



Rezone, Design Review, Variance Park Sierra Development

Community & Economic
Development Department

City Council
September 19, 2017

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RENDERING



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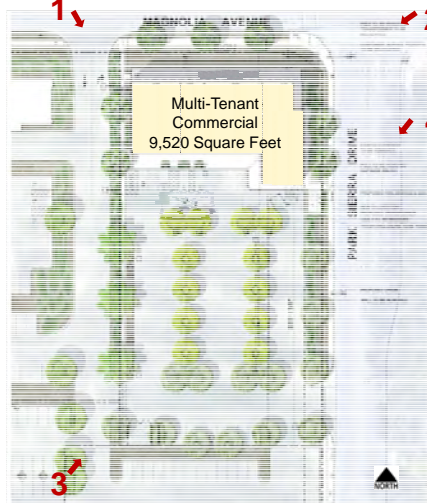
AERIAL PHOTO / LOCATION



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SITE PHOTOS



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EXISTING AND PROPOSED SPECIFIC PLAN / ZONING MAPS



Existing



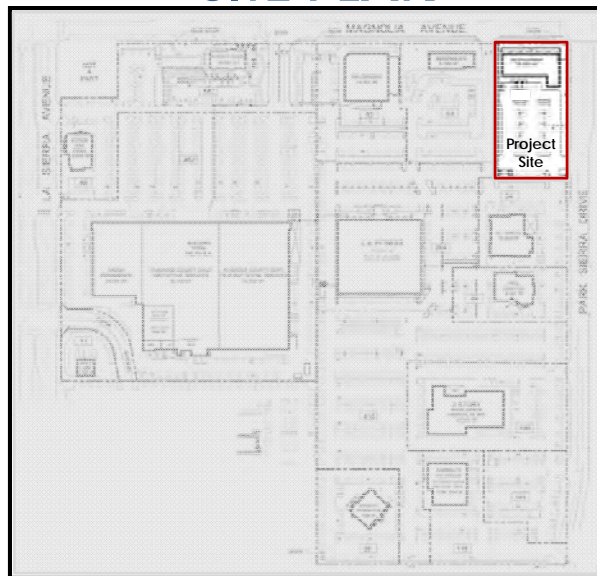
Proposed

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SITE PLAN

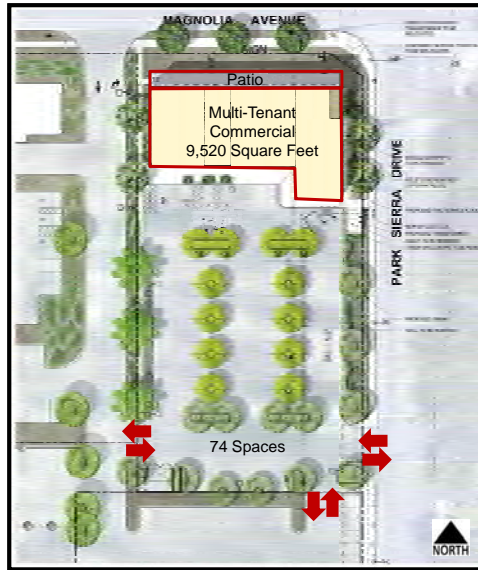


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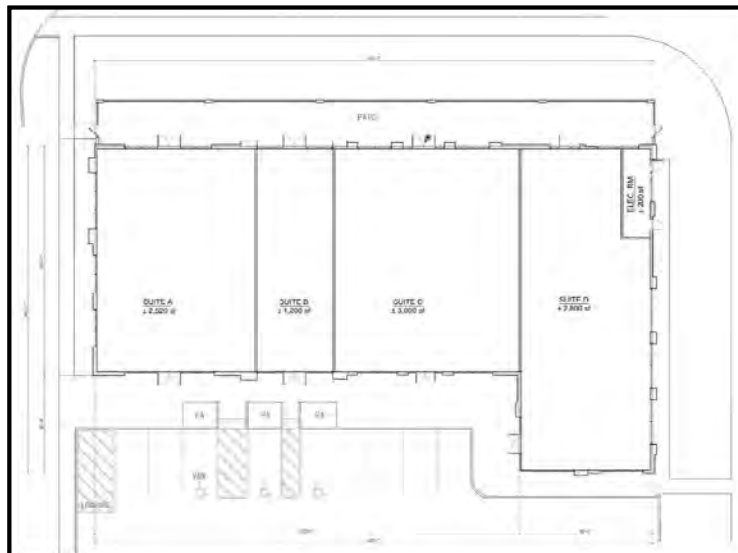
PROJECT SPECIFIC SITE PLAN



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FLOOR PLAN



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VARIANCE



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BUILDING ELEVATIONS



North Elevation (Magnolia Avenue)



