



COMMERCIAL DEVELOPMENT CENTRAL AT SYCAMORE

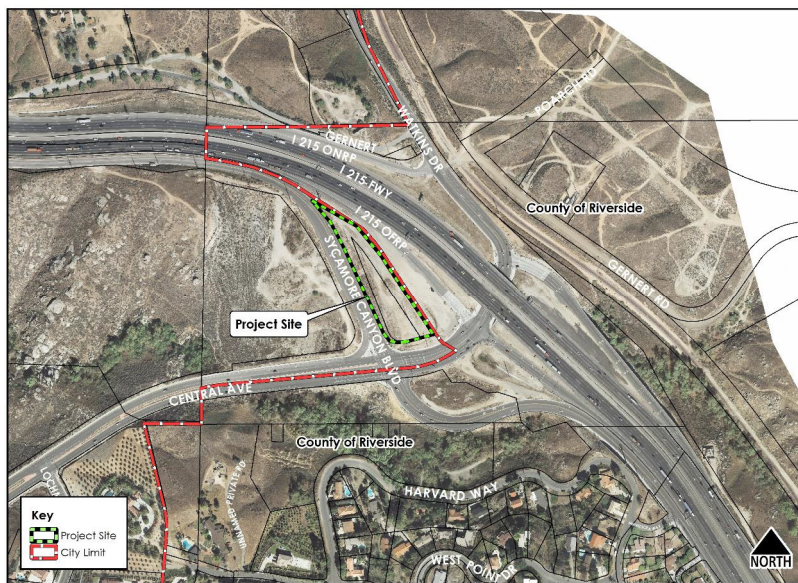
P18-0028, P18-0034, P18-0031, P18-0032 and P18-0033

Community & Economic Development Department

City Council
June 11, 2019

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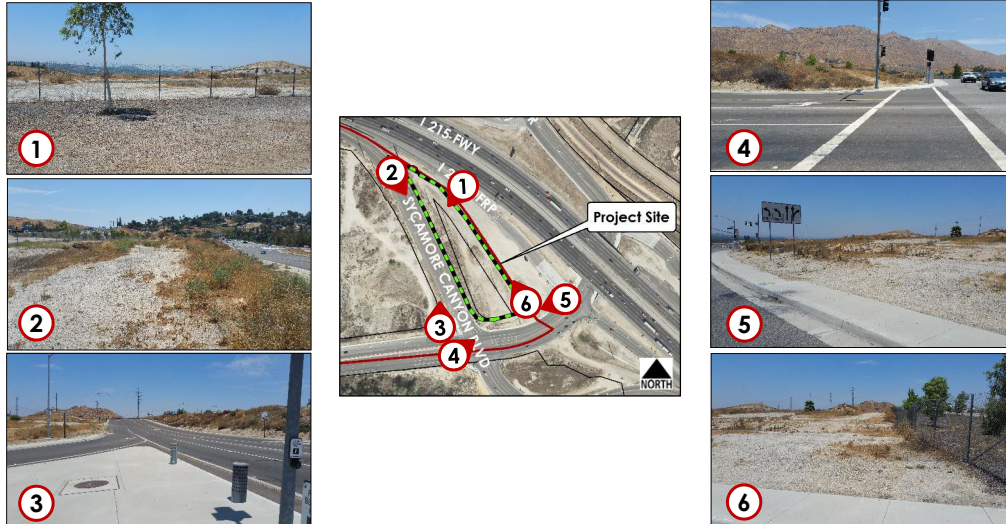
LOCATION MAP



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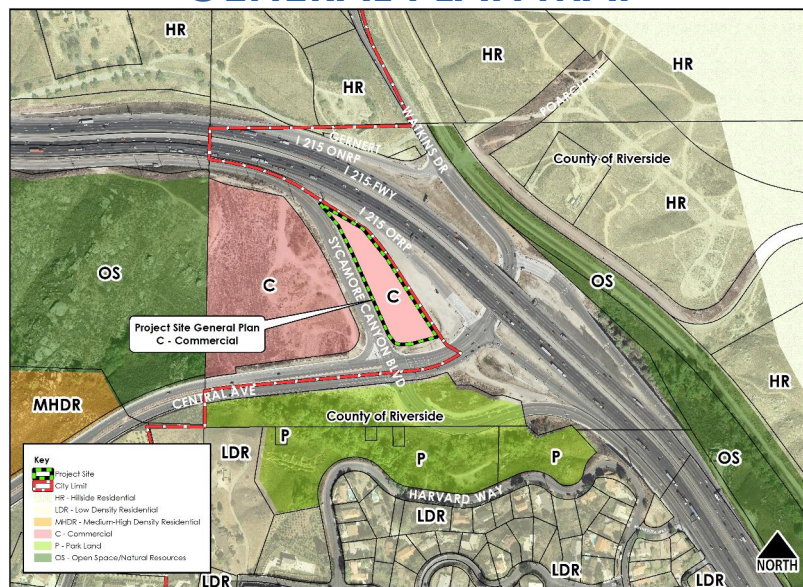
EXISTING SITE PHOTOS



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GENERAL PLAN MAP



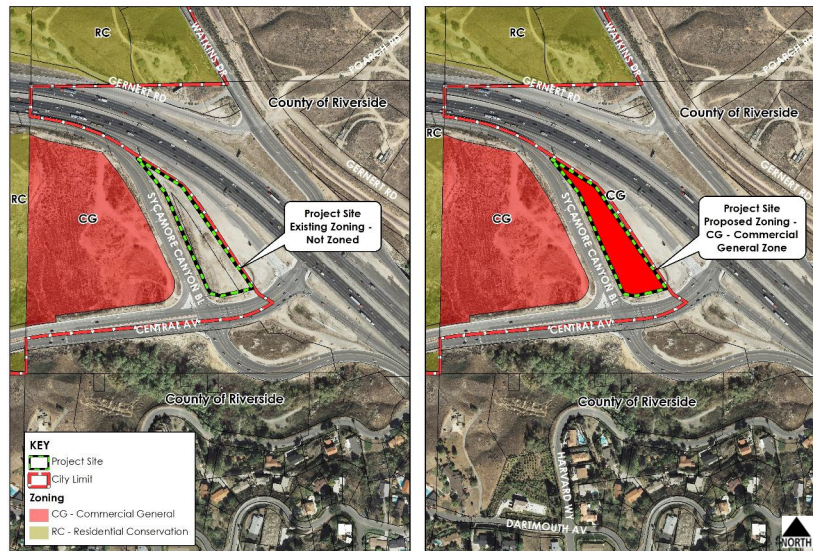
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EXISTING/PROPOSED ZONING MAP

