

MISSION GROVE APARTMENTS

PR-2022-001359 (GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DESIGN REVIEW, TENTATIVE PARCEL MAP, ENVIRONMENTAL IMPACT REPORT)

Community & Economic Development Department

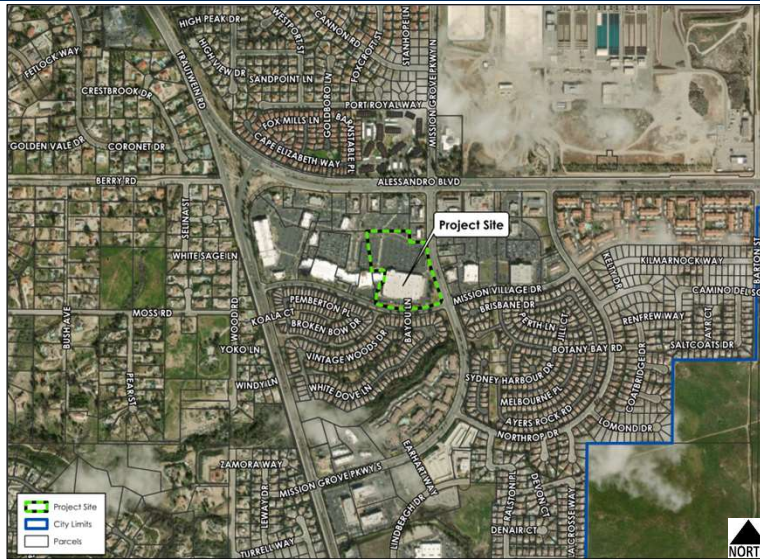
Planning Commission

Agenda Item: 4

July 18, 2024

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LOCATION MAP



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SITE PHOTOS





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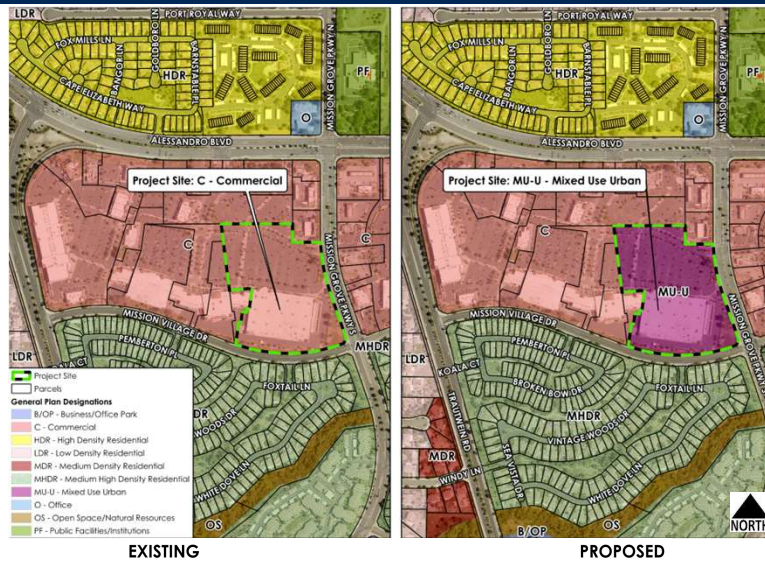
SITE PHOTOS