East Elevation (Park Sierra Drive)



South Elevation



West Elevation

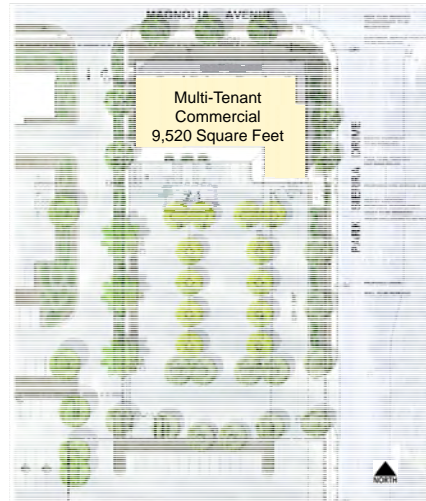
- 1 CEMENT PLASTER
PAINT: SW 2626
CLASSIC WHITE
- 2 CEMENT PLASTER
PAINT: SW 2622
COUNTRY BARN
- 3 CEMENT PLASTER
PAINT: SW 2853
NEW COLONIAL YELLOW
- 4 CEMENT PLASTER
PAINT: SW 2812
DOWNING STRAW
- 5 CEMENT PLASTER
PAINT: SW 2623
ROCKWOOD CLAY
- 6 ARCADIA STOREFRONT
DARK MEDIUM BRONZE
- 7 FABRIC CANOPY
SUNBrella - SARCHI CHEL
- 8 FABRIC CANOPY
SUNBrella - BLACK
- 9 FABRIC CANOPY
SUNBrella - RED

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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

That the City Council:

1. DETERMINE the proposed case will not have a significant effect on the environment based on the findings set forth in the case record; Adopt a Mitigated Negative Declaration; and Adopt an associated Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6;
2. APPROVE Planning Cases P16-0614 (Rezone); P16-0612 (Variance), and P16-0613 (Design Review), and
3. INTRODUCE and subsequently adopt the attached Ordinance amending the Zoning Map.

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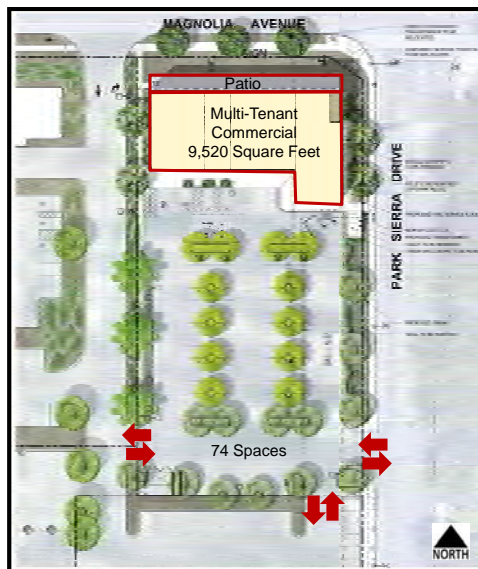
RENDERING



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PROJECT SPECIFIC SITE PLAN

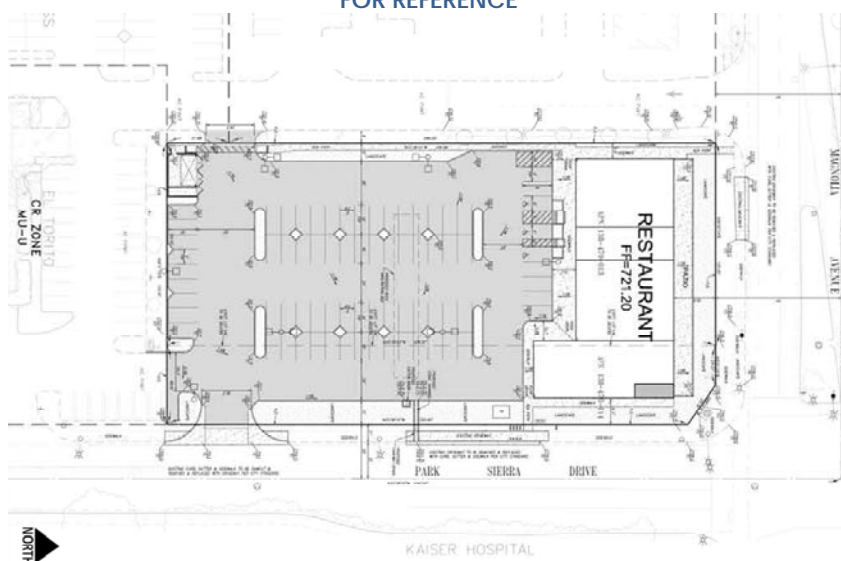


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FOR REFERENCE



CITY OF
RIVERSIDE

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