



Planning Cases

P16-0168, P15-1107, P16-0388 and
P16-0389

Community & Economic
Development Department

City Planning Commission

Item # 3

July 28, 2016

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PROJECT PROPOSAL

1. Rezone

- To Rezone the subject site to apply the CS – Commercial Storage Overlay Zone to the underlying BMP – Business and Manufacturing Park Zone.

2. Design Review

- Development of a 797 unit, three story, commercial storage facility, 19 parking stalls and landscaping.

3. Variances

- To allow the commercial storage facility to be 35 feet 4 inches in height, where the CS Overlay Zone has a maximum building height of 20 feet; and
- To allow a 17 foot landscape front yard setback where 40 feet is required in the BMP Zone.



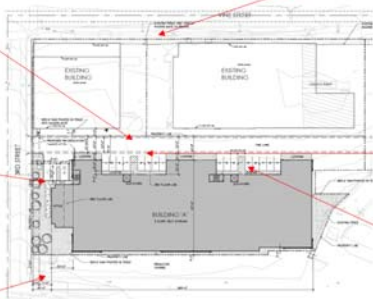
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AERIAL PHOTO/LOCATION



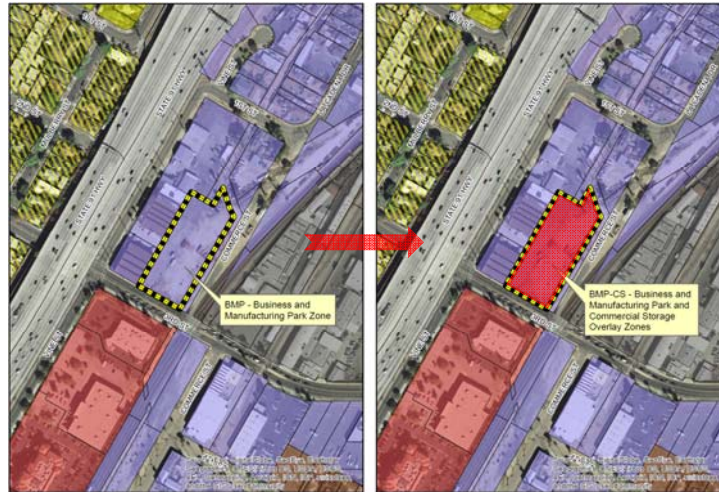
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SITE PHOTOS



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EXISTING/PROPOSED ZONING



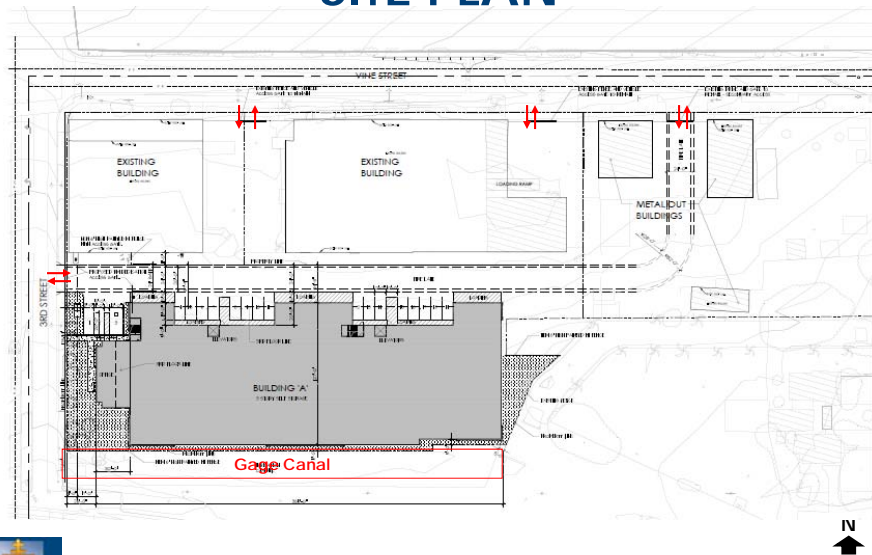
Existing

Proposed



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SITE PLAN



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BUILDING ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



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BUILDING ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



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RENDERING



South and West Elevation

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RENDERING



South and East Elevation

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RENDERING



West Elevation

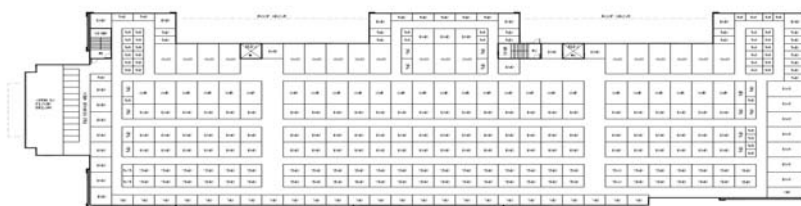


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FLOOR PLAN – FIRST/SECOND FLOOR



