



Planning Cases

P14-0683, P14-0684, P14-0685,
P15-1080, P15-1081 and P15-1082

Community & Economic Development Department

City Planning Commission Item#7 May 19, 2016

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PROJECT PROPOSAL

- General Plan Amendment
 - To Amend 11.75 acres from OS – Open Space to MHDR – Medium High Density Residential
- Rezone
 - To Rezone 9.0 acres from PF – Public Facilities Zone to R-3-3000 – Multi-Family Residential, 2.75 acres from R-1-7000 – Single Family Residential to R-3-3000 – Multi-Family Residential and rezone, approximately 0.8 acres from R-1-7000 – Single Family Residential to PF – Public Facilities Zone
- Site Plan Review
 - Development of 216 residential units, 385 parking stalls, site amenities and landscaping
- Variances
 - To permit building number 11, to have, a 15-foot, landscape setback along Central Avenue, where 35-foot landscape setback for multiple-family residential developments along arterial street 88-feet or greater is required; and
 - To permit more than 60 – percent of units to be in three-story buildings
- Grading Exception
 - To permit portions of the proposed building pad to be graded, which do not fit with existing natural contours.
 - To permit retaining walls higher than six feet in height not open to public view.

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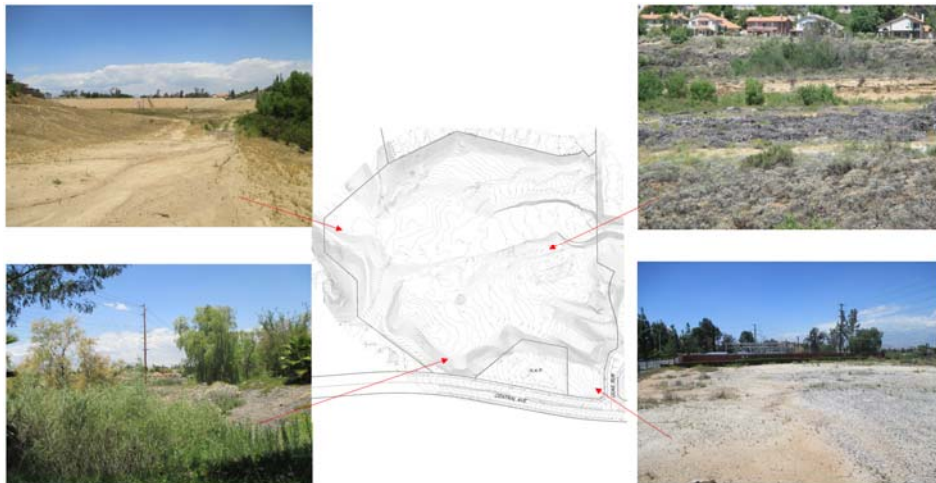
AERIAL PHOTO/LOCATION



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EXISTING SITE PHOTOS



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EXISTING BASIN PHOTOS



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EDGE CONDITION PHOTOS



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EXISTING/PROPOSED ZONING



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SITE PLAN



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SITE PLAN – SOUTH PORTION



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SITE PLAN – NORTH PORTION



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RESIDENTIAL BUILDING ELEVATIONS



REAR



RIGHT SIDE



FRONT



LEFT SIDE



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LEASING/CLUBHOUSE ELEVATIONS



WEST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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RENDERING



Looking south from the north portion of the site
across the basin



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RENDERING



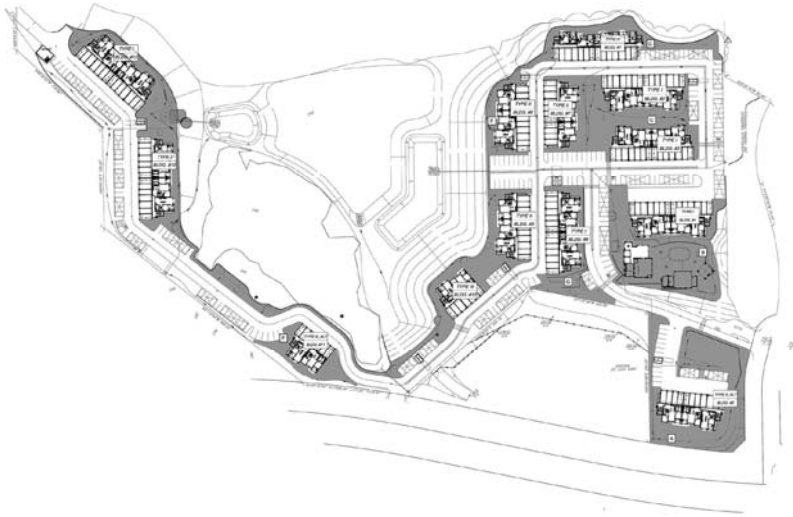
Looking west from the north portion of the
subject site