EXISTING ZONING

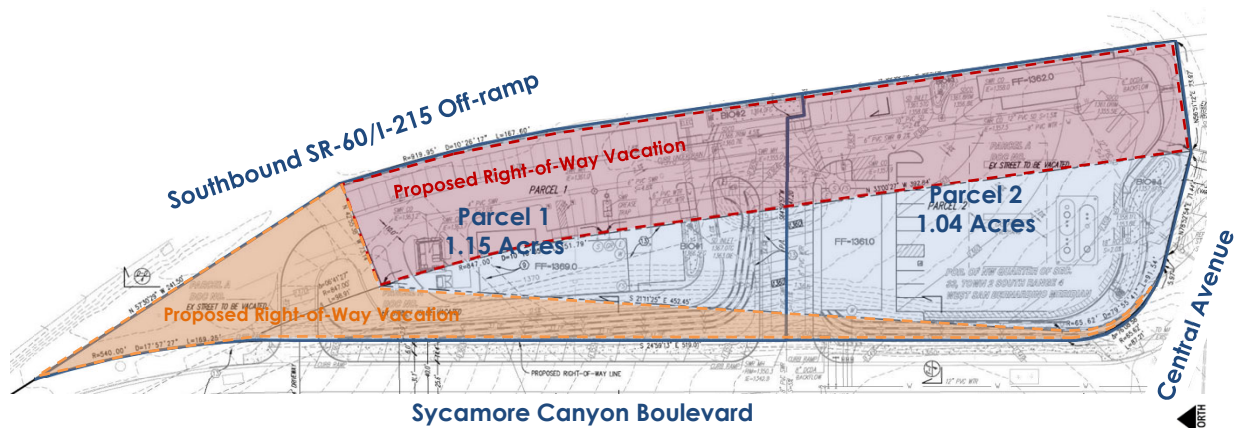
PROPOSED ZONING



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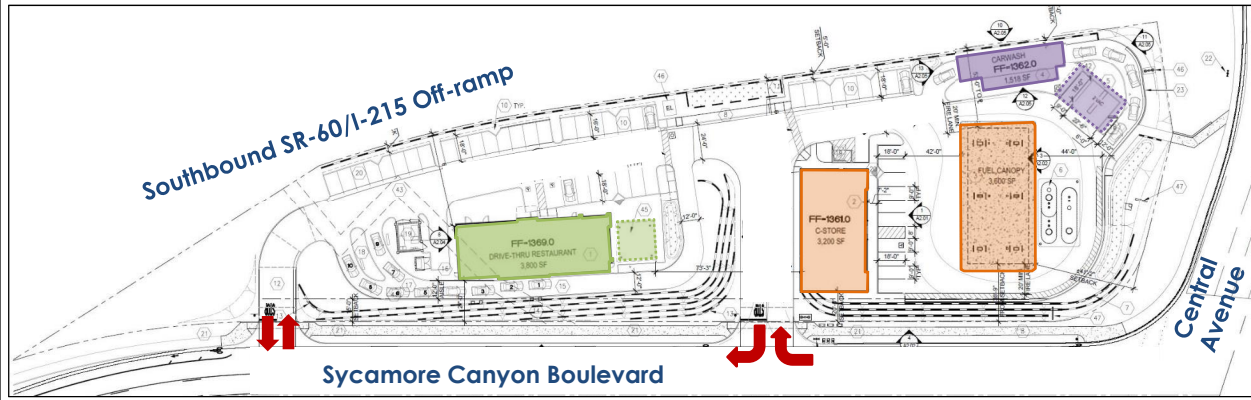
TENTATIVE PARCEL MAP



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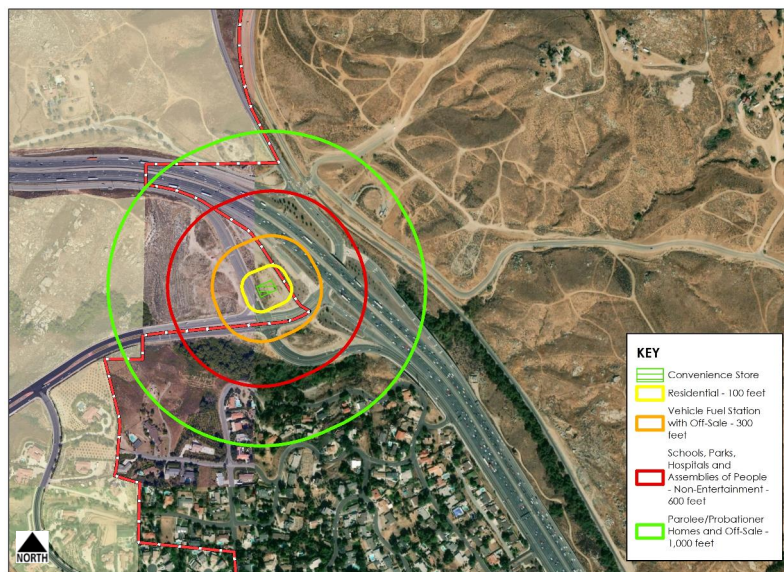
OVERALL SITE PLAN



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BEER AND WINE - SEPARATION REQUIREMENTS



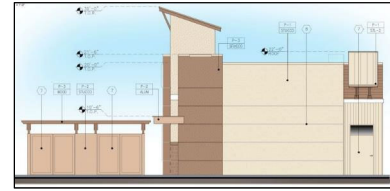
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TYPICAL BUILDING ARCHITECTURE



West (Freeway)



North (Freeway)



East (Sycamore Canyon Boulevard)



