



Northgate Industrial Subdivision Planning Case P16-0784

Community & Economic Development Department

Planning Commission
Agenda Item: 4
February 23, 2017

RiversideCA.gov

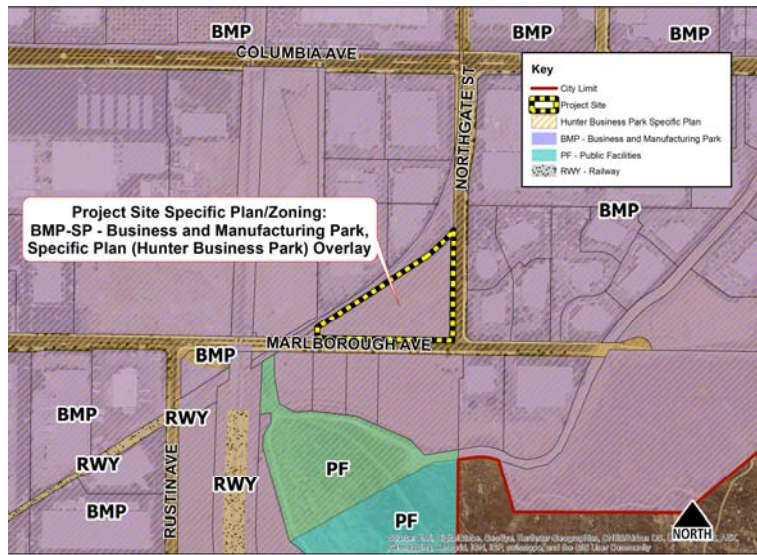
LOCATION



2

RiversideCA.gov

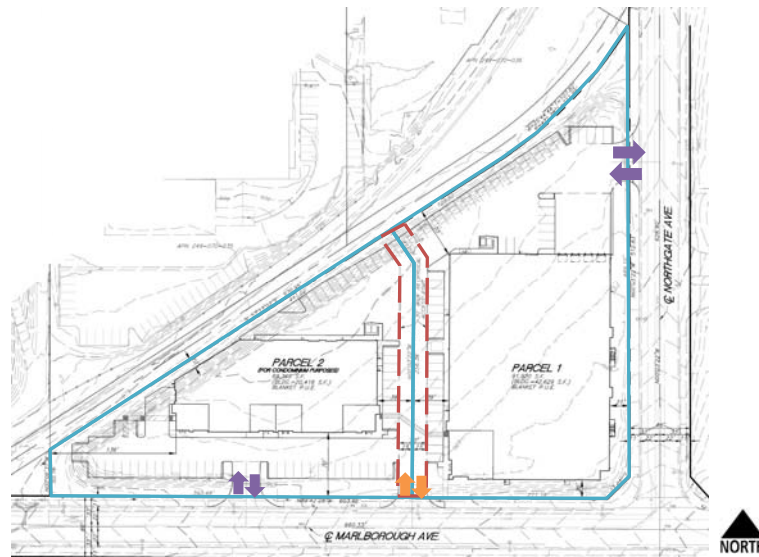
SPECIFIC PLAN/ZONING MAP



3

RiversideCA.gov

TENTATIVE PARCEL MAP



4

RiversideCA.gov

APPROVED DEVELOPMENT PLANS



**Building 1 –
925 Marlborough Avenue
42,629 Square Feet**



5

RiversideCA.gov

APPROVED DEVELOPMENT PLANS



**Building 2 –
975 Marlborough Avenue
20,416 Square Feet**



6

RiversideCA.gov

RECOMMENDATIONS

That the Planning Commission:

- **DETERMINE** that the project is exempt from California Environmental Quality Act review subject to Section 15315 (Minor Land Divisions), as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Case P16-0784 (Tentative Parcel Map) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



7

RiversideCA.gov