



The Grove Village P18-0150 (Revised CUP)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
April 19, 2018

RiversideCA.gov

THE GROVE VILLAGE

theGroveVillage



2

RiversideCA.gov

LOCATION



3

RiversideCA.gov

SITE PHOTOS



1



2



4



3



4

RiversideCA.gov

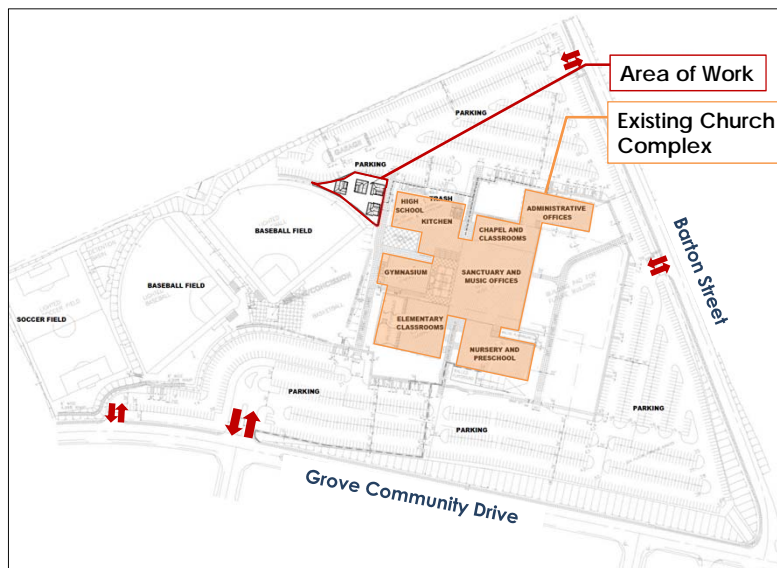
ZONING AND SPECIFIC PLAN MAP



5

RiversideCA.gov

OVERALL SITE PLAN



6

RiversideCA.gov

DETAIL SITE PLAN



7

RiversideCA.gov

COTTAGE FLOOR PLAN



8

RiversideCA.gov

PERSPECTIVE RENDERINGS



9

RiversideCA.gov

SITE SECTIONS



10

RiversideCA.gov

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case P18-0150 (Revised Conditional Use Permit) based on the findings outlined in the staff report and subject to the recommended conditions.



11

RiversideCA.gov

THE GROVE VILLAGE



12

RiversideCA.gov

GENERAL PLAN MAP

FOR REFERENCE



13

RiversideCA.gov

MATERIALS SAMPLE

FOR REFERENCE



14

RiversideCA.gov