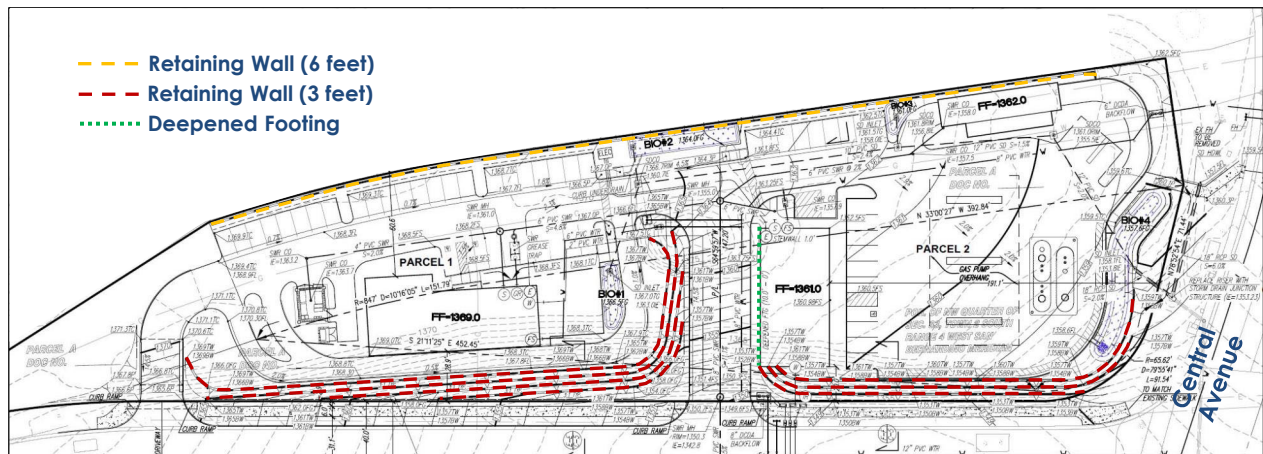
South (Project Driveway)



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GRADING AND RETAINING WALLS



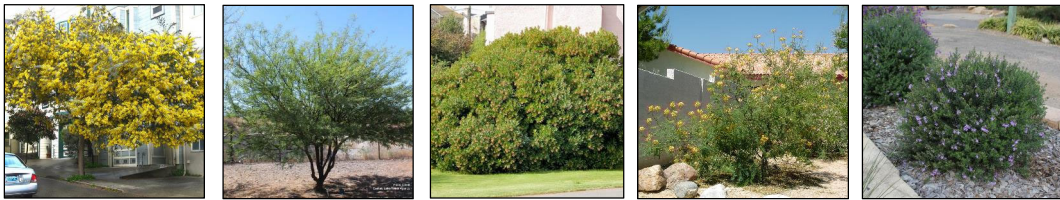
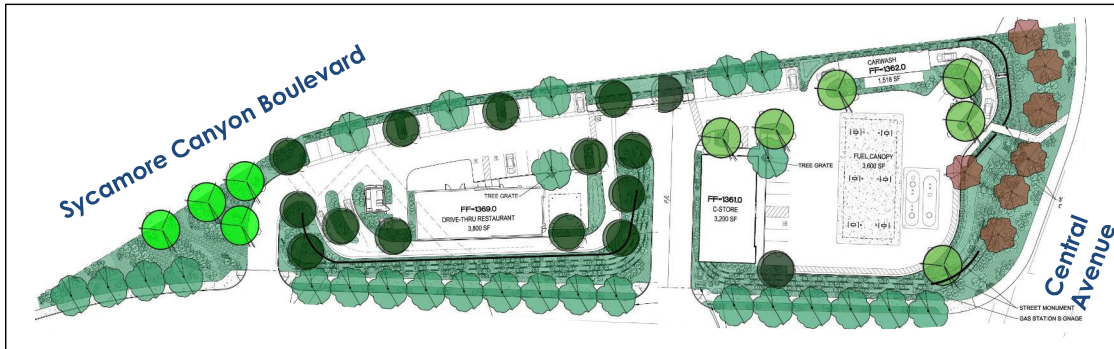
Sycamore Canyon Boulevard

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CONCEPTUAL LANDSCAPE PLAN



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CENTRAL AT SYCAMORE



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RECOMMENDATIONS

That the City Council:

1. Uphold the appeal of the Planning Commission's denial of a proposal by Eugene Marini of KA Enterprises for a Zoning Code Amendment, Tentative Parcel Map, Conditional Use Permits, and Design Review to facilitate the development of 2.19 acres with a commercial project, and determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record;
2. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, pursuant to the CEQA Guidelines Section 15097 and Section 21081.6;



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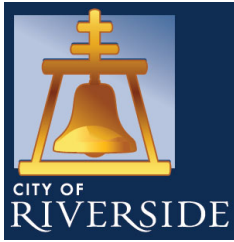
RECOMMENDATIONS (CONT.)

3. Approve Planning Cases P18-0028 Rezoning, P18-0034 Tentative Parcel Map, P18-0031 and P18-0032 Conditional Use Permits and P18-0033 Design Review, based on the findings outlined in the staff report and subject to the conditions of approval; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map of the Riverside Municipal Code.



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COMMERCIAL DEVELOPMENT CENTRAL AT SYCAMORE

P18-0028, P18-0034, P18-0031, P18-0032 and P18-0033

Community & Economic Development Department

City Council
June 11, 2019

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LOCATION MAP – DETAIL

REFERENCE ONLY



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PROPOSED CONSTRAINED LINKAGE 7 REFERENCE ONLY

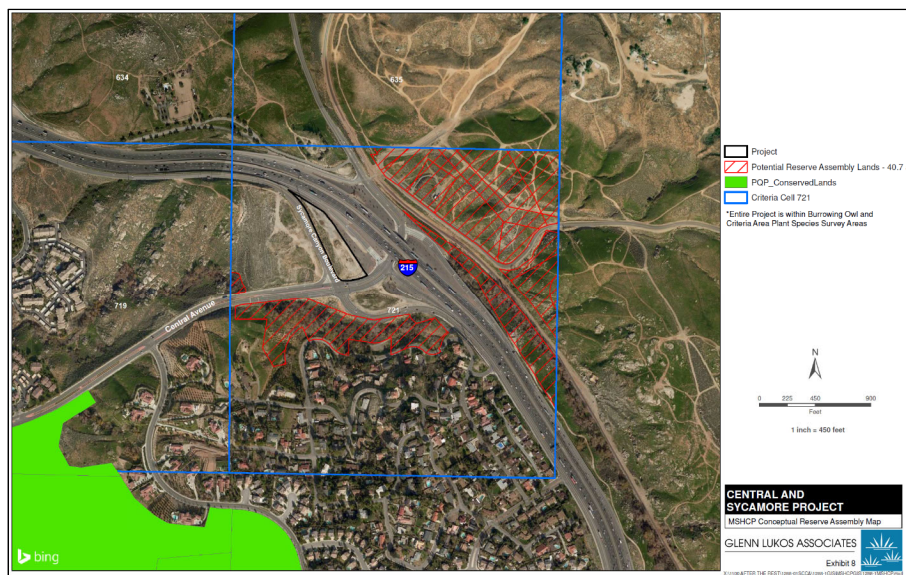


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MSHCP RESERVE ASSEMBLY REFERENCE ONLY

