



WOOD & LURIN PLANNED RESIDENTIAL DEVELOPMENT

P18-0836 (Planned Residential Development Permit), P18-0840 (Tentative Tract Map), P18-0841 (Design Review) and P18-0842 (Variance)

Community & Economic Development Department

Planning Commission

Agenda Item: 3

June 27, 2019

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LOCATION MAP

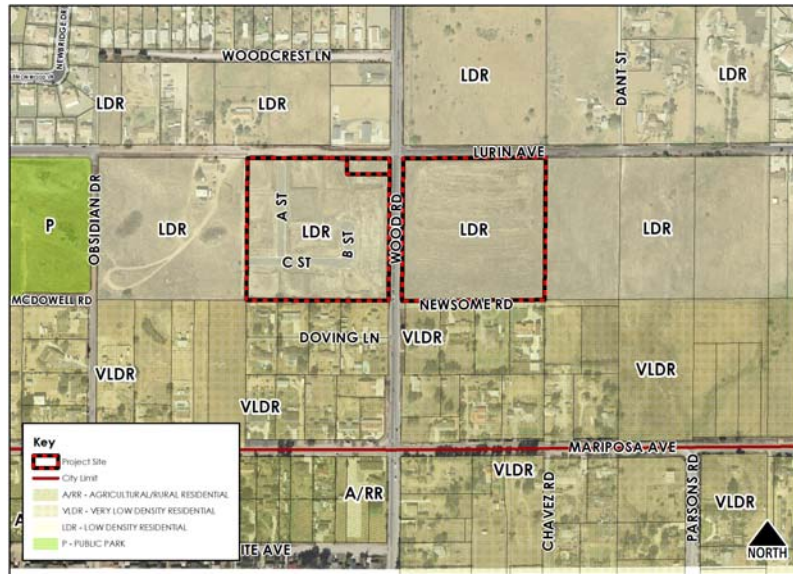


2



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GENERAL PLAN MAP

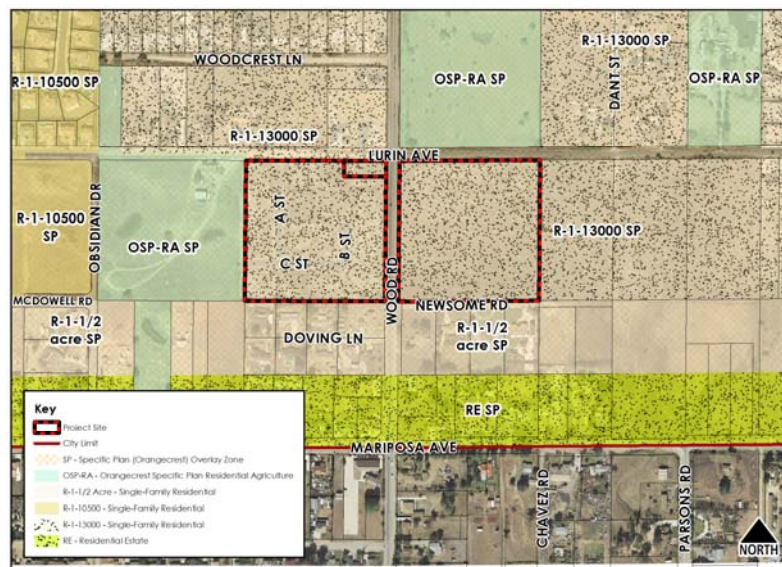


3



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ZONING AND SPECIFIC PLAN MAP

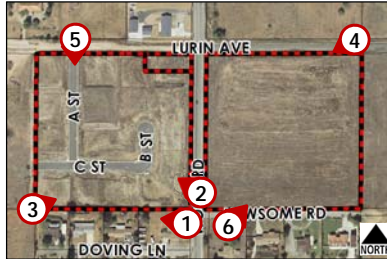


4



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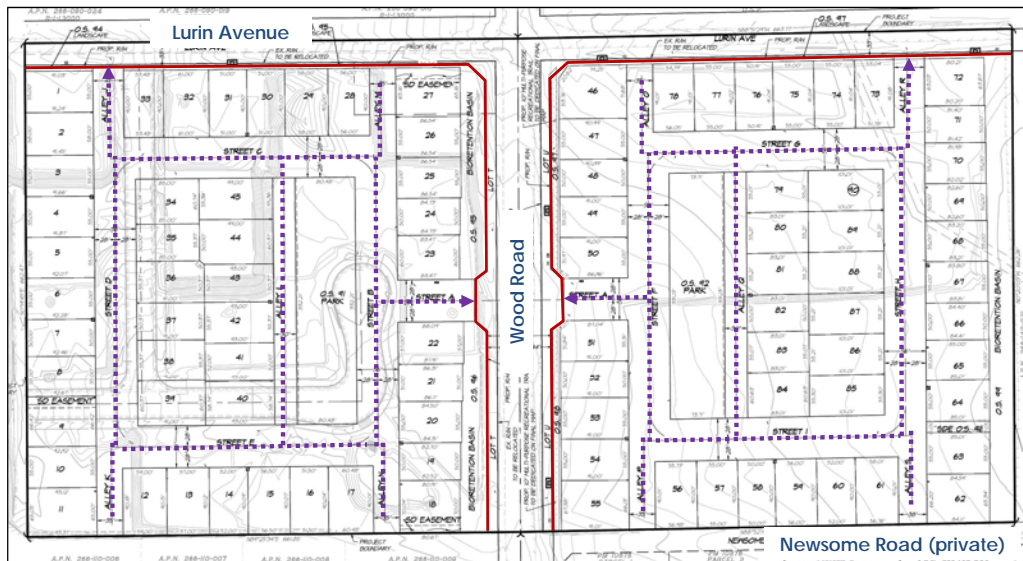
EXISTING SITE PHOTOS



