



Planning Cases Culver Lofts

P16-0727, P16-0728 and P16-0729

Community & Economic
Development Department

Planning Commission
Agenda Item: 2
February 9, 2017

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CULVER LOFTS



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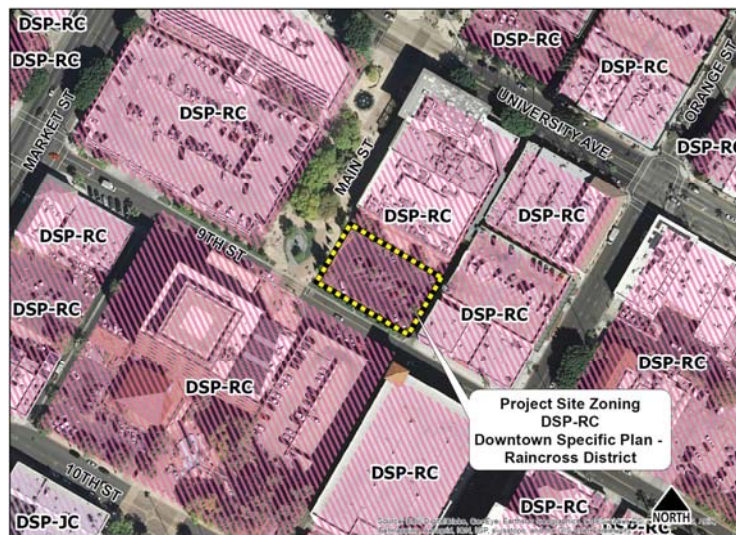
LOCATION



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ZONING MAP



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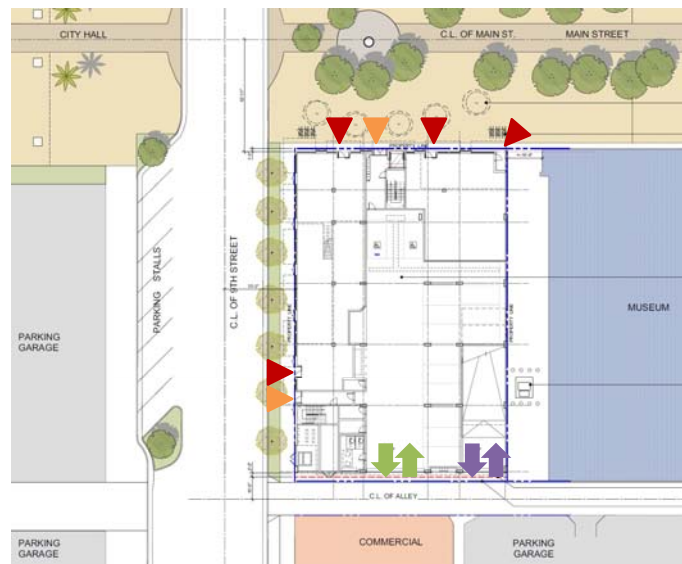
SITE PHOTOS



