



**Rezone, Design Review, and
Variances
Packinghouse Self-Storage**

**Community & Economic
Development Department**

City Council
September 13, 2016

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PROJECT PROPOSAL

1. Rezone

- a. 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

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

3. Variances

- a. 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
- b. To allow a 17 foot landscape front yard setback where 40 feet is required in the BMP Zone.



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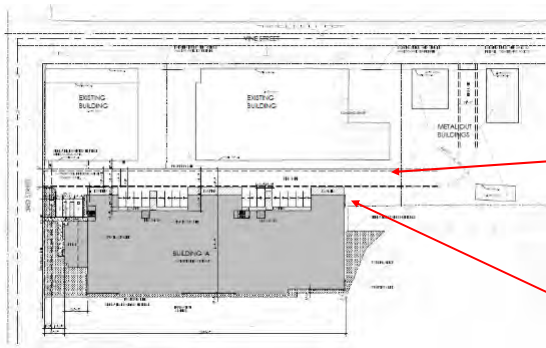
AERIAL PHOTO/LOCATION



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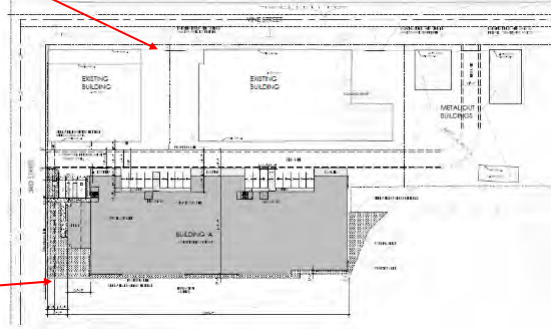
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EXISTING SITE PHOTOS