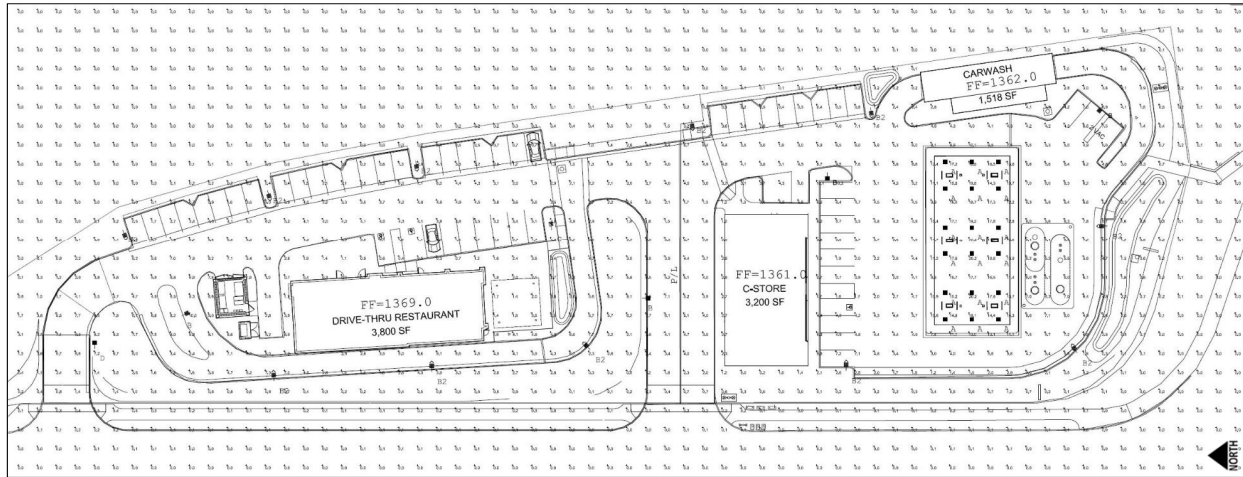


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PHOTOMETRIC SITE PLAN REFERENCE ONLY



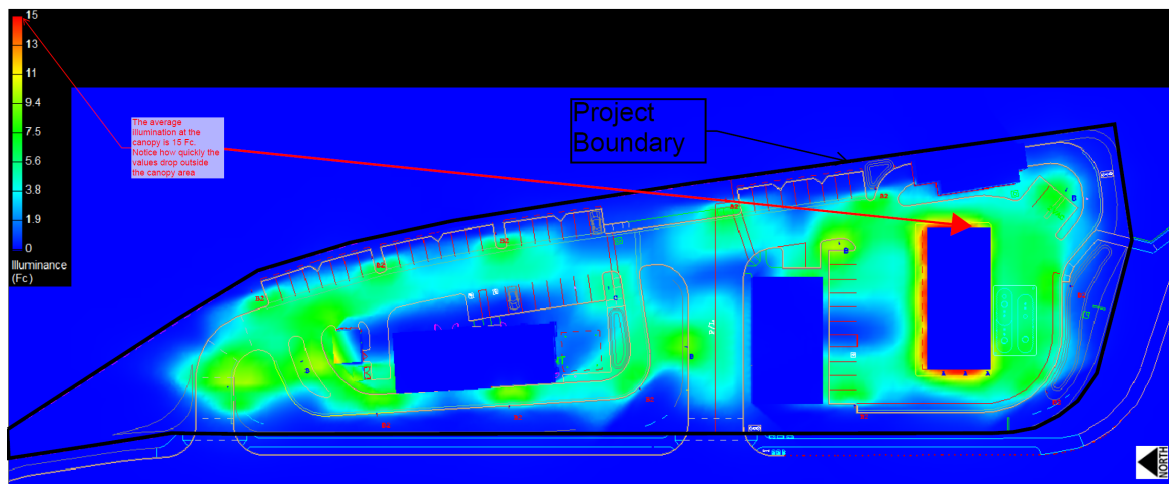
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ALL CALC POINTS	Illuminance	Fc	1.65	22.3	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	14.90	22.3	7.4	2.01	3.01
INSIDE CURB C-STORE	Illuminance	Fc	4.34	10.1	0.1	43.40	101.00
INSIDE CURB QSR	Illuminance	Fc	4.05	10.0	0.2	20.25	50.00



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EXTERIOR LIGHTING ILLUMINANCE REFERENCE ONLY



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[illegible]

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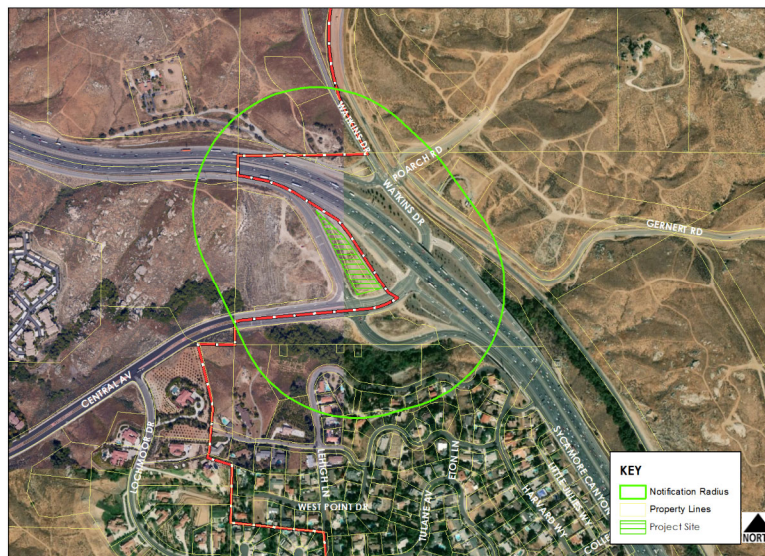
TRAFFIC COLLISION HEAT MAPS REFERENCE ONLY