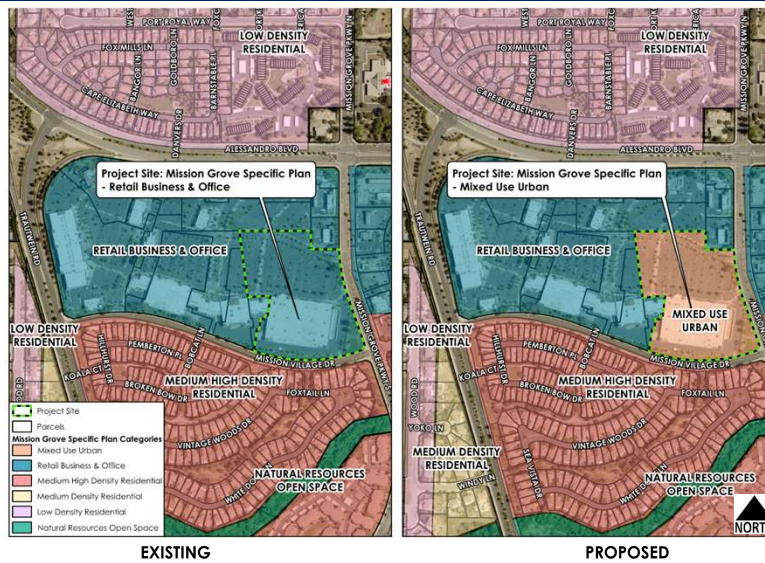
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EXISTING AND PROPOSED GENERAL PLAN LAND USE



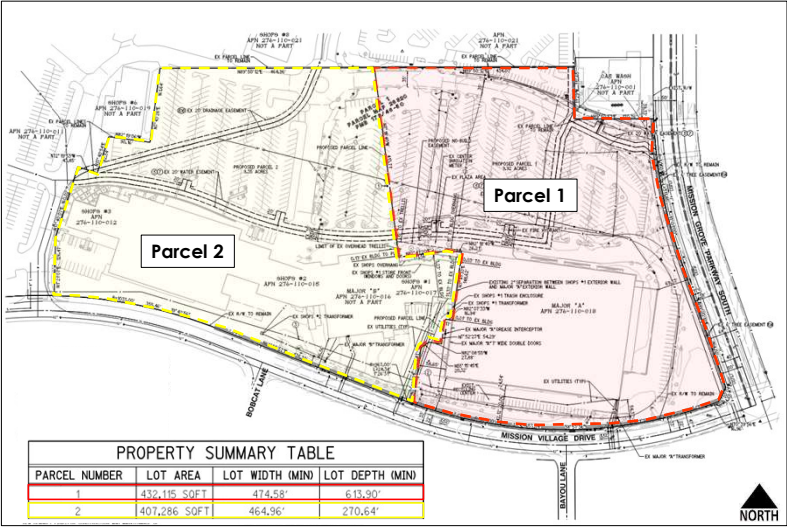
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EXISTING AND PROPOSED SPECIFIC PLAN



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TENTATIVE PARCEL MAP (TPM 38598)



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SITE PLAN



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RESIDENTIAL RENDERINGS



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RESIDENTIAL RENDERINGS



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OPEN SPACE PLAN



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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT



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.

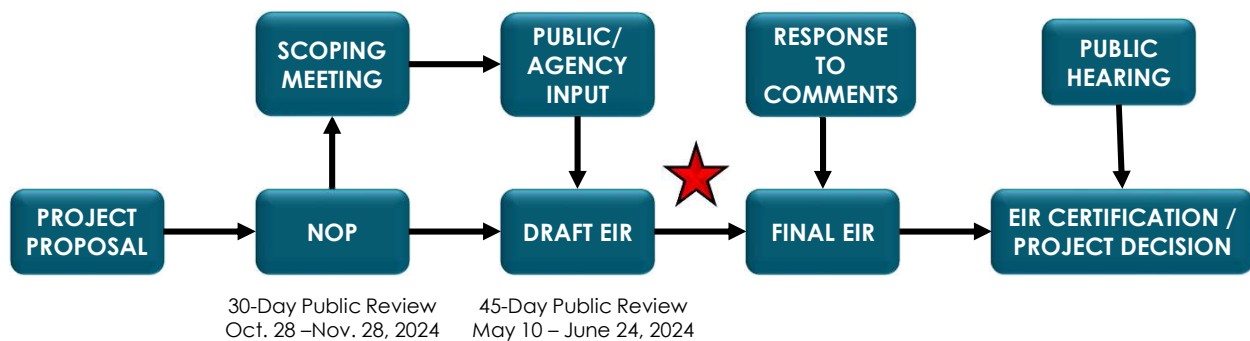
Cross-Cutting Threads



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CEQA PROCESS



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SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