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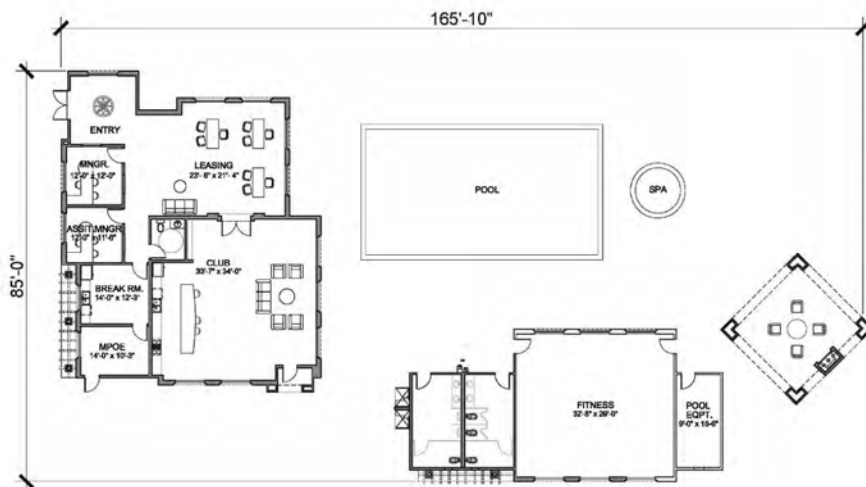
PROJECT COMMON OPEN SPACE



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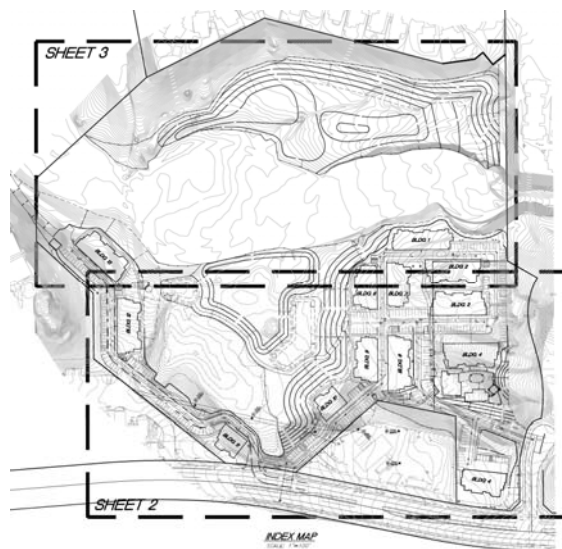
CLUBHOUSE FLOOR PLANS