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SITE PLAN

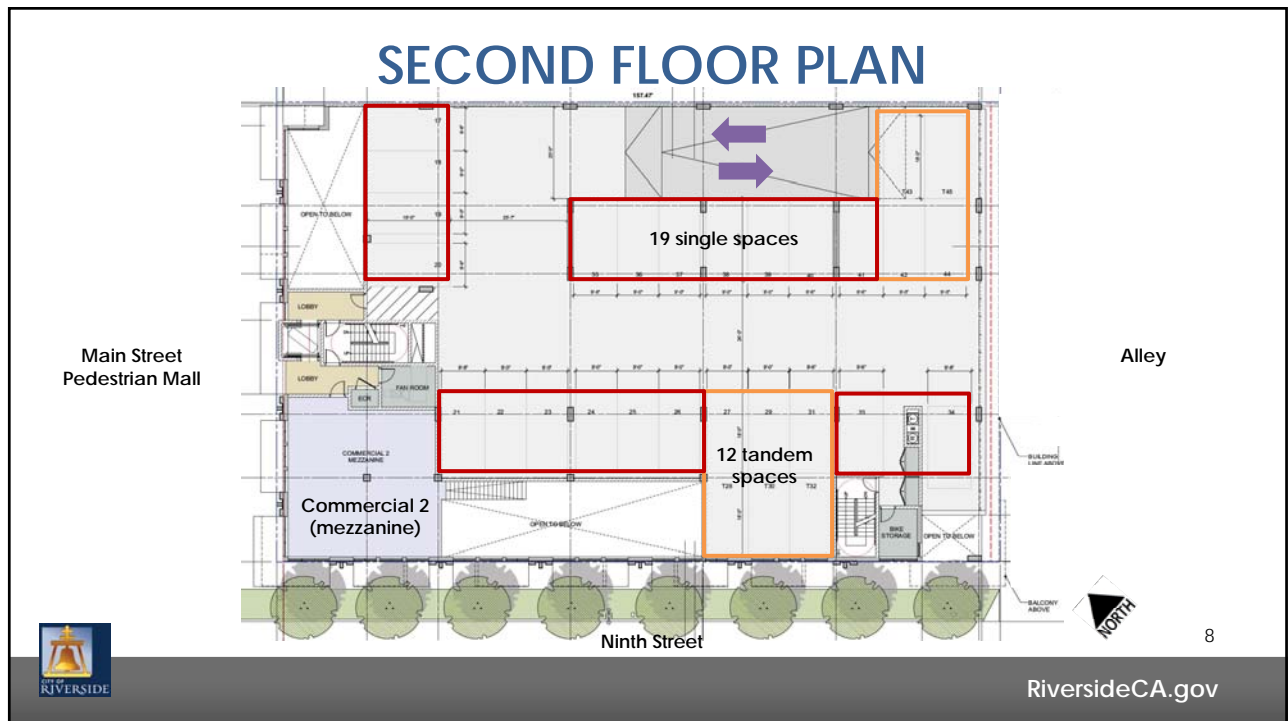
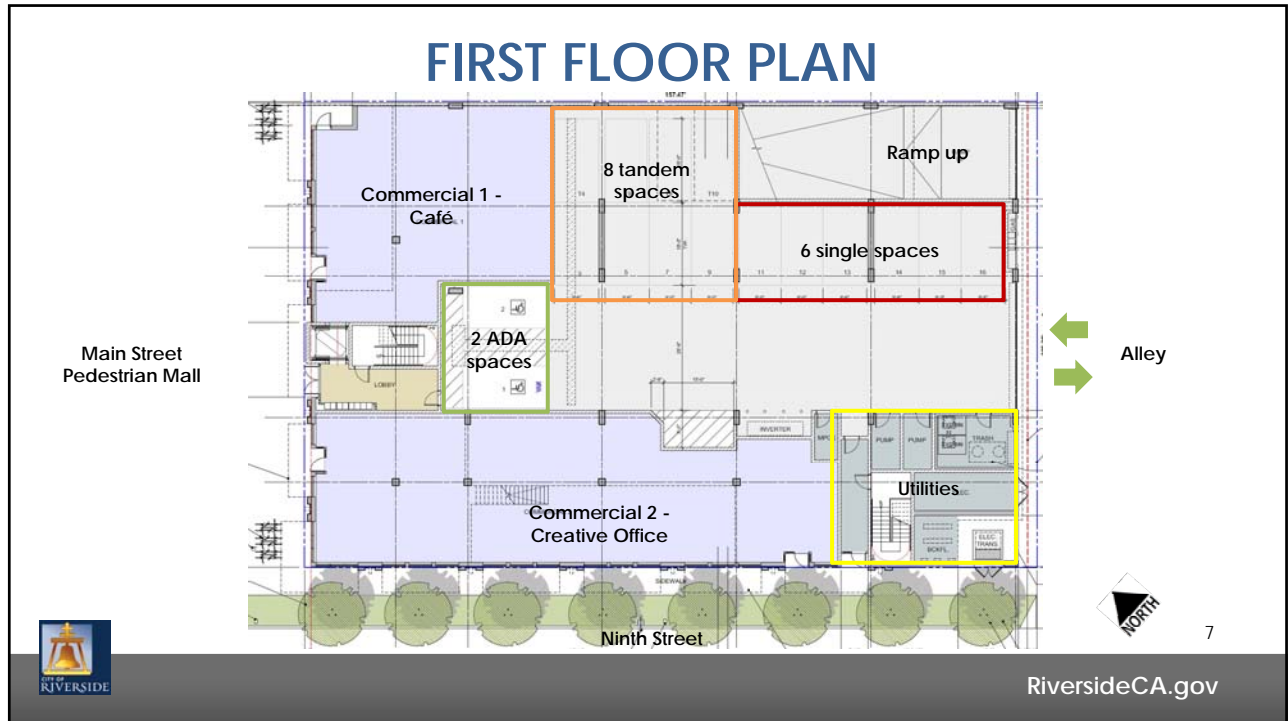