- Aesthetics*
- Agriculture and Forestry Resources
- Air Quality*
- Biological Resources*
- Cultural Resources*
- Energy*
- Geology and Soils*
- Greenhouse Gas Emissions*
- Hazards & Hazardous Materials
- Hydrology and Water Quality*
- Land Use and Planning
- Mineral Resources
- Noise*
- Population & Housing*
- Public Services*
- Recreation*
- Transportation
- Tribal Cultural Resources*
- Utilities & Service Systems*
- Wildfire*

* Sections of the EIR listed above have been identified as less than significant or reduced to less than significant with mitigation.

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DRAFT EIR

The following sections have been identified in the Draft EIR as resulting in significant and unavoidable impacts:

- Hazards & Hazardous Materials - Implementation of the Project will result in inconsistency with Riverside County Airport Land Use Commission policies.
- Land Use/Planning - Implementation of the Project will cause impacts to Land Use and Planning related to Airport Land Use Policy.
- Transportation - Implementation of the Project will result in impacts related to Vehicle Miles Traveled (VMT).

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EIR NEXT STEPS

Next Steps:

1. Final EIR prepared, includes
 - a) Response to Comments;
 - b) Statement of Overriding Considerations; and
 - c) Final Mitigation and Monitoring and Reporting Program.
2. City Council will consider the environmental document and project entitlements.
3. City Council will also consider an appeal for a determination by the Riverside County Airport Land Use Commission of the project's inconsistency with the Riverside County Airport Land Use Compatibility plan.



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RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND** to approve (or in the alternative deny) Planning Case PR-2022-001359 (General Plan Amendment, Specific Plan Amendment, Rezone, Design Review, Tentative Parcel Map, Environmental Impact Report)



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RECOMMENDATIONS

If the Planning Commission recommends the project, then:

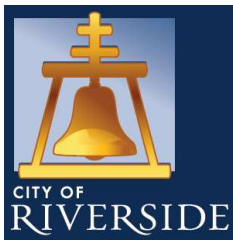
1. RECOMMEND that the City Council find:

- a. The Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The project will have a significant effect on the environment; but
- c. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to hazards/hazardous materials, land use/planning, and transportation; and

1. RECOMMEND TO APPROVE Planning Case PR-2022-001359 (GPA, SPA, RZ, PM, DR, EIR) based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions and mitigation measures.



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GRADING PLANS (FOR REFERENCE ONLY)

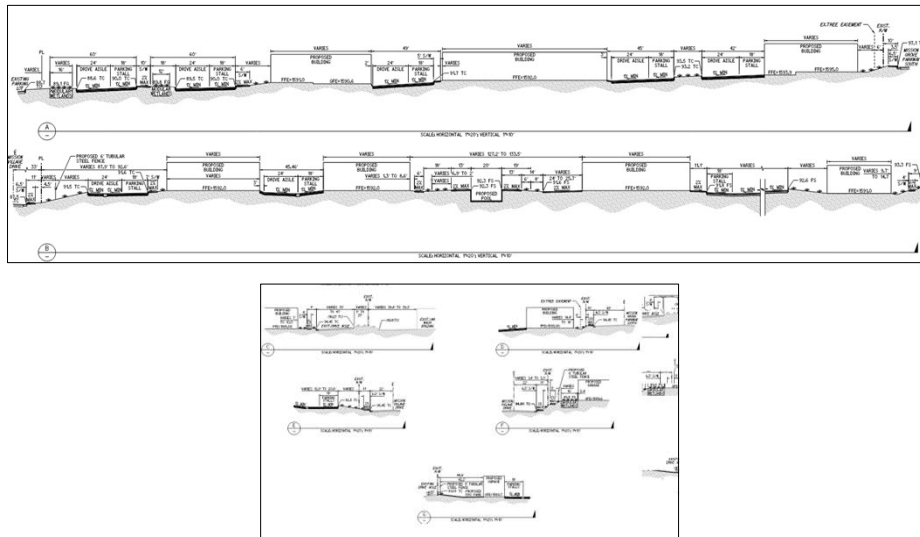


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CROSS SECTIONS (FOR REFERENCE ONLY)