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EXISTING SITE PHOTOS

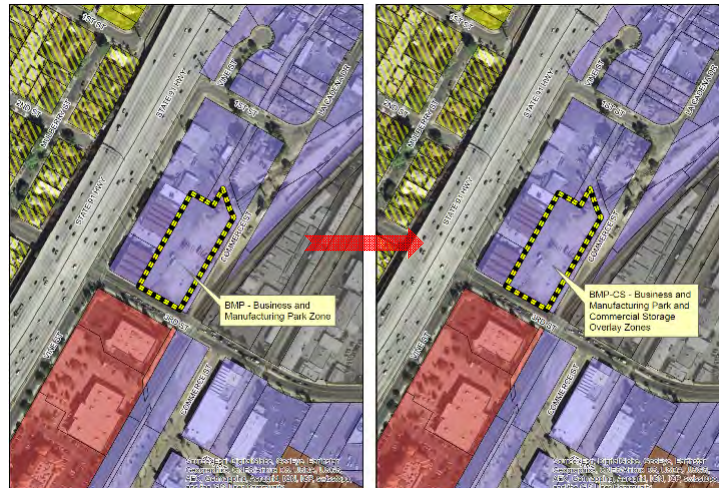


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EXISTING/PROPOSED ZONING

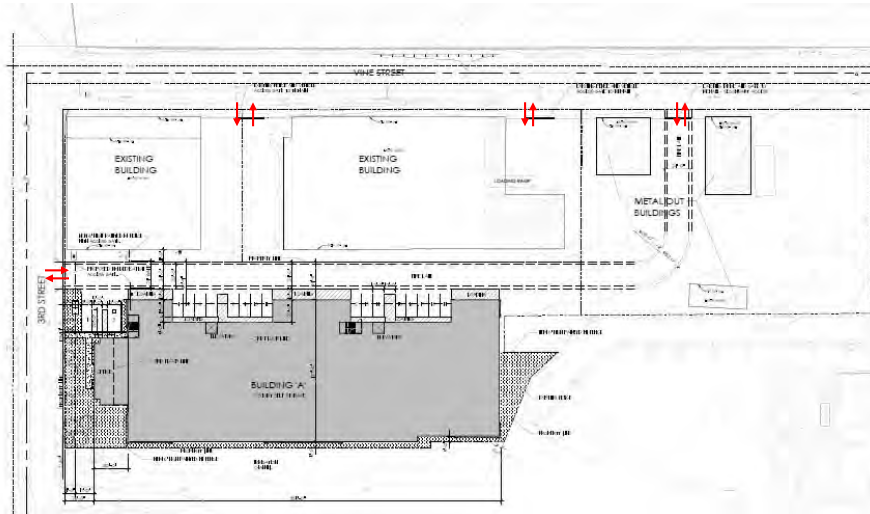


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SITE PLAN



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BUILDING ELEVATIONS



WEST ELEVATION

OFFICE



SOUTH ELEVATION



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BUILDING ELEVATIONS



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RENDERING



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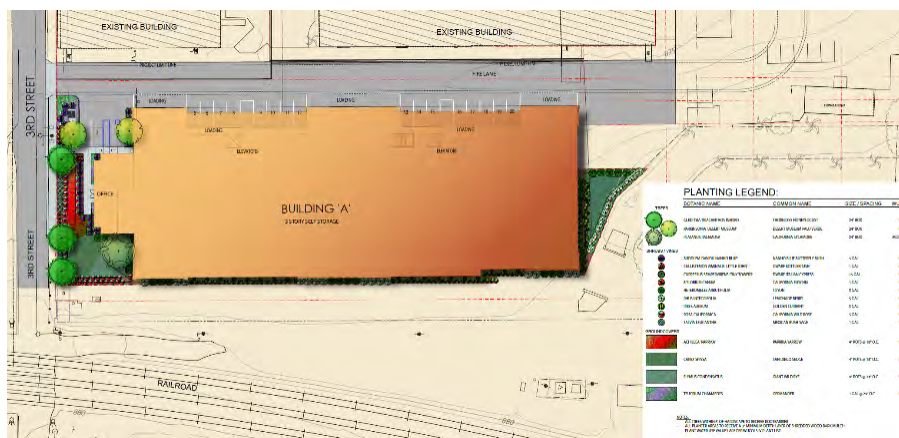
RENDERING



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATION

That the City Council:

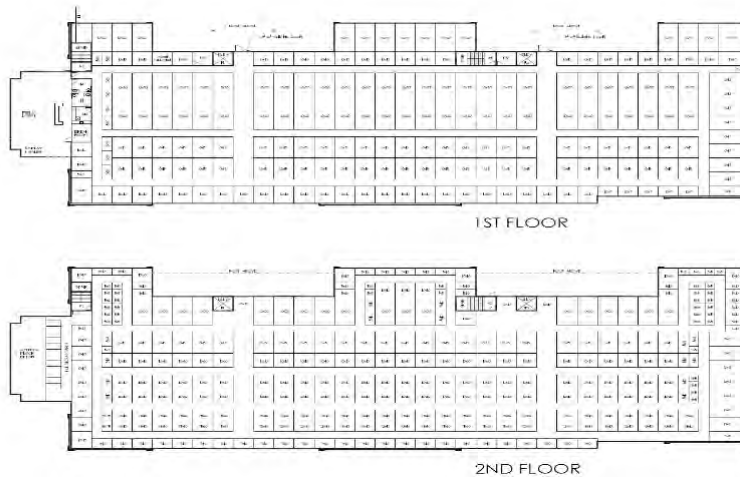
1. Determine that the project constitutes an infill project and is therefore categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 (In-Fill Development Projects) of the CEQA Guidelines;
2. Approve Planning Cases Planning Cases P16-0168, P15-1107, P16-0388, and P16-0389 based on the findings outlined in the staff report and subject to the recommended conditions; and
3. Introduce and subsequently adopt the Ordinance amending the Zoning for the project site.



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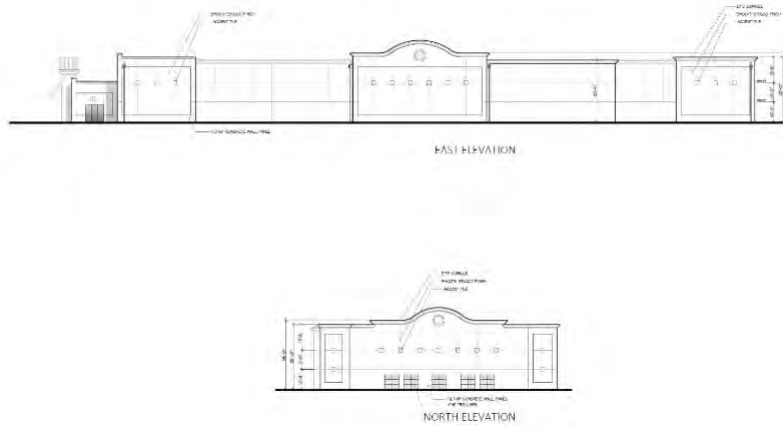
FLOOR PLAN – FIRST/SECOND FLOOR REFERENCE



