



**General Plan Amendment,
Rezoning, Site Plan Review,
Variances and Grading Exceptions
Quail Run Apartments**

**Community & Economic
Development Department**

City Council
July 26, 2016

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PROJECT PROPOSAL

1. General Plan Amendment

- a. To Amend 11.75 acres from OS – Open Space to MHDR – Medium High Density Residential.

2. Rezone

- a. 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.

3. Site Plan Review

- a. Development of 216 residential units, 385 parking stalls, site amenities and landscaping.



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PROJECT PROPOSAL

4. Variances

- a. 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
- b. To permit more than 60 – percent of units to be in three-story buildings.

5. Grading Exception

- a. To permit portions of the proposed building pad to be graded, which do not fit with existing natural contours; and
- b. 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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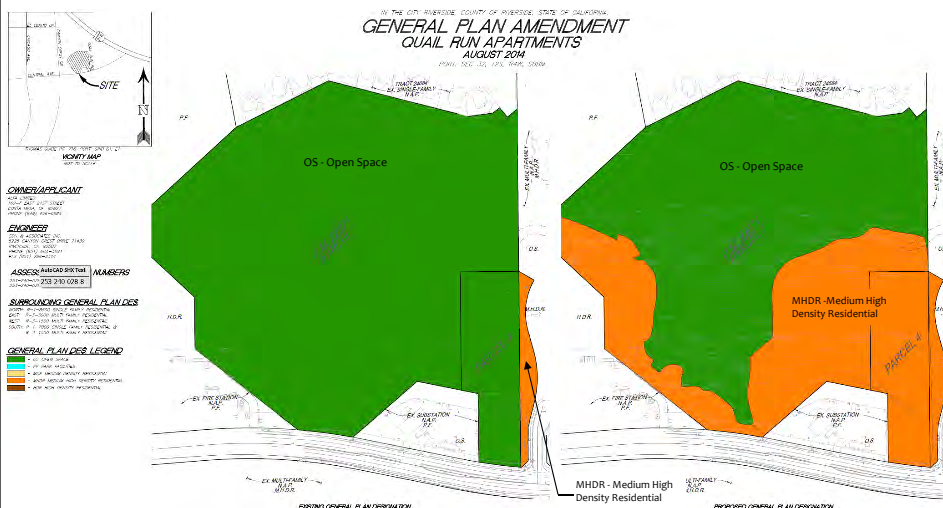
EXISTING SITE PHOTOS



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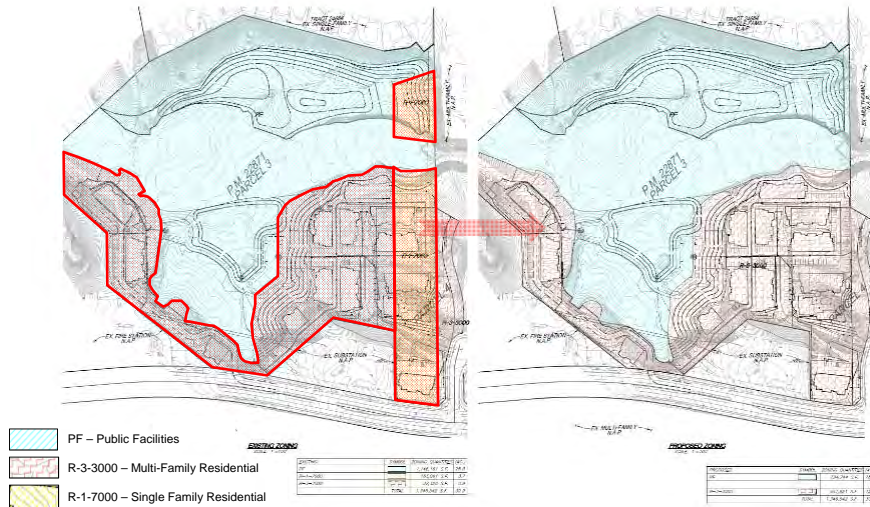
EXISTING/PROPOSED GENERAL PLAN



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EXISTING/PROPOSED ZONING



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SITE PLAN



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RESIDENTIAL BUILDING ELEVATIONS



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LEASING/CLUBHOUSE ELEVATIONS



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PROJECT COMMON OPEN SPACE



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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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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 Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program, pursuant to Section 21081.6 of CEQA;
3. Approve Planning Cases P14-0683, P14-0684, P14-0685, P15-1080, P15-1081, and P15-1082 based on and subject to the Planning Commission findings and recommended conditions;
4. Introduce and subsequently adopt the Ordinances amending the Zoning for the project site; and
5. Adopt the Resolution to amend the General Plan Land Use Designation of the Project Site.