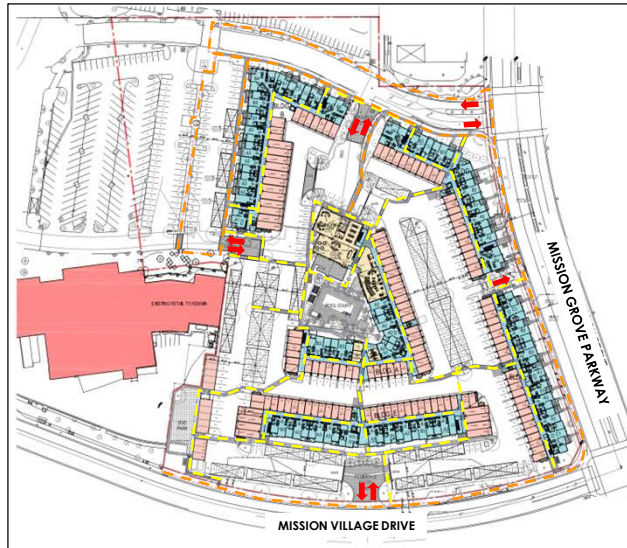


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SITE PLAN (FOR REFERENCE ONLY)



LEGEND

- RESIDENTIAL PARKING GARAGE
- RESIDENTIAL APARTMENTS
- RESIDENTIAL AMENITY SPACE
- EXISTING RETAIL
- RESIDENTIAL PEDESTRIAN PATH OF TRAVEL
- PUBLIC PEDESTRIAN PATH OF TRAVEL

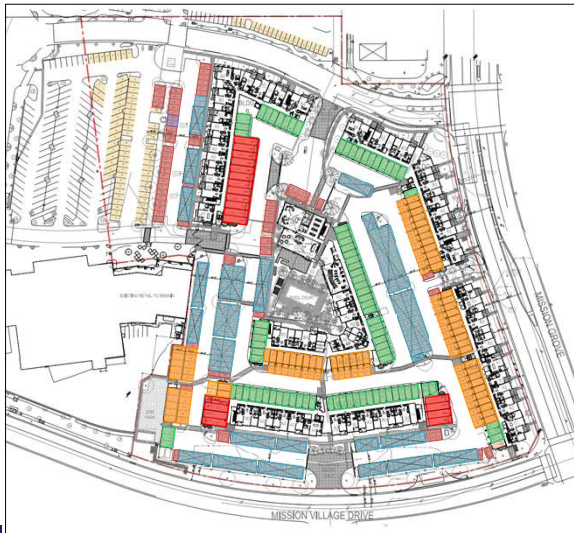


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PARKING ALLOCATION (FOR REFERENCE ONLY)



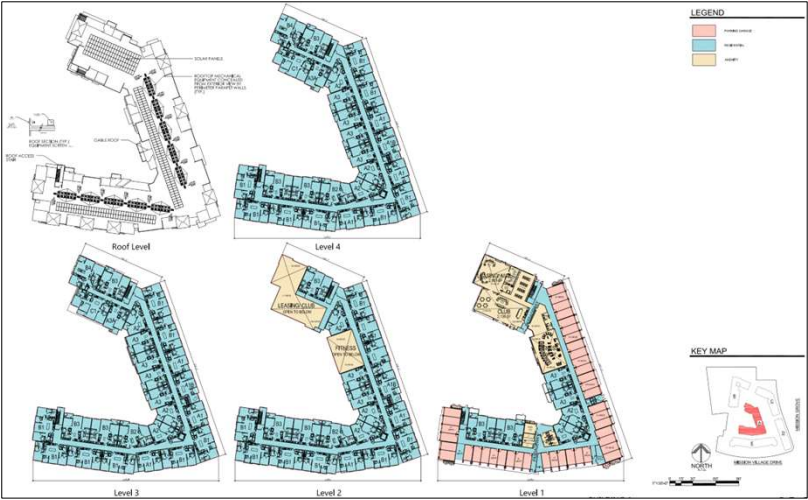
- Dedicated Standard Stalls – 67 Spaces
- Dedicated Carports – 204 Spaces
- Dedicated Compact Stalls – 2 Spaces
- Dedicated 1-Car Garage – 84 Spaces
- Dedicated 1-Car Garage + Tandem Stall – 116 Spaces
- Dedicated 2-Car Tandem Garage – 40 Spaces
- Shared Parking – 91 Spaces

