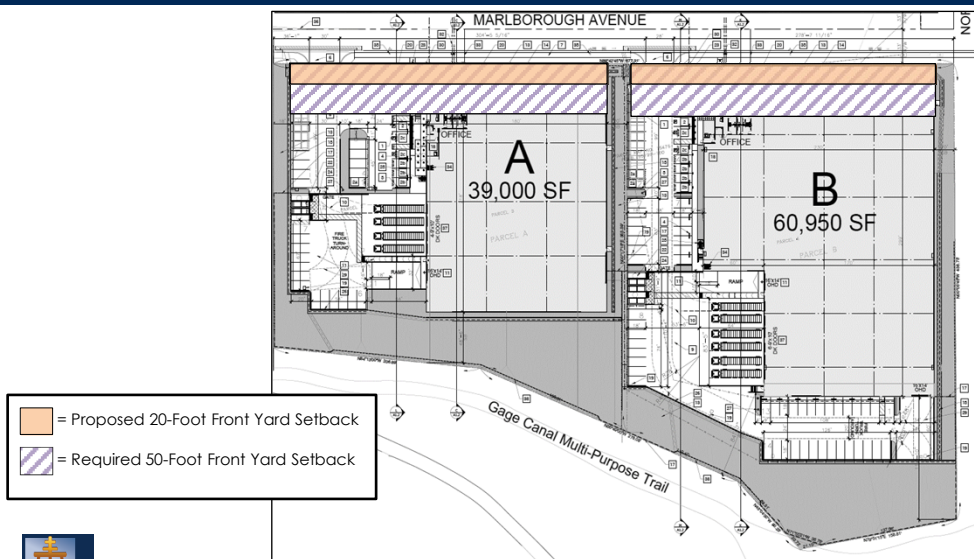


RiversideCA.gov

6

6

VARIANCE

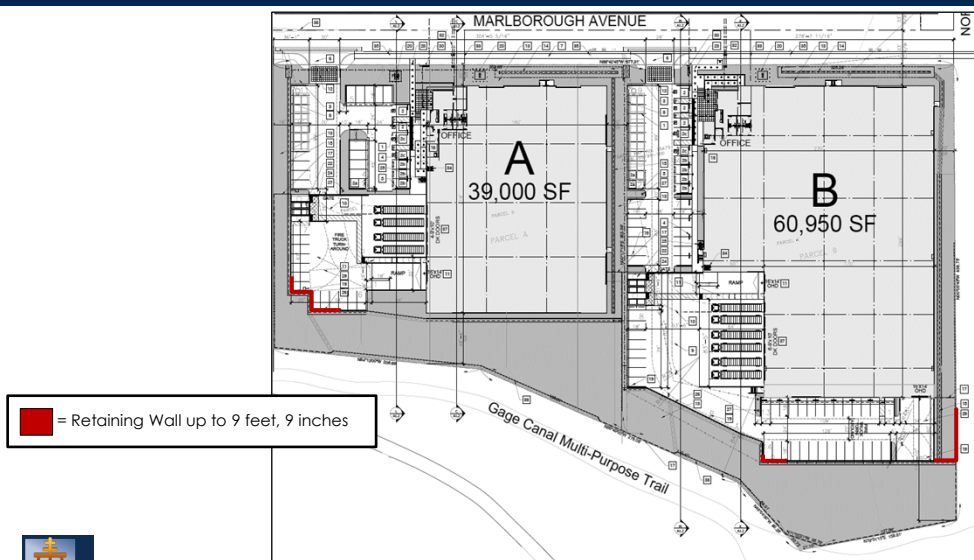


7

RiversideCA.gov

7

GRADING EXCEPTION

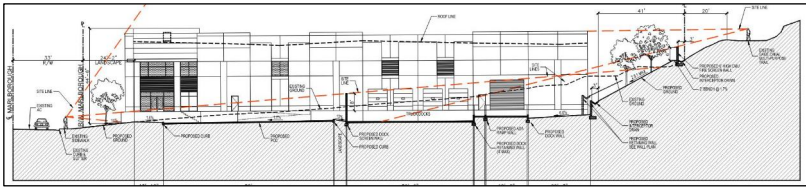


8

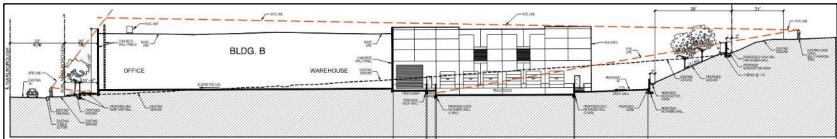
RiversideCA.gov

8

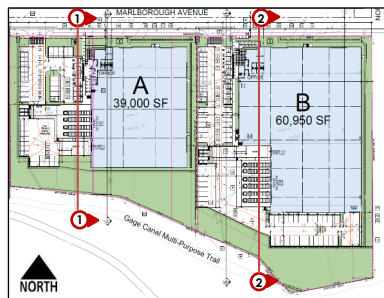
SITE LINE EXHIBITS




① Site Line to Loading Docks - Building A



② Site Line to Loading Docks - Building B





9

RiversideCA.gov


9

STRATEGIC PLAN ALIGNMENT


Strategic Priority No. 3 – *Economic Opportunity*

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Cross-Cutting Threads




Community Trust




Fiscal Responsibility