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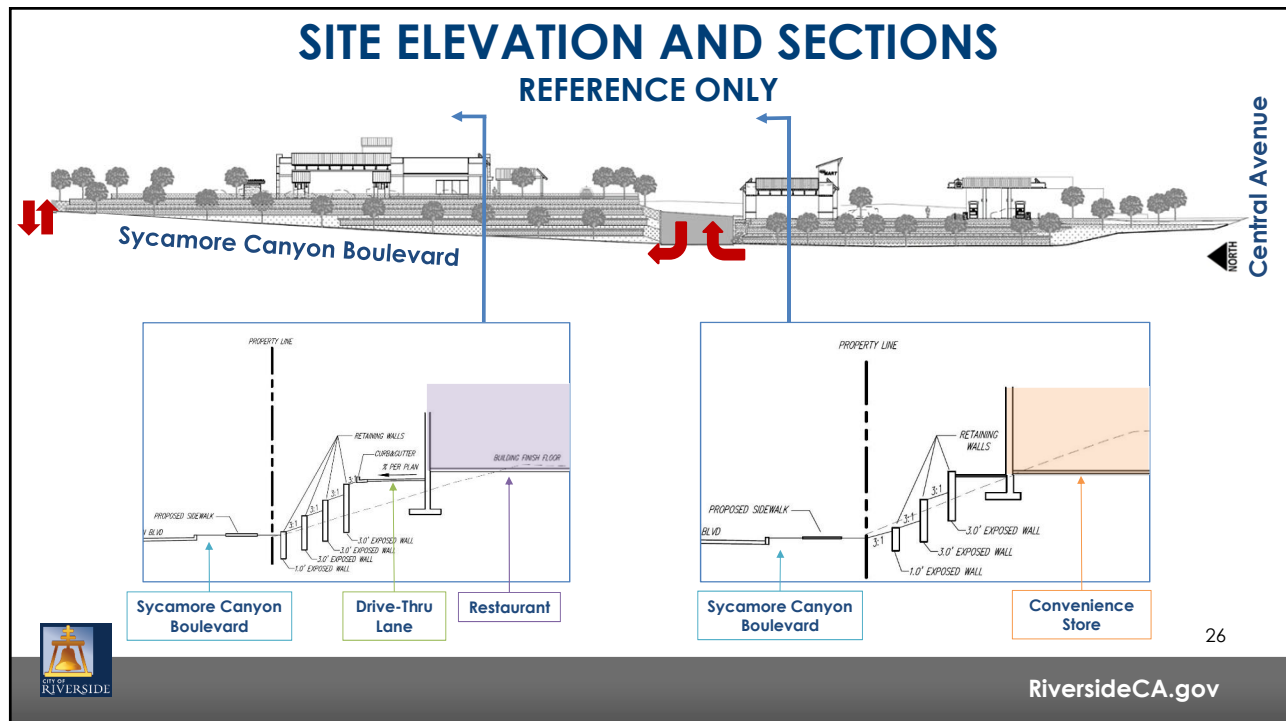
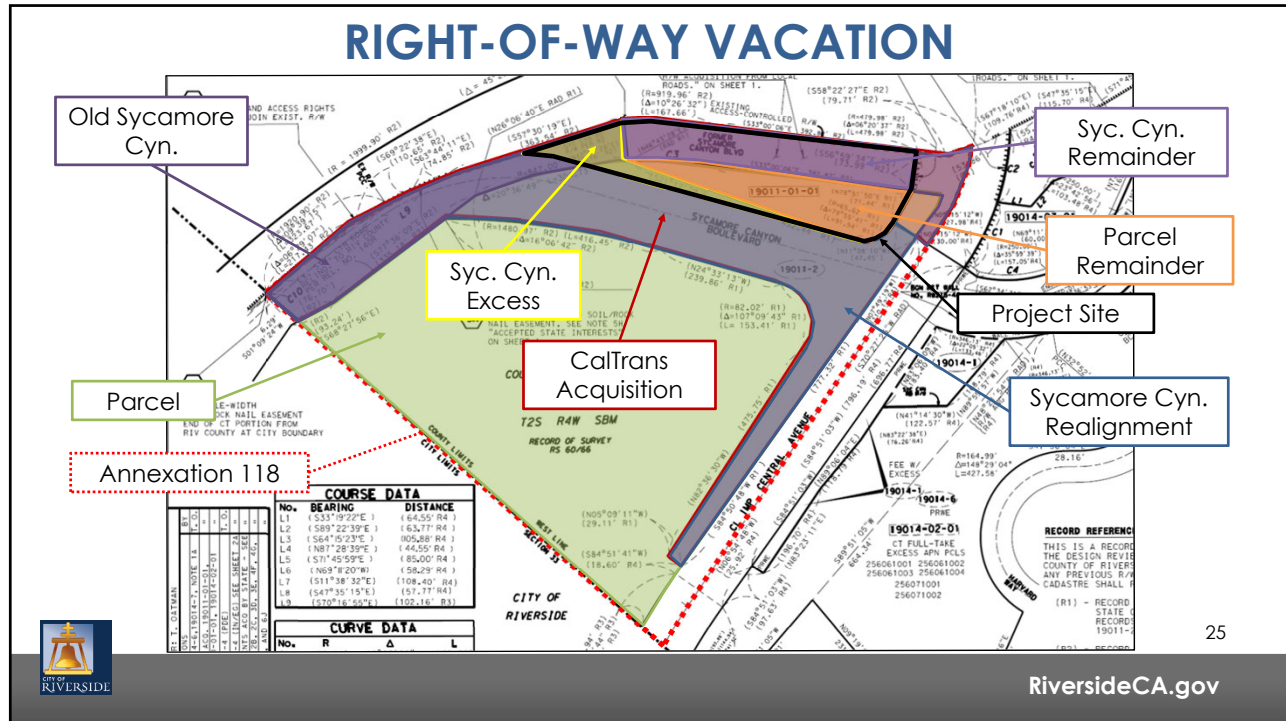
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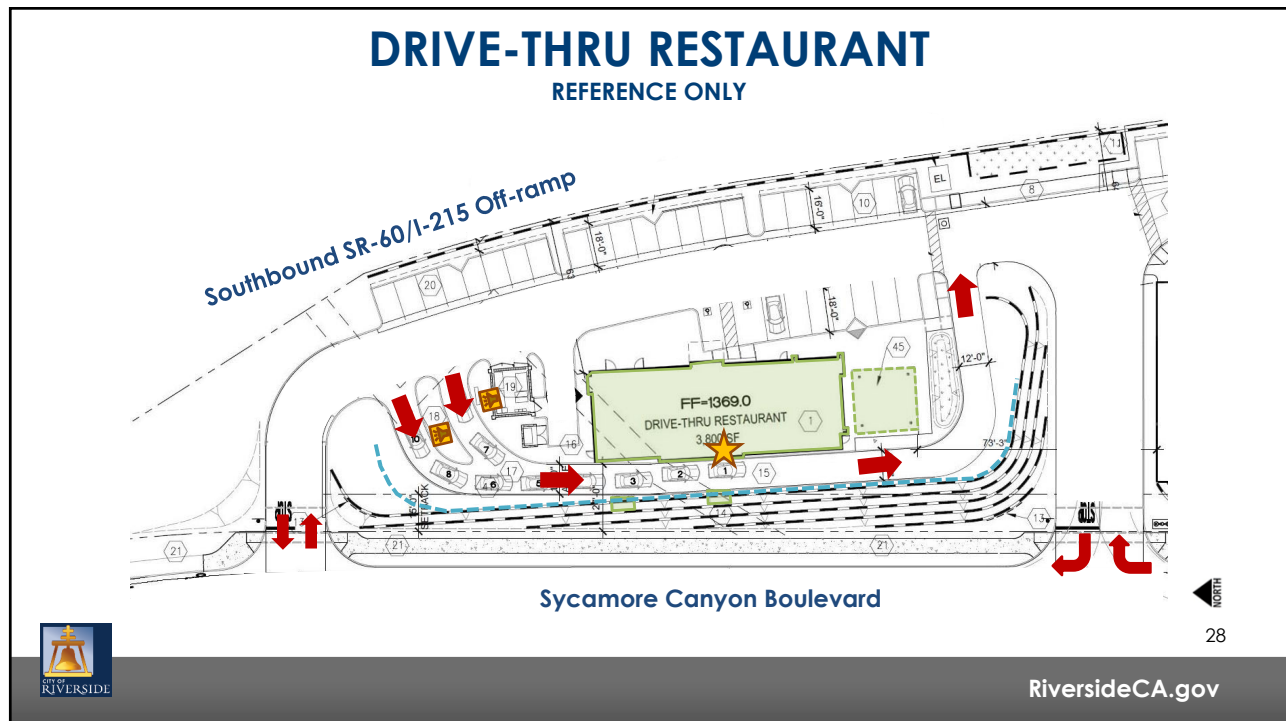
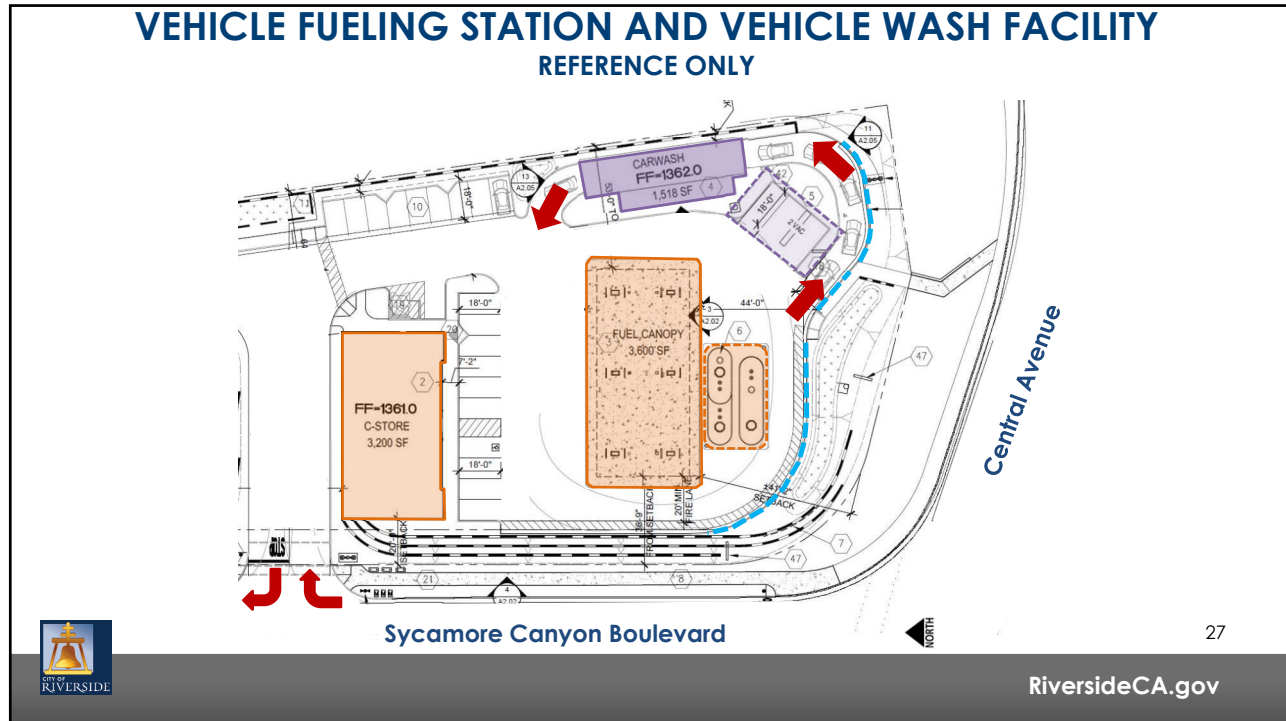
PUBLIC NOTICE RADIUS MAP REFERENCE ONLY