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GRADING PLANS



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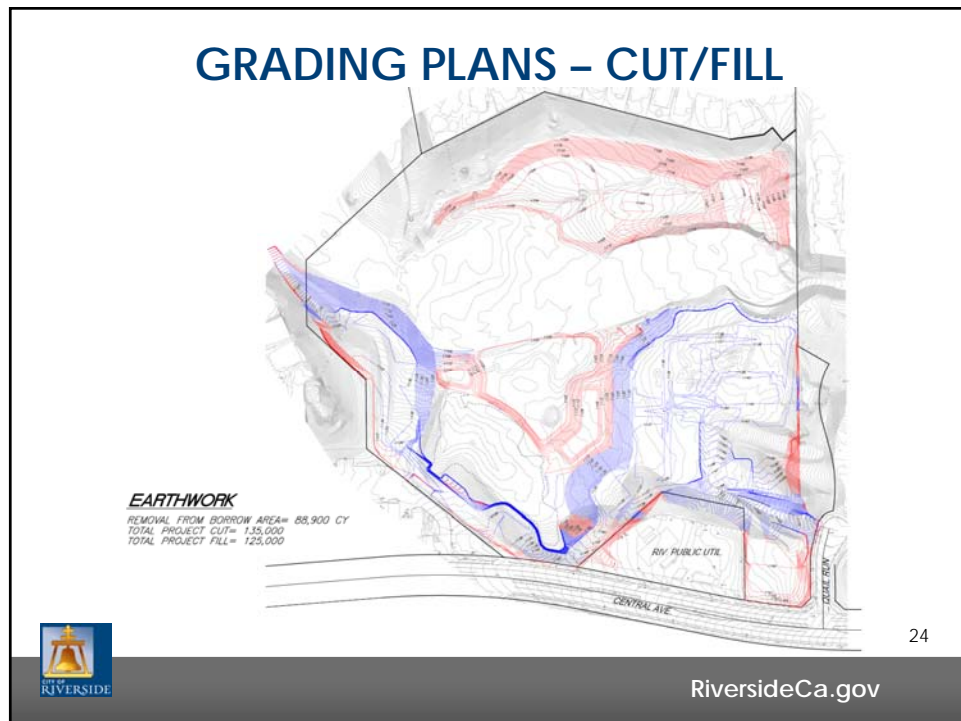
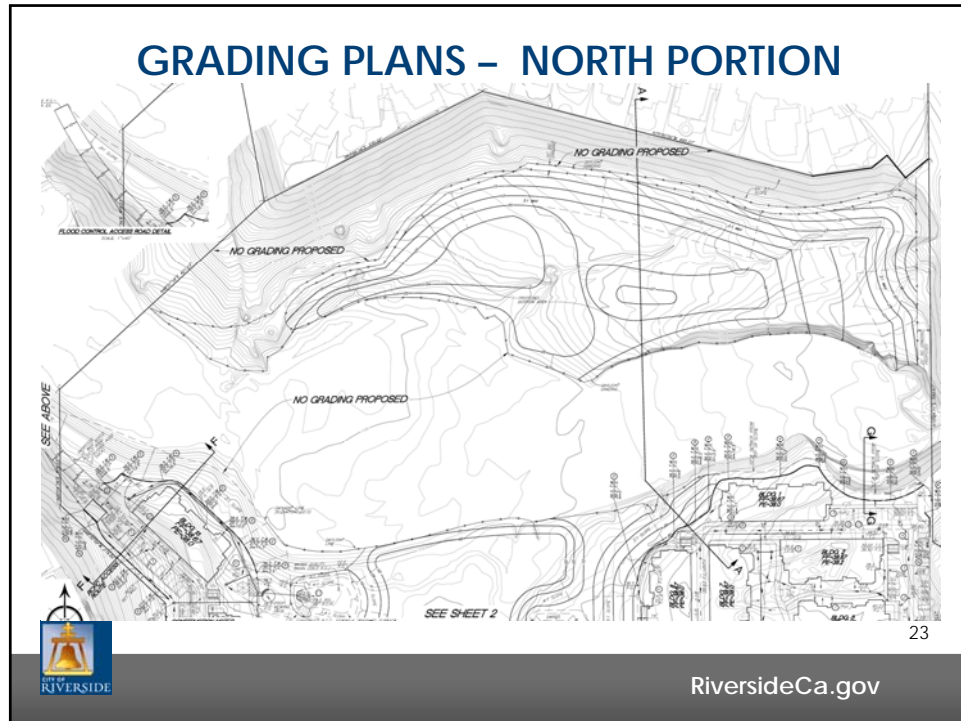
GRADING PLANS – SOUTH PORTION



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CONSERVATION EASEMENT

*RIV. LAND CONSERVANCY MAINT. AREA
QUAIL RUN APARTMENTS
MAY 2016*



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATION

That the City Planning Commission:

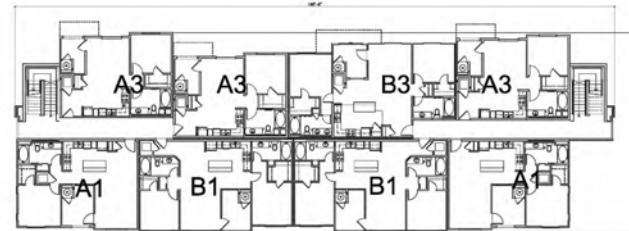
1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **RECOMMEND APPROVAL** of Planning Cases: P14-0683 (General Plan Amendment), P14-0684 (Zoning Code Amendment), P14-0685 (Site Plan Review), P15-1080 (Variance), P15-1081 (Variance), P15-1082 (Grading Exception) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