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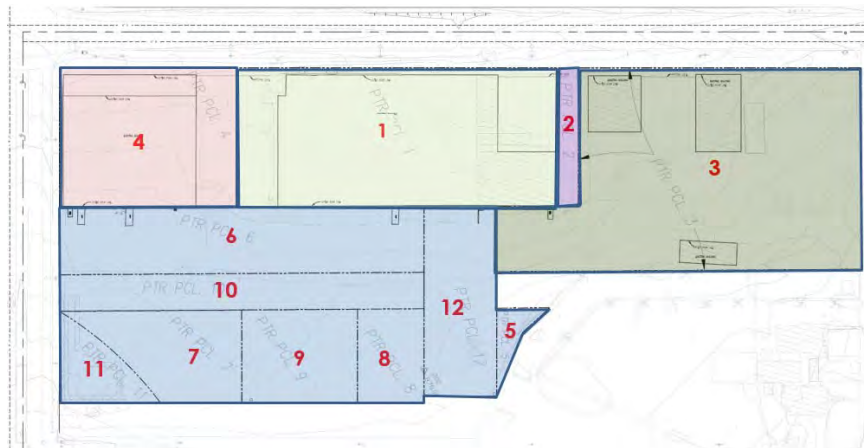
BUILDING ELEVATIONS REFERENCE



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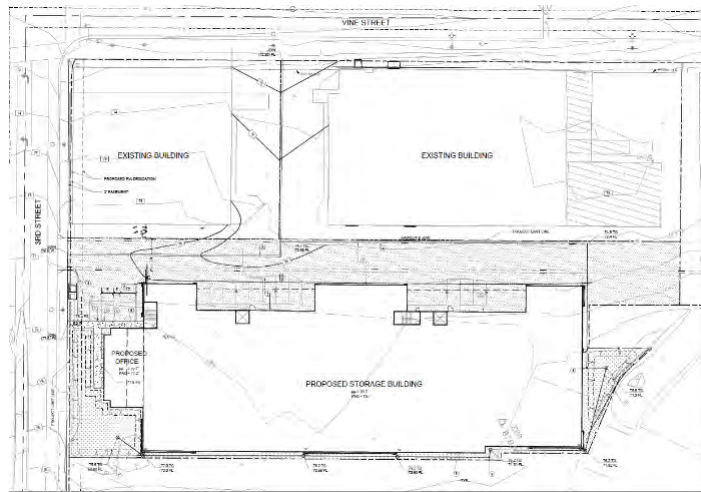
PARCEL CONFIGURATION REFERENCE



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CONCEPTUAL GRADING PLAN REFERENCE



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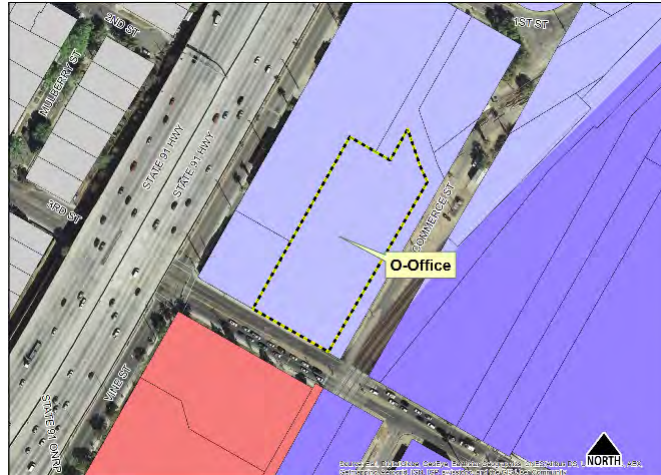
RENDERING REFERENCE



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GENERAL PLAN REFERENCE



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