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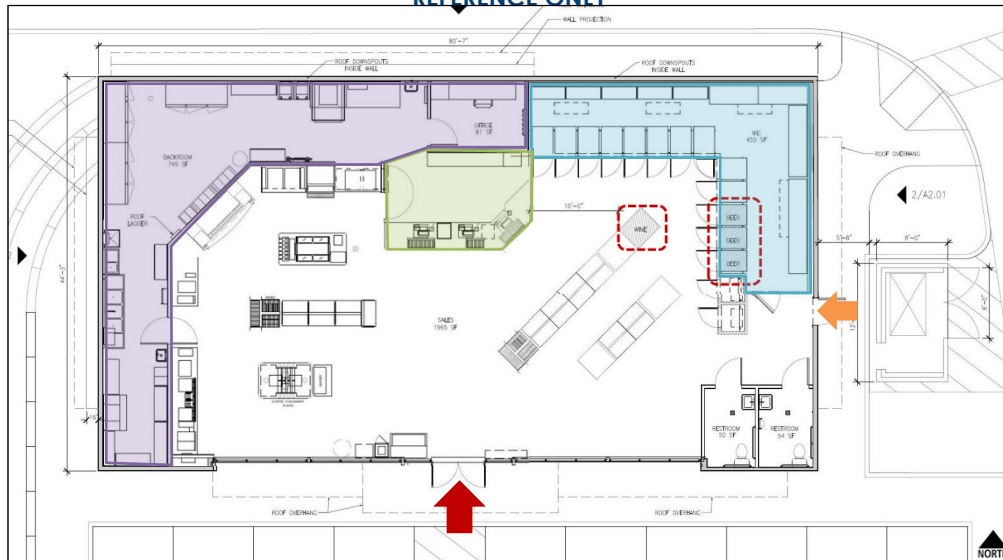
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VEHICLE FUELING STATION – CONVENIENCE STORE FLOOR PLAN