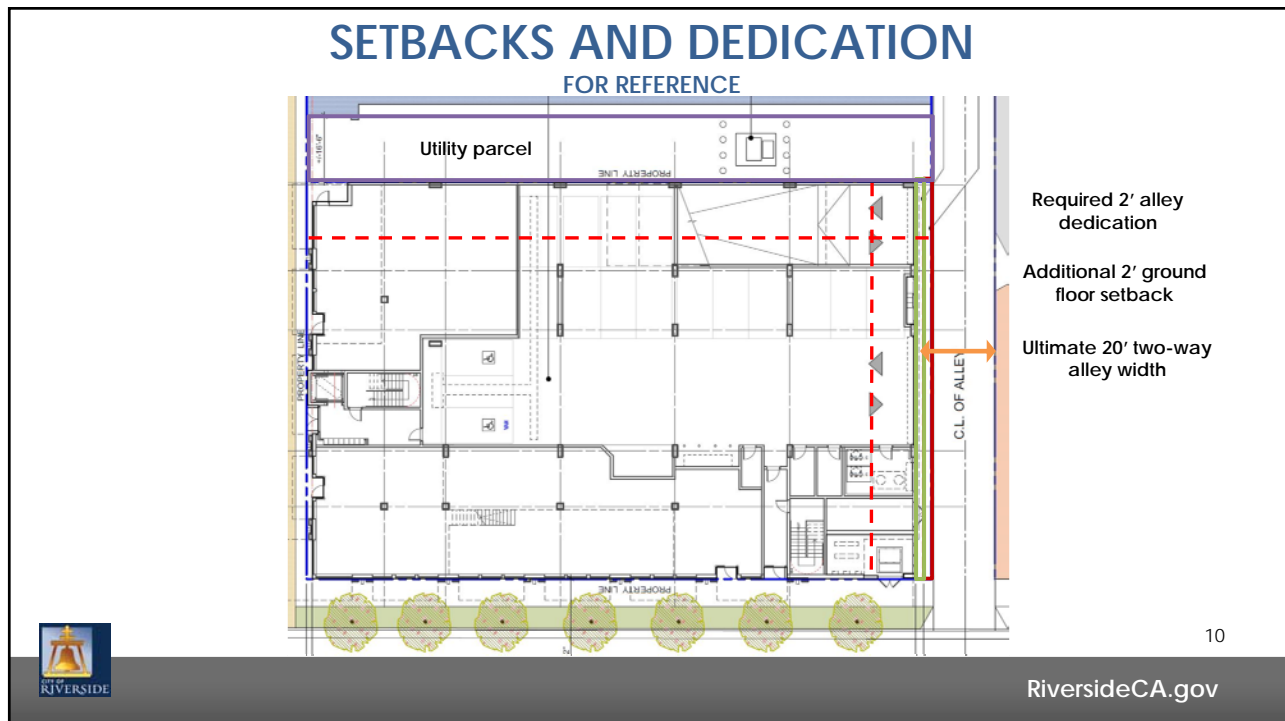
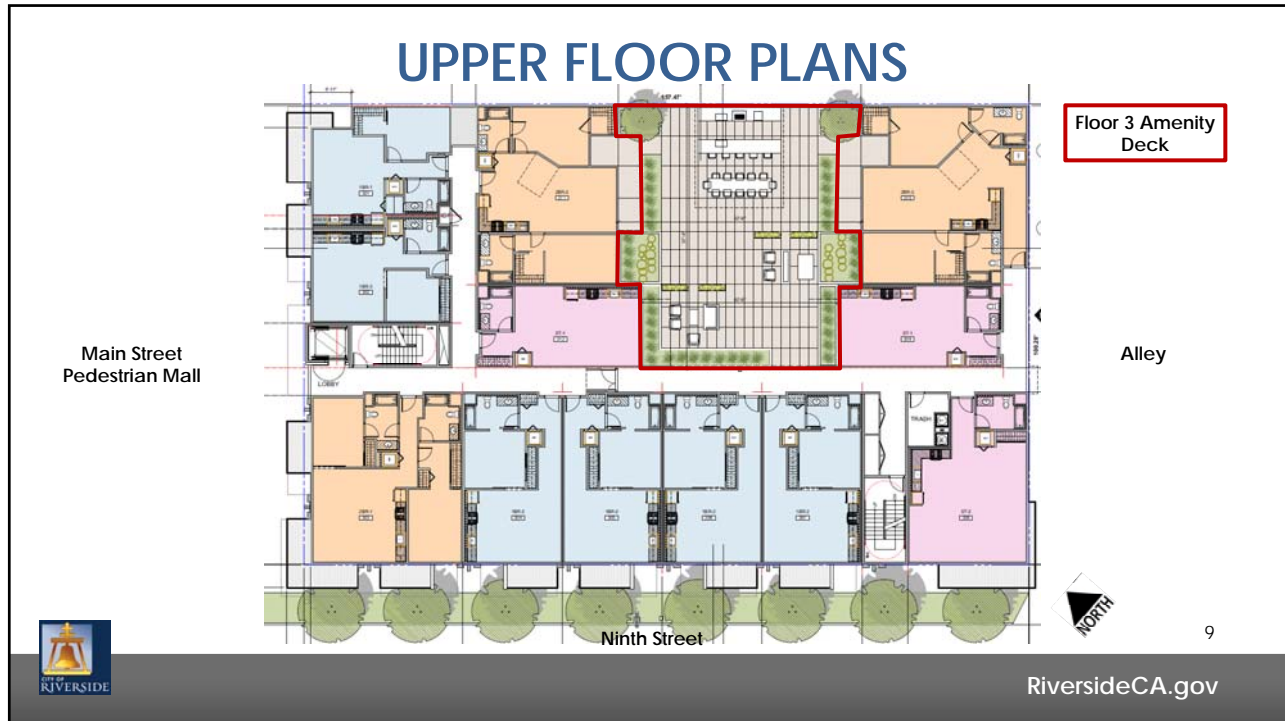
- Key**
- 1st floor parking entrance
 - 2nd floor parking ramp
 - Residential entry
 - Commercial entry