1ST FLOOR



2ND FLOOR



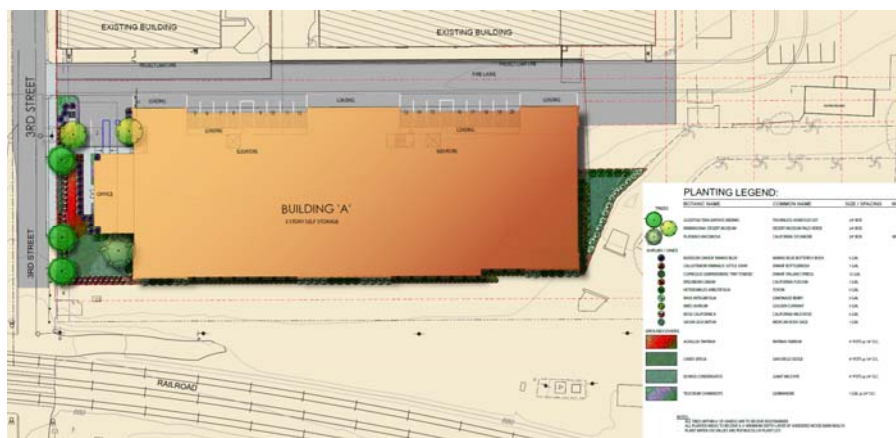
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FLOOR PLAN – THIRD FLOOR



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATION

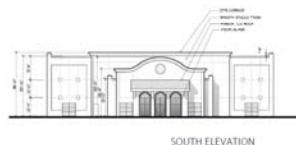
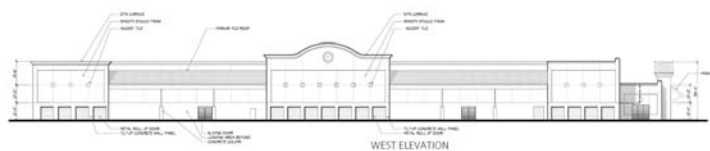
That the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project constitutes an infill project and is therefore categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 (In-Fill Development Projects) of the CEQA Guidelines; and
2. **RECOMMEND APPROVAL** of Planning Cases Planning Cases P16-0168 (Rezone), P15-1107 (Design Review), P16-0388 (Variance), and P16-0389 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions.



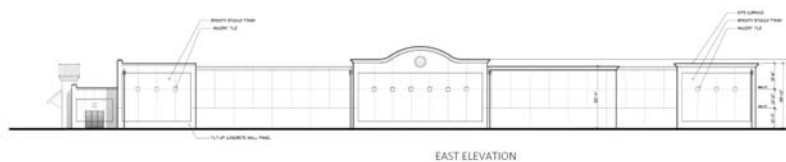
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BUILDING ELEVATIONS

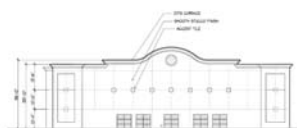


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BUILDING ELEVATIONS



EAST ELEVATION

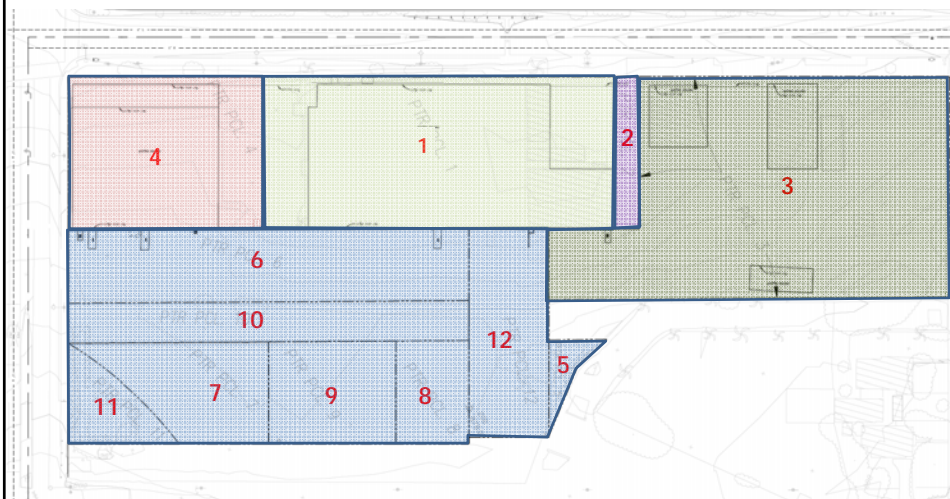


NORTH ELEVATION



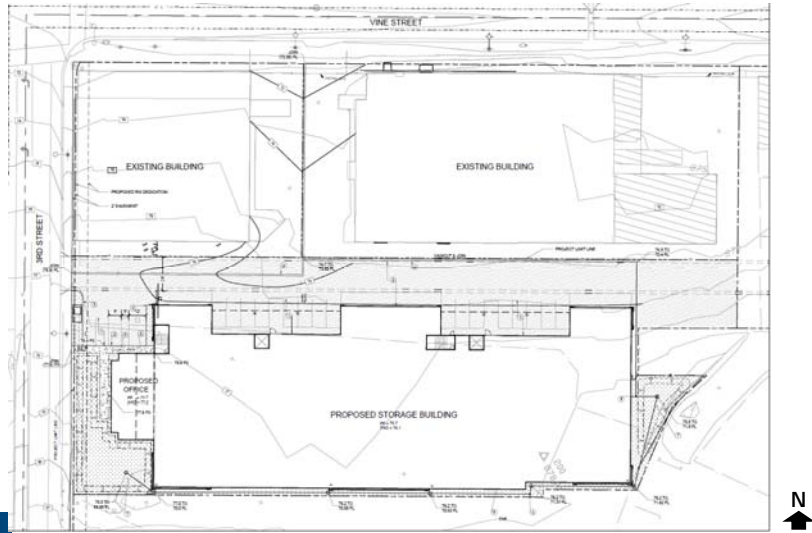
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PARCEL CONFIGURATION



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CONCEPTUAL GRADING PLAN



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GENERAL PLAN



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