REFERENCE ONLY

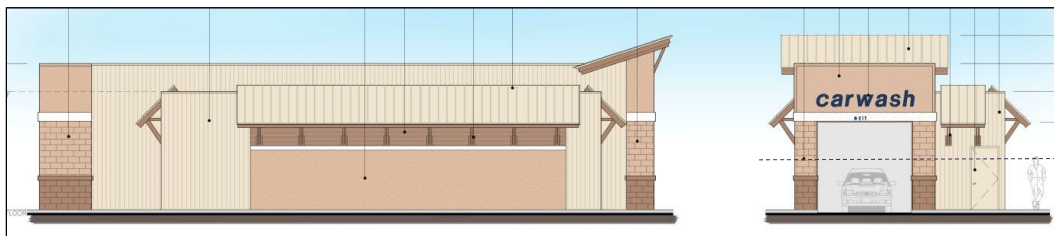


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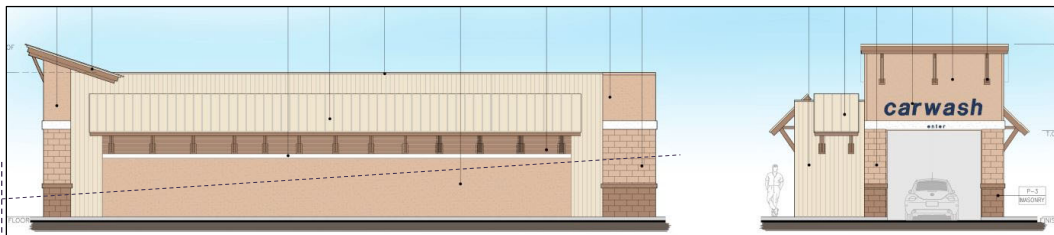
VEHICLE FUELING STATION – CAR WASH ELEVATIONS

REFERENCE ONLY



West (Sycamore Canyon Boulevard)

North (Freeway)



East (Freeway)

South (Central Avenue)

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VEHICLE FUELING STATION – CONVENIENCE STORE ELEVATIONS

REFERENCE ONLY



South (Central Avenue)



East (Freeway)



West (Sycamore Canyon Boulevard)



North (Project Driveway)

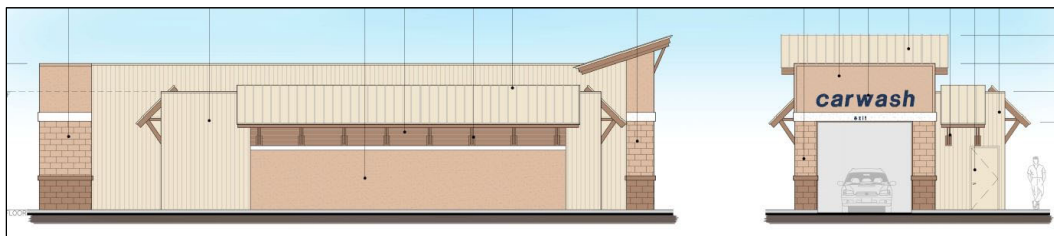


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VEHICLE FUELING STATION – CAR WASH ELEVATIONS

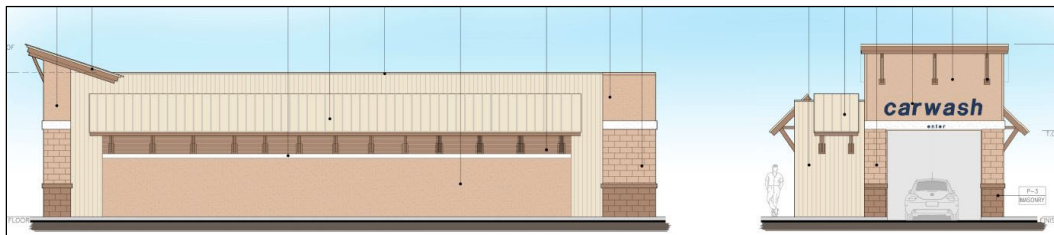
REFERENCE ONLY



West (Sycamore Canyon Boulevard)



North (Freeway)



East (Freeway)



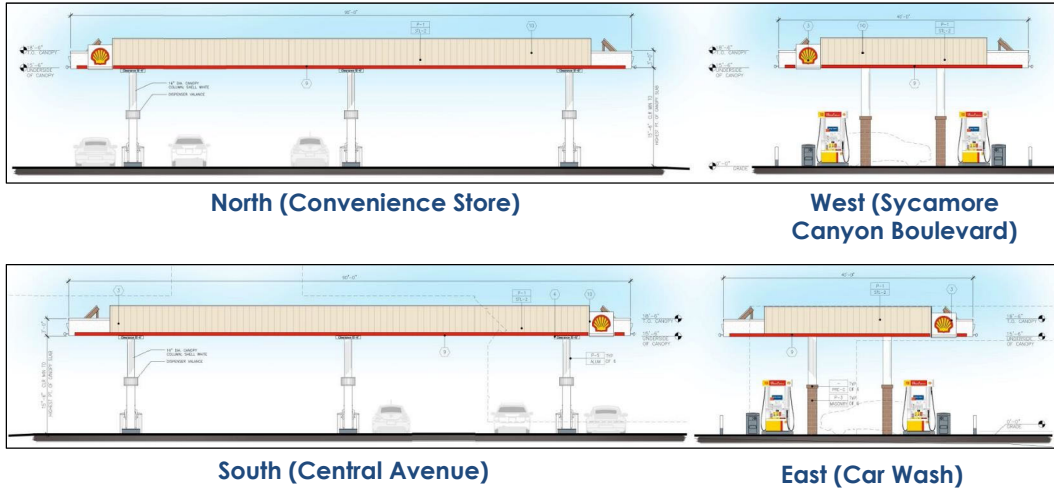
South (Central Avenue)