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5

TENTATIVE TRACT MAP



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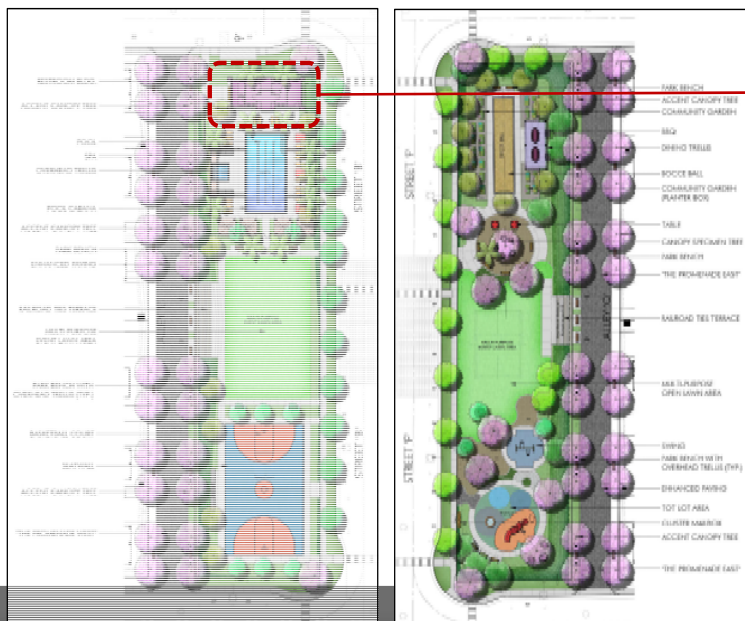
6

SITE PLAN

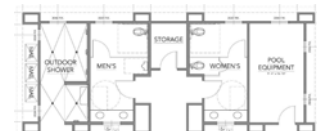


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COMMON OPEN SPACE DETAILS



Pool Building Elevations



Pool Building Floor Plan

8



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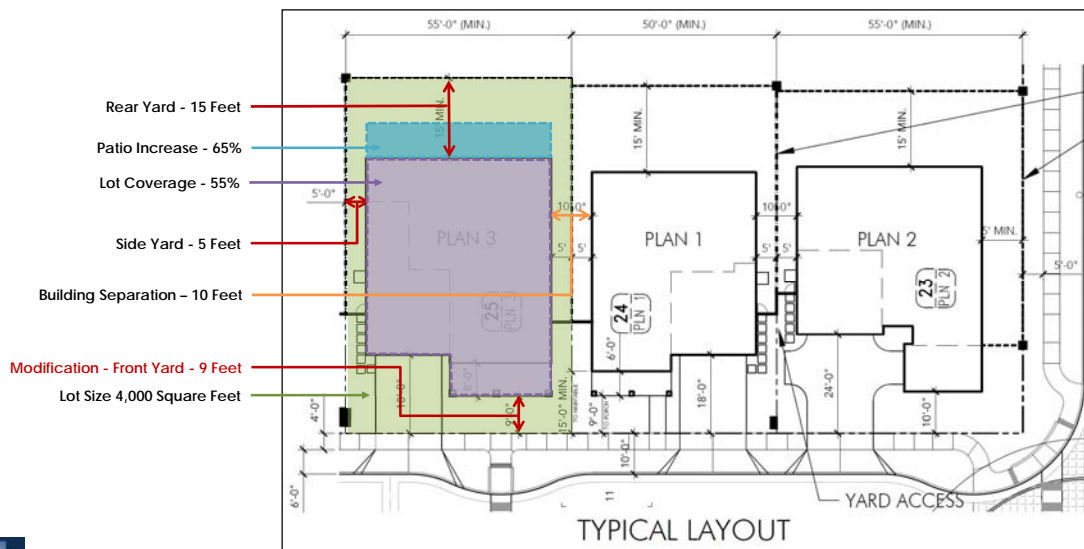
OPEN SPACE