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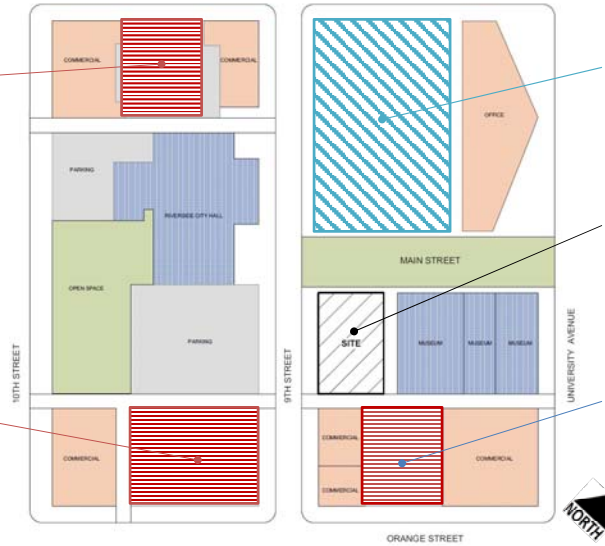




PARKING

- Lot 18 (public)**
- 42 spaces
- Open to public 24/7
- Metered 6:00am – 5:30pm
- Free evenings and weekends

- Garage 6 (public)**
- 500 spaces
- Open to public 5:30pm – 6:00am M-F; all day weekends
- Free evenings and weekends



- Mission Square (private)**
- 540 spaces
- Open to public 24/7
- Pay parking 7:00am - 6:30pm
- Free evenings and weekends

- Project (private)**
- 45 spaces
- Residents only
- Assigned spaces

- Garage 2 (public)**
- 155 spaces
- Open to public 24/7
- Pay parking 6:00am - 7:00pm
- Free evenings and weekends



APPROVED ELEVATIONS



RECOMENDATIONS

That the Planning Commission:

- **DETERMINE** that the project is exempt from California Environmental Quality Act review subject to Section 15332 (Infill Development), as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Cases P16-0727 (Conditional Use Permit), P16-0728 (Variance) and P16-0729 (Variance) 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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UTILITY DETAIL

FOR REFERENCE



Alley elevation



9th Street elevation
(partial)

A DECORATIVE GATE AT ELECTRIC TRANSFORMER
SCALE 1/4"=1'-0"



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