Sustainability & Resiliency



Equity



Innovation



10

RiversideCA.gov

10

RECOMMENDATIONS

That the City Council:

1. Uphold the decision of the Development Review Committee and 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 recommend City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Sections 15074 and 21081.6; and
2. Approve Planning Case PR-2021-000932 (Minor Conditional Use Permit, Design Review, Variance and Grading Exception) based on the findings outlined in the staff report and subject to the conditions of approval.



11

RiversideCA.gov

11

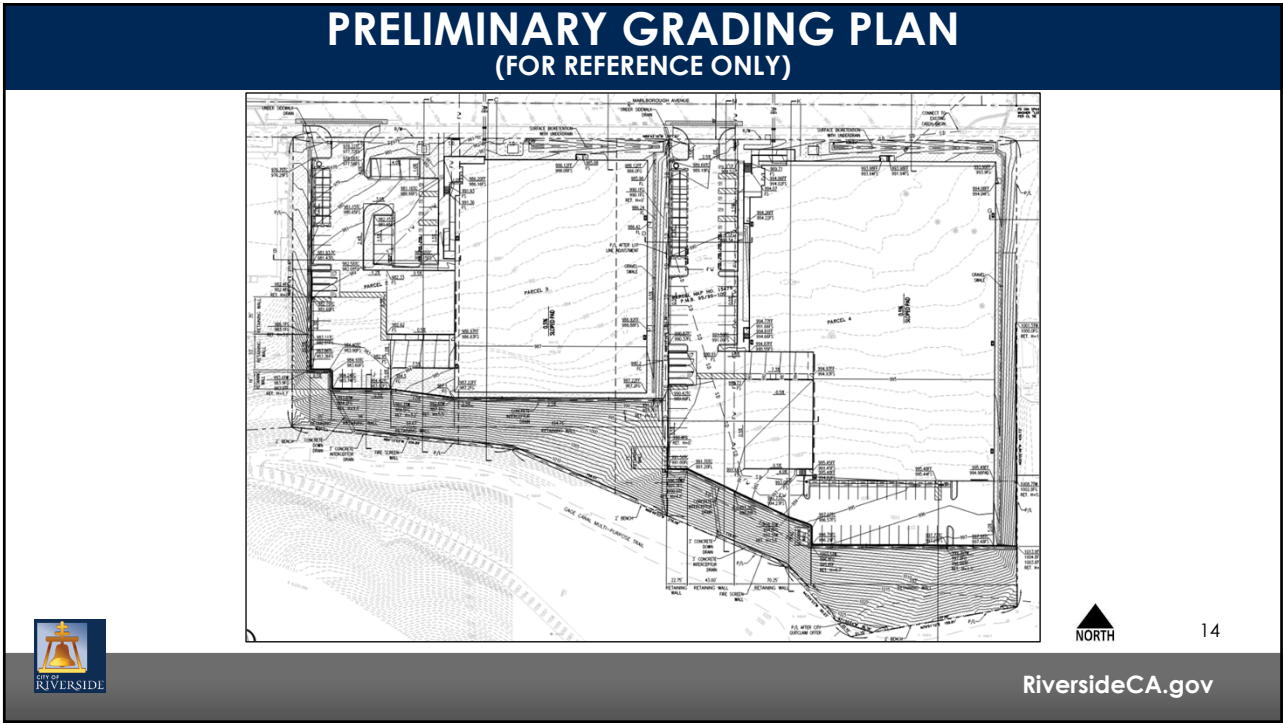
GENERAL PLAN MAP (FOR REFERENCE ONLY)