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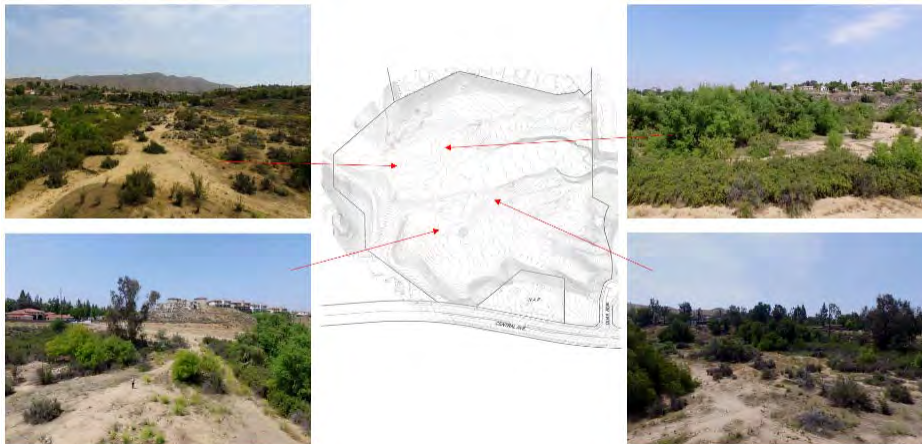
Quail Run Apartments



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EXISTING BASIN PHOTOS REFERENCE



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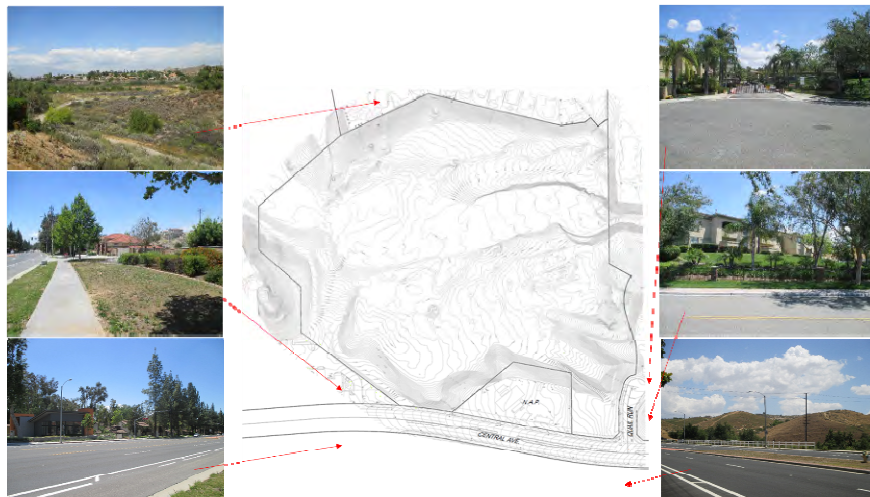
EDGE CONDITION PHOTOS REFERENCE



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SURROUNDING DEVELOPMENT PHOTOS REFERENCE



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SITE PLAN – NORTH PORTION REFERENCE