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ROOF/FLOOR PLANS – BUILDING A (FOR REFERENCE ONLY)

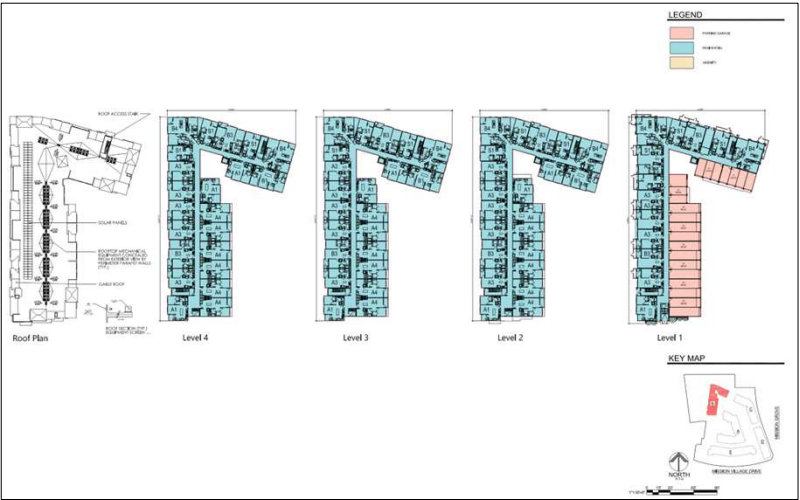


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ROOF/FLOOR PLANS – BUILDING B (FOR REFERENCE ONLY)



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ROOF/FLOOR PLANS – BUILDING C (FOR REFERENCE ONLY)



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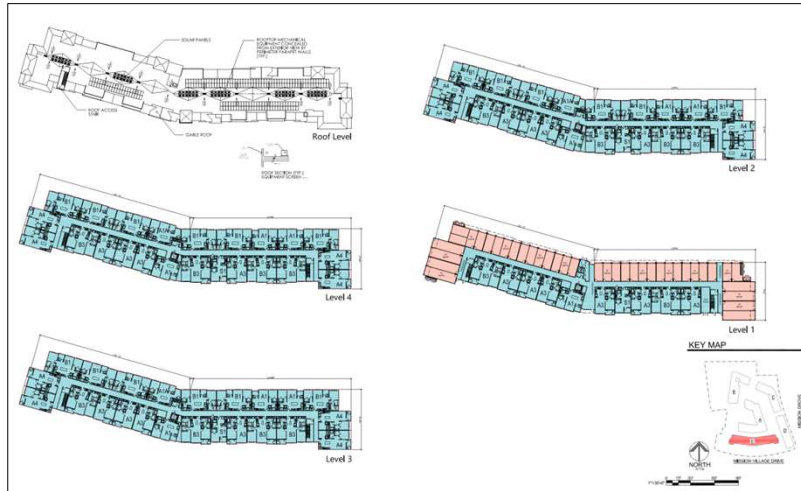
ROOF/FLOOR PLANS – BUILDING D (FOR REFERENCE ONLY)



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ROOF/FLOOR PLANS – BUILDING E (FOR REFERENCE ONLY)



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BUILDING A ELEVATIONS (FOR REFERENCE ONLY)