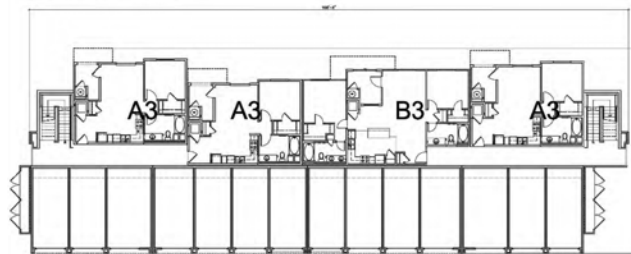
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TYPICAL FLOOR PLANS THREE STORY BUILDING



2nd and 3rd FLOOR PLAN



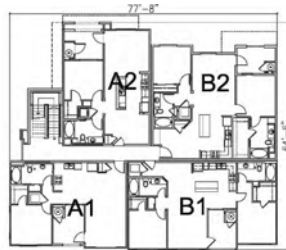
1st FLOOR PLAN



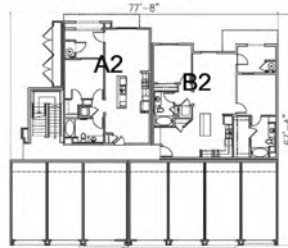
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TYPICAL FLOOR PLANS TWO STORY BUILDING



2nd FLOOR PLAN



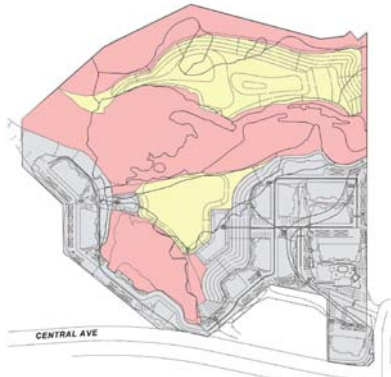
1st FLOOR PLAN



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DEVELOPMENT & GRADING REFERENCE



Source: Natural Resources Assessment, Inc.



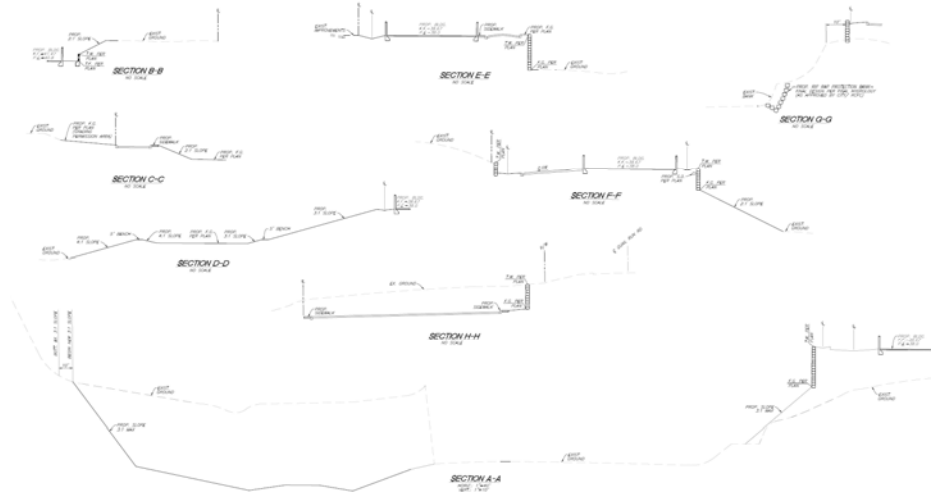
LEGEND	
■	Permanent Impacts - Development Areas
■	Temporary Impacts - Borrow Site and Site of Future Mitigation Areas
■	Unimpacted Areas



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GRADING PLANS – CROSS SECTIONS REFERENCE



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RESIDENTIAL ELEVATIONS REFERENCE



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