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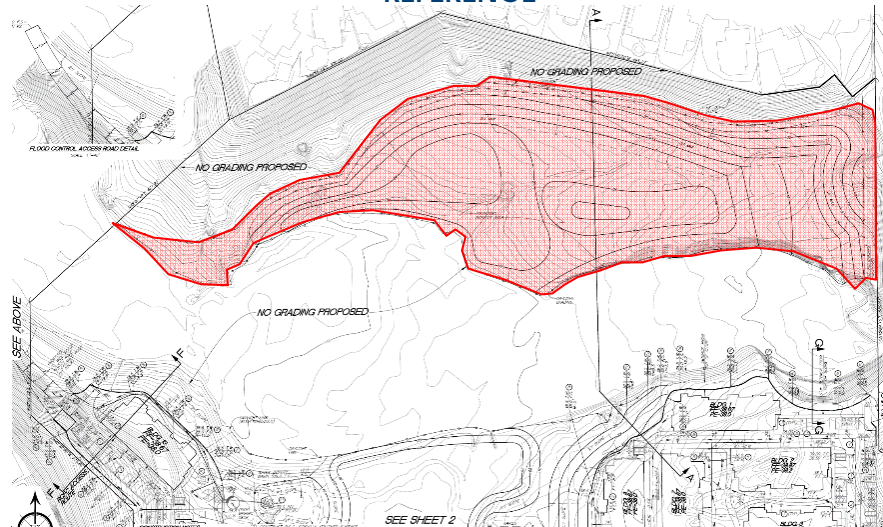
SITE PLAN – SOUTH PORTION REFERENCE



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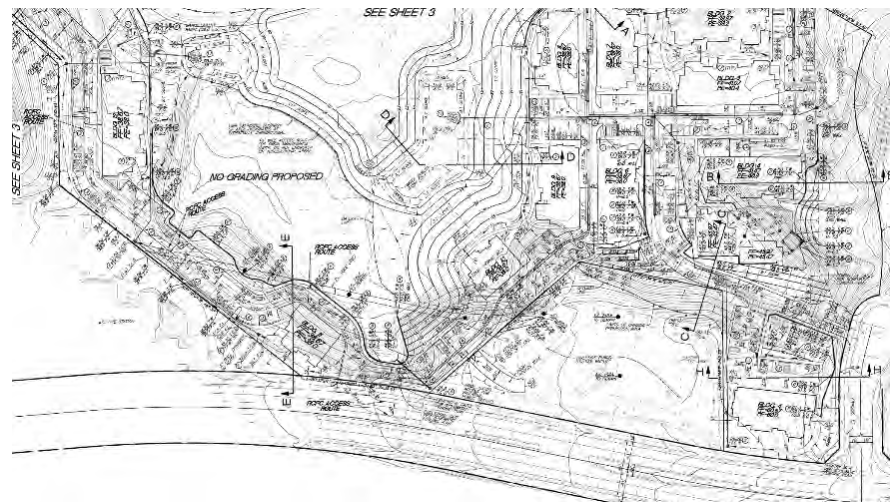
GRADING PLANS – NORTH PORTION REFERENCE



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GRADING PLANS – SOUTH PORTION REFERENCE



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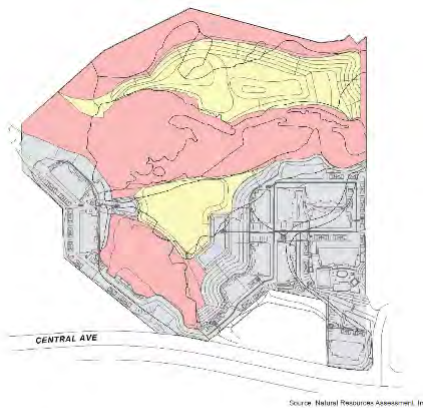
GRADING PLANS – CUT/FILL REFERENCE



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DEVELOPMENT & GRADING REFERENCE



LEGEND	
	Permanent Impact - Development Area
	Temporary Impact - Borrow Site and Site of Future Mitigation Areas
	Unimpacted Areas



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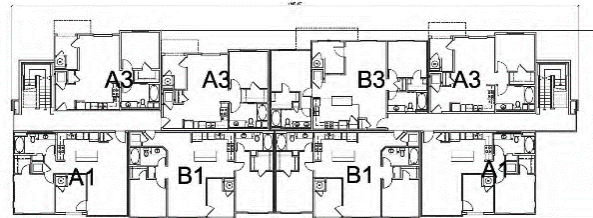
SURROUNDING DEVELOPMENT REFERENCE



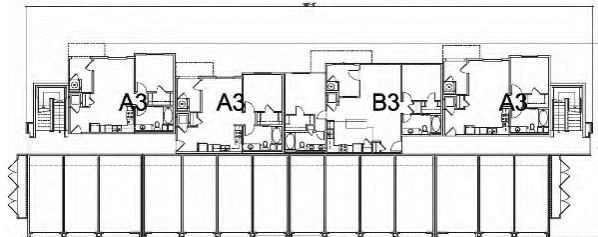
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TYPICAL FLOOR PLANS THREE STORY BUILDING REFERENCE