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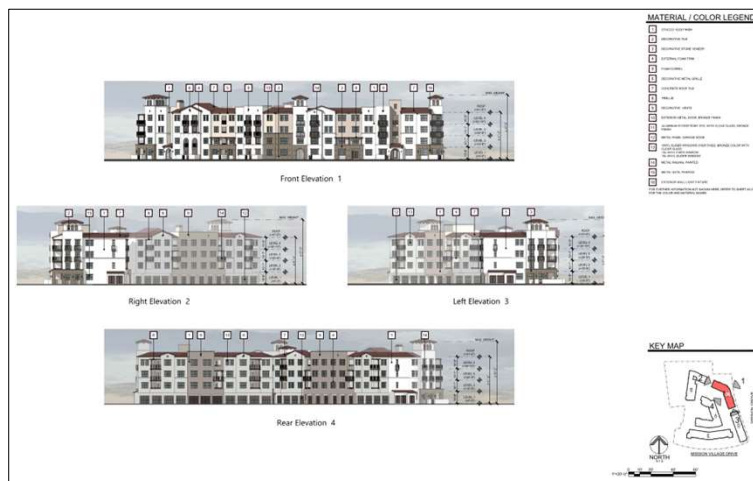
BUILDING B ELEVATIONS (FOR REFERENCE ONLY)



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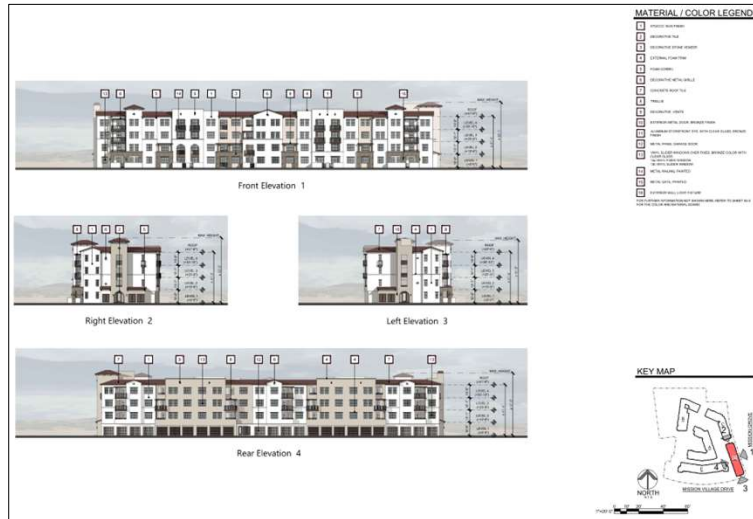
BUILDING C ELEVATIONS (FOR REFERENCE ONLY)



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BUILDING D ELEVATIONS (FOR REFERENCE ONLY)

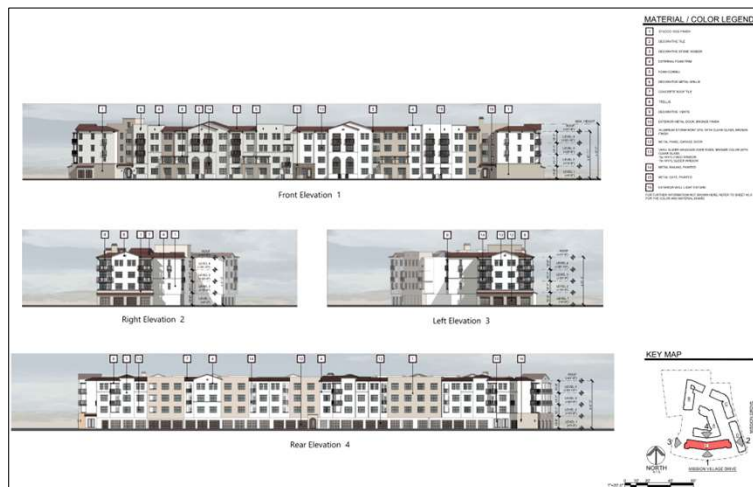


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BUILDING E ELEVATIONS (FOR REFERENCE ONLY)



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