



ALABBASI LOT MERGER

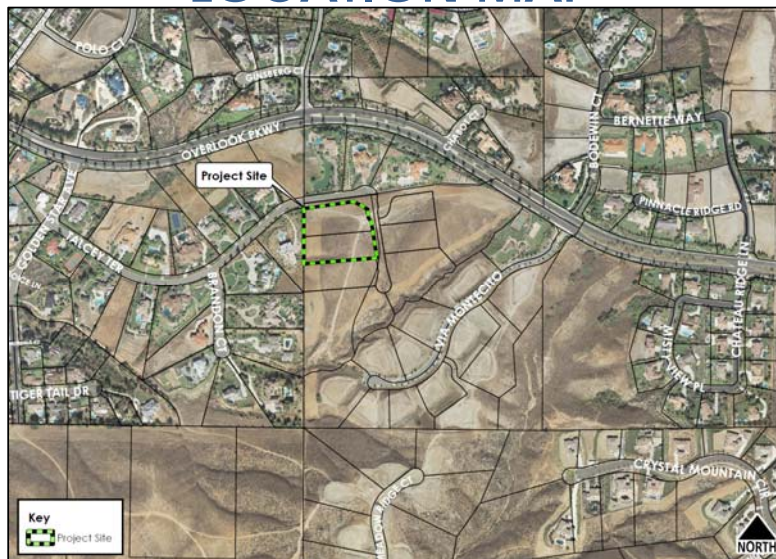
P19-0189 (Lot Line Adjustment), P19-0215 (Grading Exception)

Community & Economic
Development Department

Planning Commission
Agenda Item: 4
May 02, 2019

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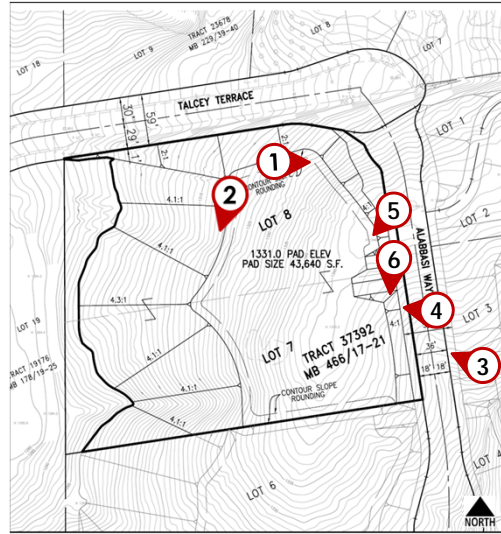
LOCATION MAP



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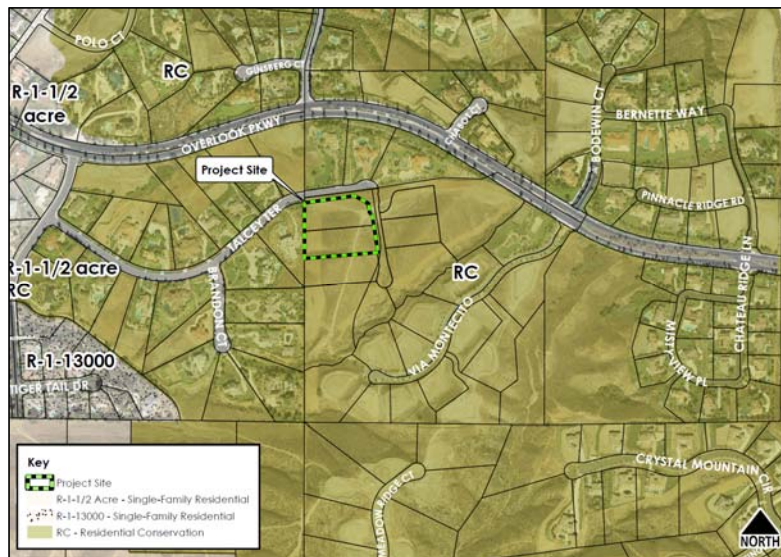
EXISTING SITE PHOTOS



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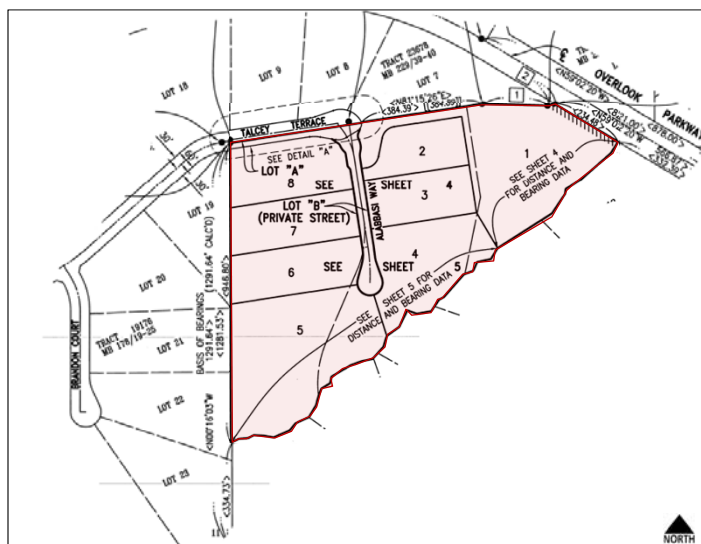
ZONING MAP