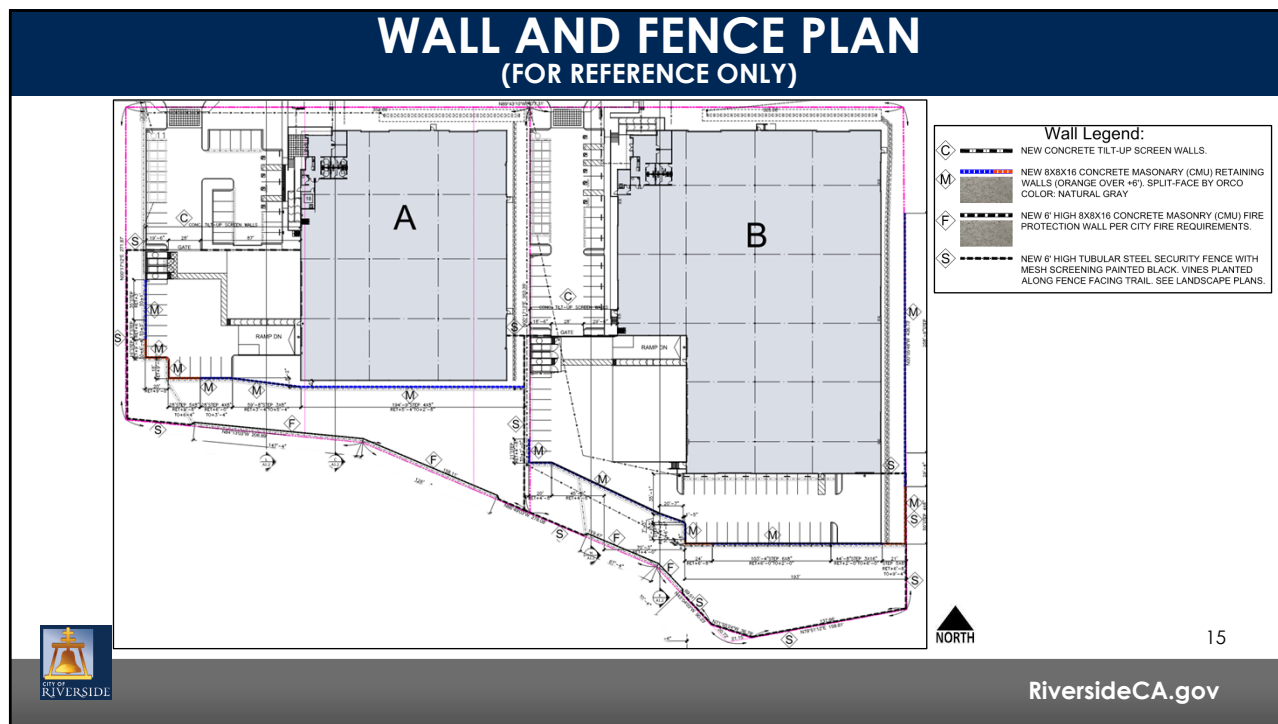


12

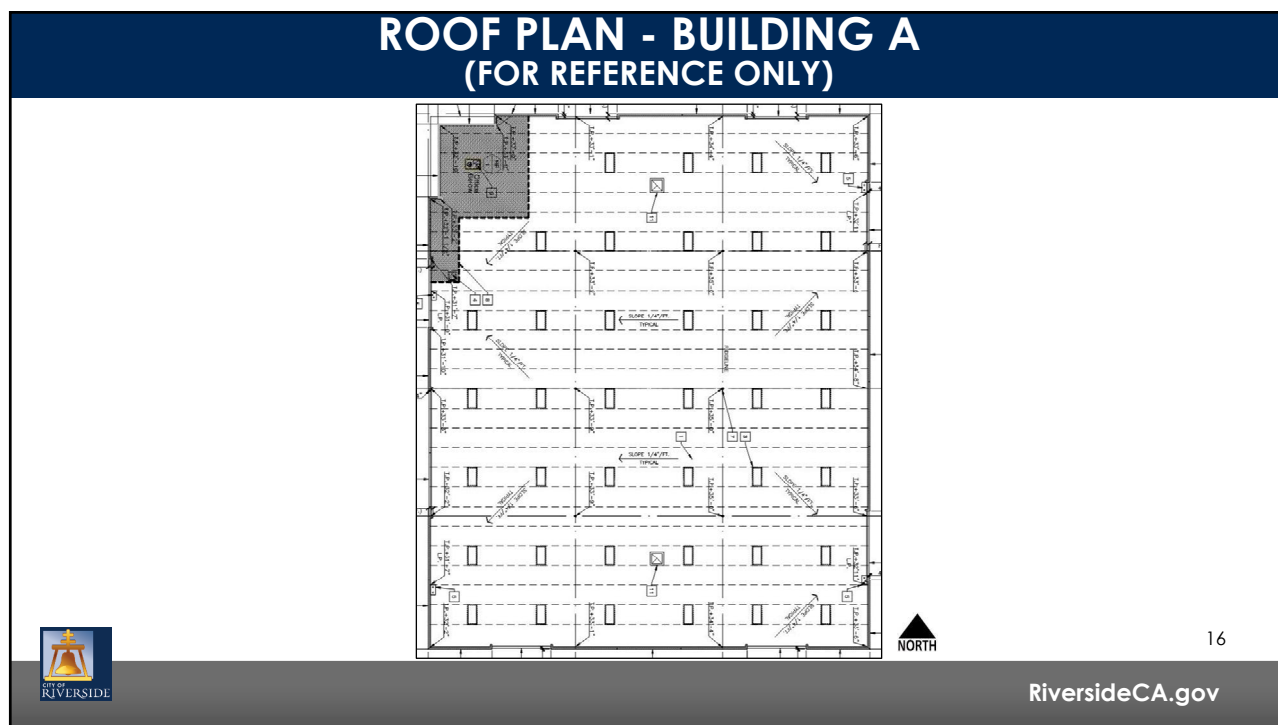
RiversideCA.gov

12



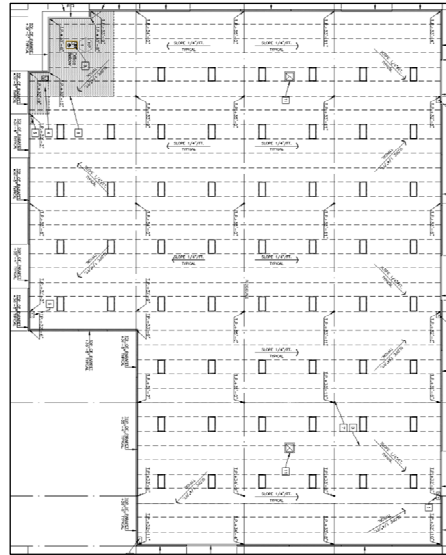


15



16

ROOF PLAN - BUILDING B (FOR REFERENCE ONLY)

