



## Single Family Residence

376 Eternal Way

P18-0504, P18-0574, P18-0609

Community & Economic Development Department

Planning Commission

Agenda Item: 2

October 18, 2018

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## LOCATION



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## EXISTING SITE PHOTOS



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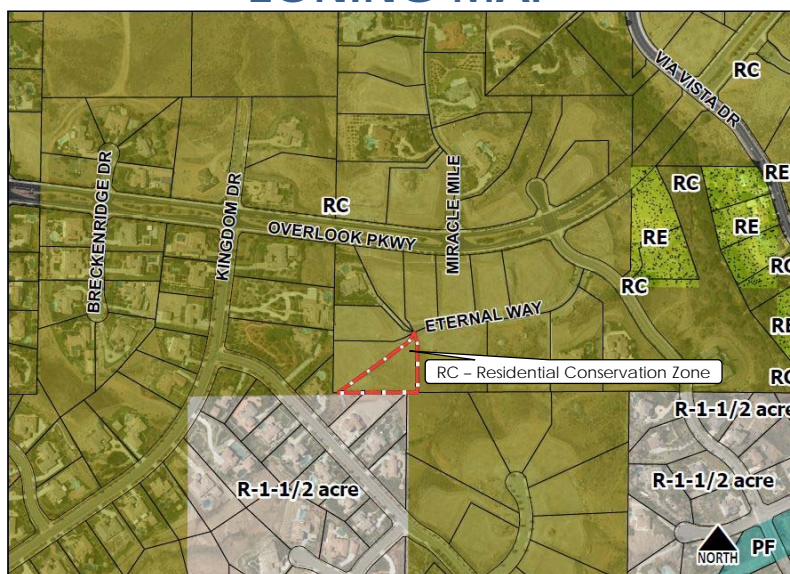
## GENERAL PLAN MAP



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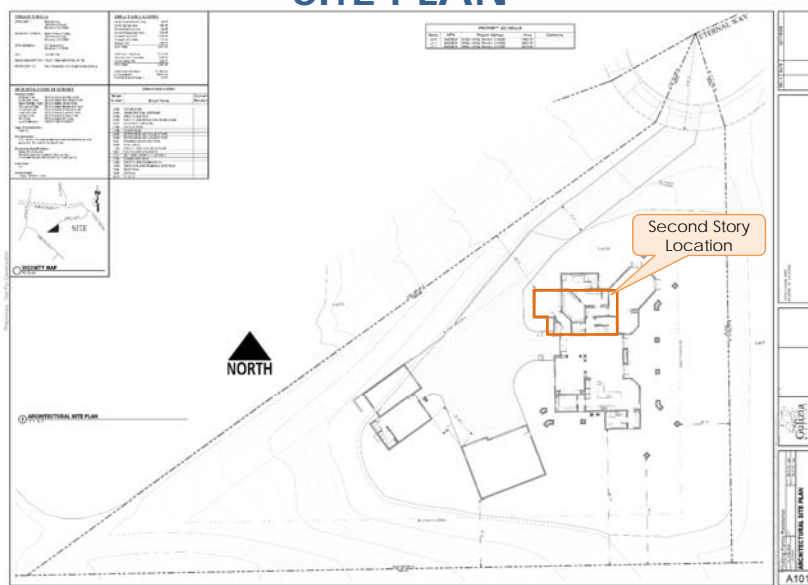
## ZONING MAP



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## SITE PLAN



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## BUILDING ELEVATIONS



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## Development Review Committee

- September 5, 2018
  - DRC Approval
  - 10-day appeal period commenced
- September 6, 2018
  - Appeal received on behalf of Mike Sadeghian
- Three comment letters received



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## RECOMMENDATIONS

That the City Planning Commission:

1. **DETERMINE** that the proposed case is exempt from the California Environmental Quality Act (CEQA) subject to Section 15303(a) (New Construction of a single-family residence), as this project will not have a significant effect on the environment; and
1. **DENY THE APPEAL, UPHOLD** the decision of the Development Review Committee and **APPROVE** Planning Cases P18-0504 (Plot Plan Review), P18-0574 (Variance), and P18-0609 (Variance), based on the findings outlined in the staff report and subject to the conditions of approval.

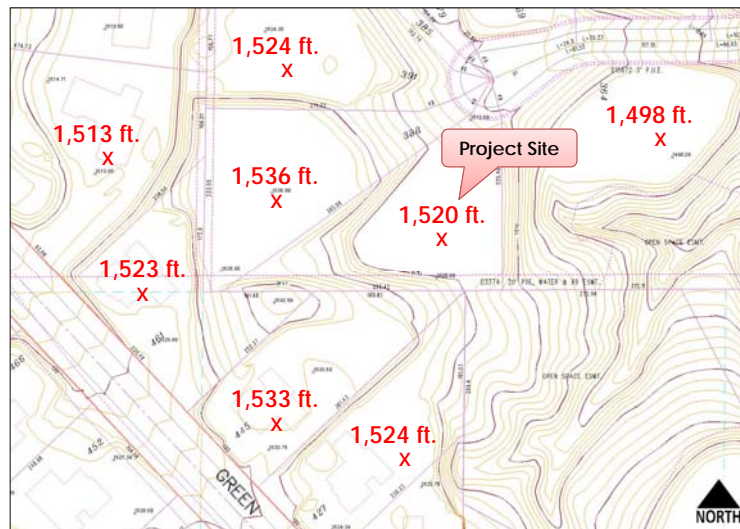


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## CONTOUR LINES

REFERENCE



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# HEIGHT VARIANCES IN TM 32698

REFERENCE

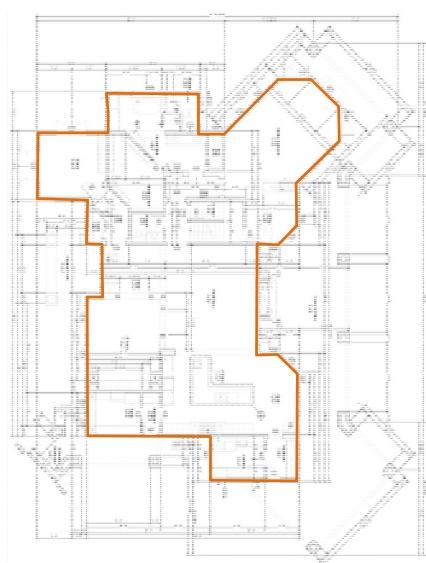


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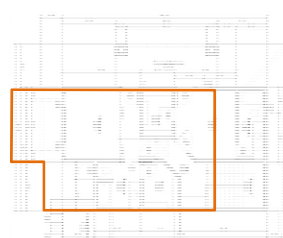
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# FLOOR PLAN

First Floor



Second Floor



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# MATERIALS LEGEND

## REFERENCE

### Hunting New Home Project Color Scheme

376 Eternal Way, Riverside, CA 92506



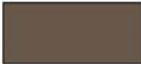
**Roof Tile**

Make: Eagle Roof Tile  
Model: 3549  
Style/Color: Capistrano / Santa Paula



**Wall Stucco**

Make: Omega Stucco  
Model: 237 Rock Green



**Wall Stucco Accent**

Make: Dunn Edwards  
Model: DEA-161, Wild Mustang



**Garage Doors**

Color: Factory Finished, White



**Exterior of Sliding Doors & Windows**

Color: Andersen Sandstone



**Stone Veneer**

Make: El Dorado Stone  
Model: Cliffstone, Manzinita