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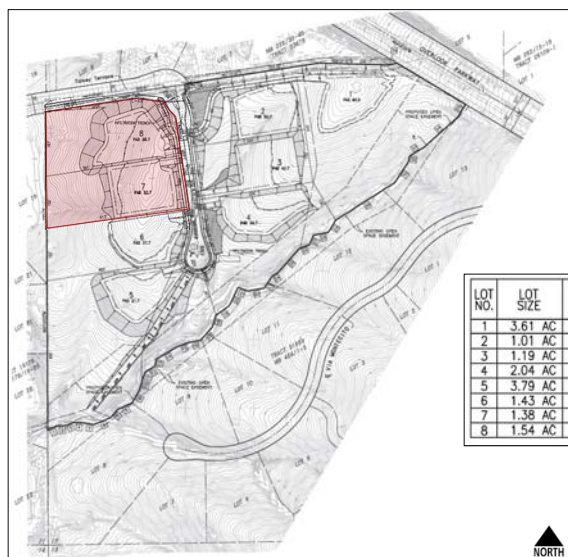
TRACT MAP 37392



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TRACT MAP 39392 GRADING PLANS



LOT NO.	LOT SIZE	WHOLE LOT SLOPE ANGL.	GRADED PORTION SLOPE ANGL.	PAD SIZE
1	3.61 AC	15.43%	11.08%	21,925 SF
2	1.01 AC	11.78%	11.99%	20,870 SF
3	1.19 AC	14.76%	15.34%	21,000 SF
4	2.04 AC	19.85%	13.59%	20,600 SF
5	3.79 AC	20.06%	13.58%	18,650 SF
6	1.43 AC	14.92%	13.71%	20,780 SF
7	1.38 AC	17.66%	15.30%	21,000 SF
8	1.54 AC	16.10%	16.43%	20,050 SF



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MODIFIED GRADING PLANS



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LOT CONSOLIDATION

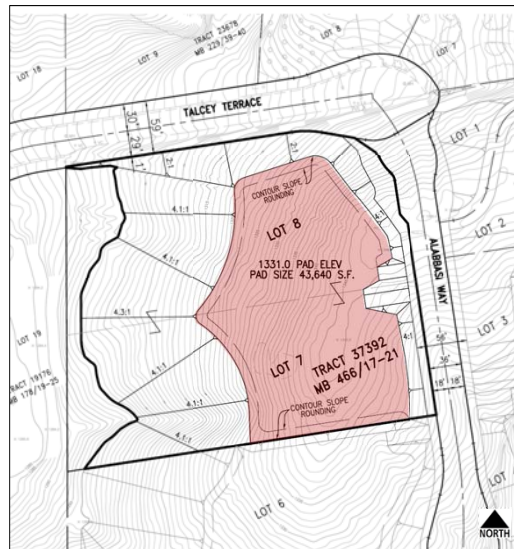


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CONSOLIDATED BUILDING PAD



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RECOMMENDATIONS

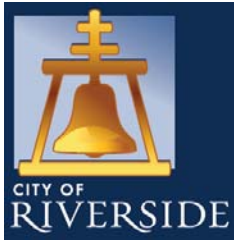
Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P19-0189 (Lot Line Adjustment), and P19-0215 (Grading Exception), based on the findings outlined in the Staff Report and subject to the recommended conditions.

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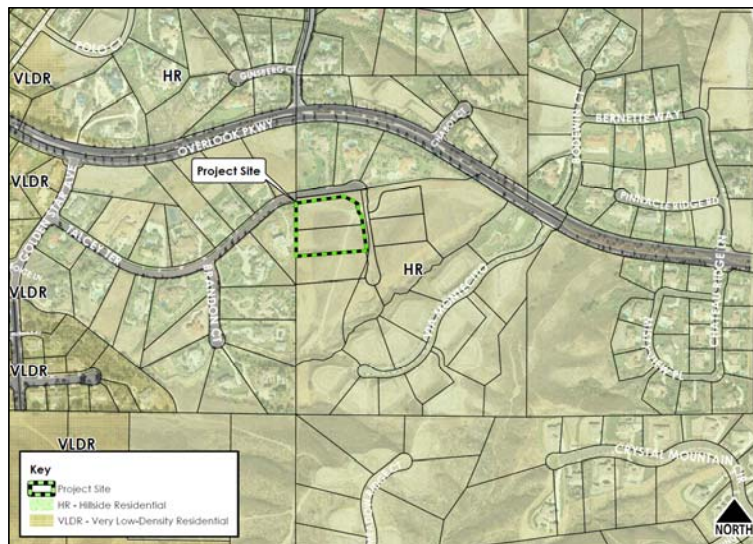
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GENERAL PLAN FOR REFERENCE



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