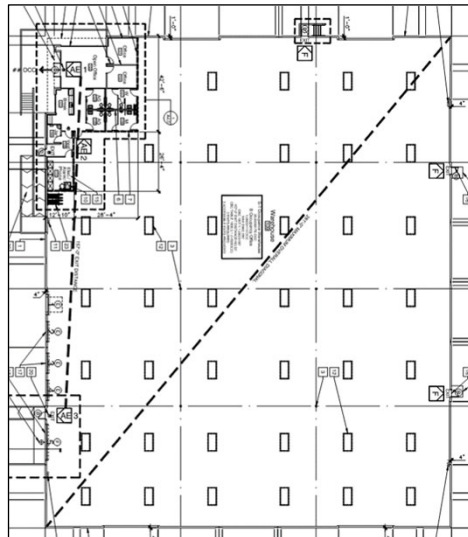


17

RiversideCA.gov

17

FLOOR PLAN – BUILDING A (FOR REFERENCE ONLY)

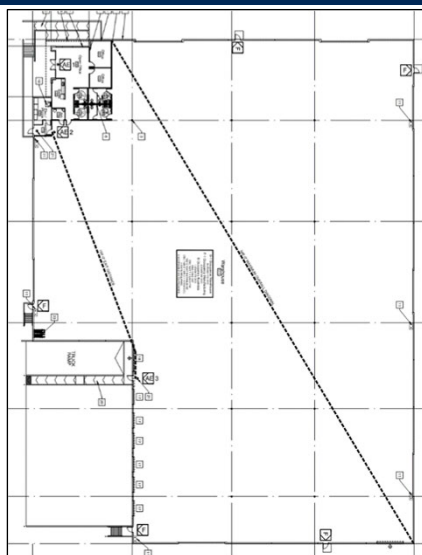


18

RiversideCA.gov

18

FLOOR PLAN – BUILDING B (FOR REFERENCE ONLY)

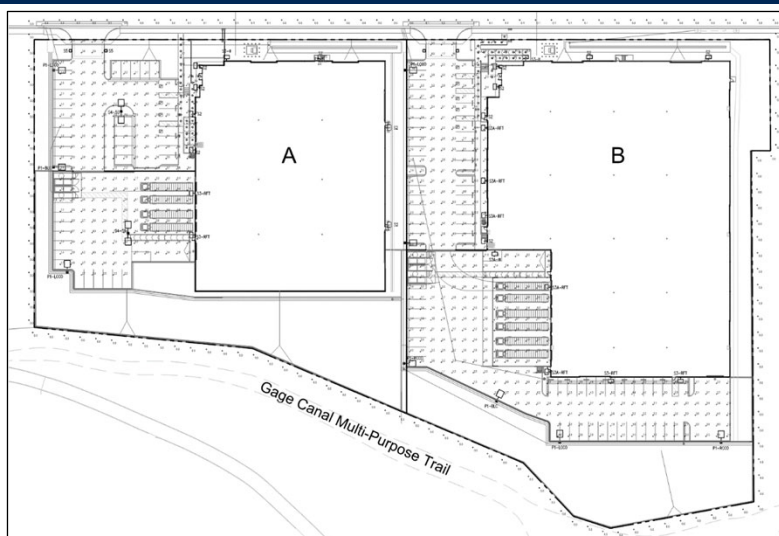


19

RiversideCA.gov

19

PHOTOMETRIC PLAN (FOR REFERENCE ONLY)



20

RiversideCA.gov

20