2nd and 3rd FLOOR PLAN



1st FLOOR PLAN

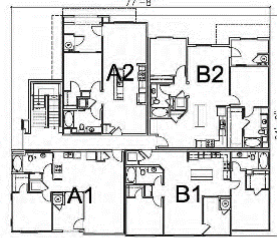


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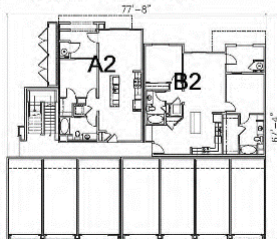
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TYPICAL FLOOR PLANS

TWO STORY BUILDING REFERENCE



2nd FLOOR PLAN



1st FLOOR PLAN

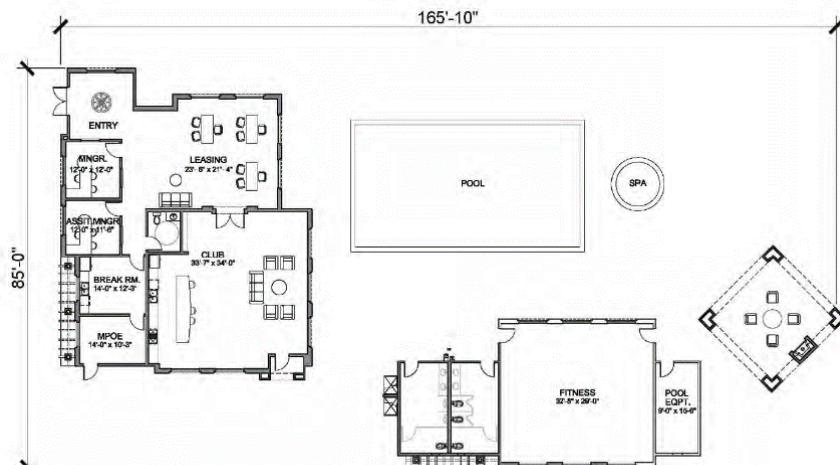


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CLUBHOUSE FLOOR PLANS

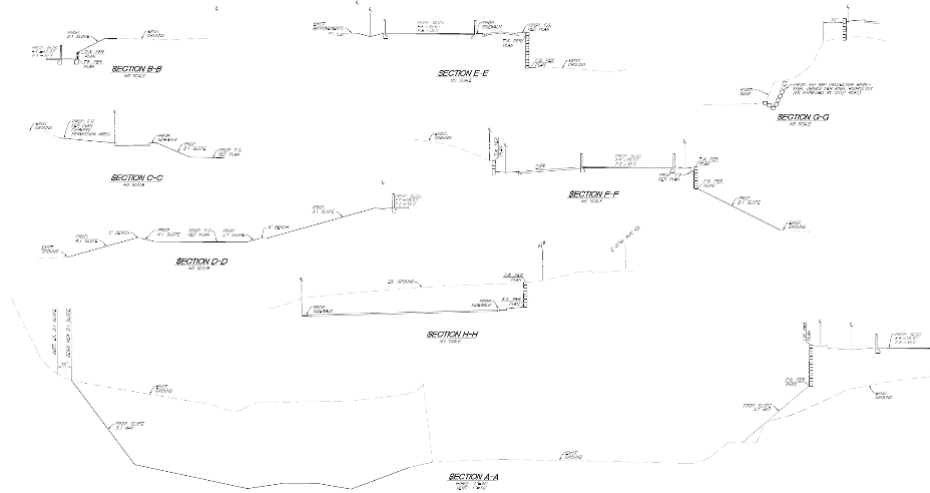
REFERENCE



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GRADING PLANS – CROSS SECTIONS REFERENCE



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RESIDENTIAL BUILDING ELEVATIONS REFERENCE



REAR



RIGHT SIDE



FRONT



LEFT SIDE



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RESIDENTIAL ELEVATIONS REFERENCE



REAR



RIGHT SIDE



FRONT



LEFT SIDE



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