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VEHICLE FUELING STATION – FUEL CANOPY ELEVATIONS REFERENCE ONLY



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ANNEXATION 118 – LOCATION MAP REFERENCE ONLY



Figure 1: Annexation 118 Location Map & Proposed Boundary
P14-0246, P14-1059, P14-0901 - Exhibit 3 - Plan of Services - Annexation 118

P14-0246 (ANX), P14-0901 (Pre-Zoning), P14-1059 (SPA)

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ANNEXATION 118 – COUNTY GENERAL PLAN MAP REFERENCE ONLY

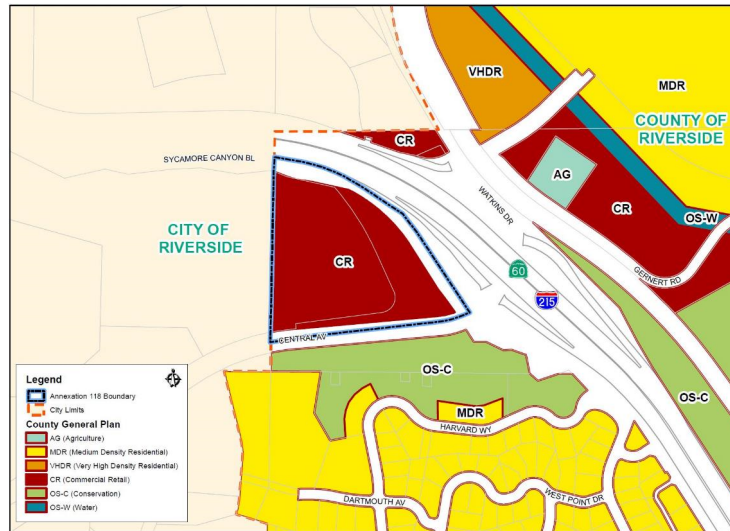


Figure 2: Annexation 118 Riverside County General Plan Land Use
P14-0246, P14-1059, P14-0901 - Exhibit 3 - Plan of Services - Annexation 118

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ANNEXATION 118 – COUNTY ZONING MAP REFERENCE ONLY



Figure 3: Annexation 118 Riverside County Zoning
P14-0246, P14-1059, P14-0901 - Exhibit 3 - Plan of Services - Annexation 118

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ANNEXATION 118 – GENERAL PLAN MAP REFERENCE ONLY

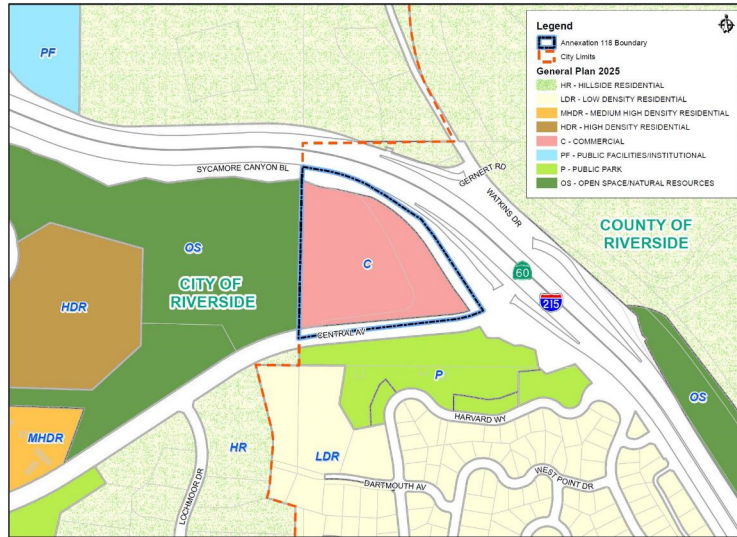


Figure 4: Annexation 118 General Plan 2025 Land Use (Existing)
P14-0246, P14-1059, P14-0901 - Exhibit 3 - Plan of Services - Annexation 118

P14-0246 (ANX), P14-0901 (Pre-Zoning), P14-1059 (GPA)

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ANNEXATION 118 – PROPOSED ZONING MAP REFERENCE ONLY

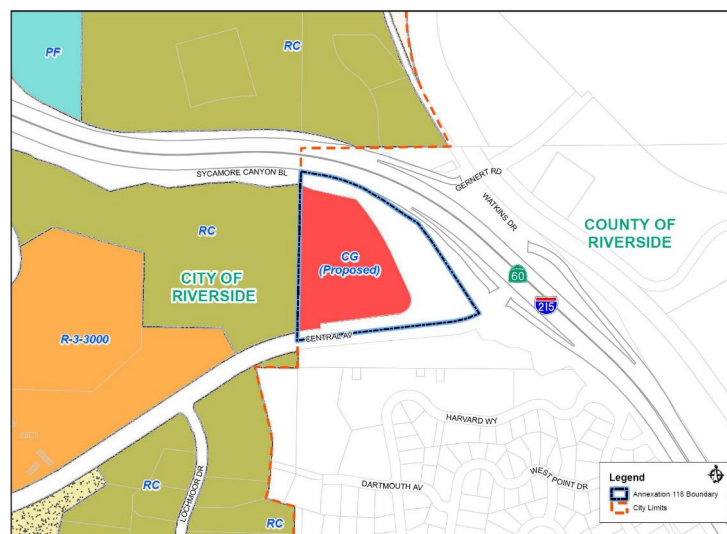


Figure 5: Annexation 118 Staff Recommended Zoning
P14-0246, P14-1059, P14-0901 - Exhibit 3 - Plan of Services - Annexation 118

P14-0246 (ANX), P14-0901 (Pre-Zoning), P14-1059 (GPA)

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