9

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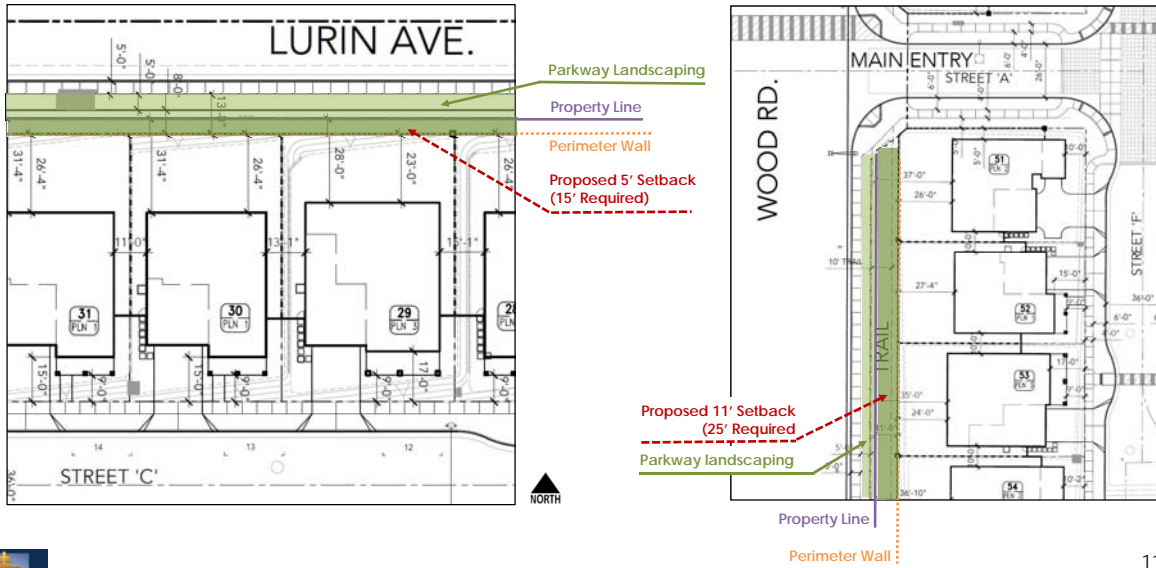
TYPICAL LOT LAYOUT



10

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VARIANCE



11

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BUILDING ELEVATIONS



PLAN 1 FRENCH COUNTRY
FRONT



PLAN 1 FRENCH COUNTRY
REAR



PLAN 2 FARMHOUSE
FRONT



PLAN 2 FARMHOUSE
REAR



PLAN 3 SPANISH
FRONT



PLAN 3 SPANISH
REAR



12

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CONCEPTUAL LANDSCAPE PLAN



PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE |
|-------|-----------------------------------|-------------------------------|---------|
| | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX |
| | KOCHUETERIA BIPINNATA | CHINESE FLAME TREE | 24" BOX |
| | LADYSTROMBIA "WATCHEZ" | WHITE CRAFT MYRTLE MULTITRUNK | 24" BOX |
| | MAHONIA GRANDIFLORA "LITTLE DEM" | DWARF SOUTHERN MAHONIA | 24" BOX |
| | PHOENIX CACTUSIFERA "MIDPOOL" | DATE PALM | 18" 8TH |
| | PRUNUS ELDMARCA | AFGHAN PRUN | 24" BOX |
| | PLATANUS X ACERIFOLIA "BLOODWOOD" | LONDON PLANE TREE | 24" BOX |
| | TIPLUNA TIPI | TIPI TREE | 36" BOX |
| | LENAUS PARVIFOLIA "ORANGE" | ORANGE LEM | 24" BOX |



13

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RECOMMENDATIONS

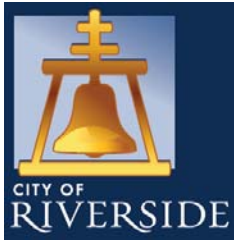
That the Planning Commission:

- **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
- **APPROVE** Planning Cases: P18-0836 (Planned Residential Development Permit), P18-0840 (Tentative Tract Map No. 37593), P18-0841 (Design Review) and P18-0842 (Variance), based on the findings summarized in the Staff Report and subject to the recommended conditions.



14

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Planning Commission

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June 27, 2019

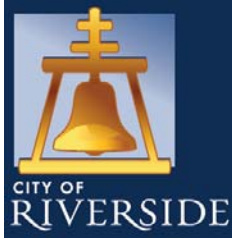
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WOOD & LURIN PLANNED RESIDENTIAL DEVELOPMENT



16

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OLIVEWOOD MEMORIAL PARK EXPANSION

P18-0083 (Revised CUP), P18-0084 (Grading Exception), P18-0616 (Grading Exception) and P18-0617 (Grading Exception)

Community & Economic Development Department

Planning Commission

Agenda Item: 4

May 16, 2019

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GRADING AND RETAINING WALLS REFERENCE ONLY

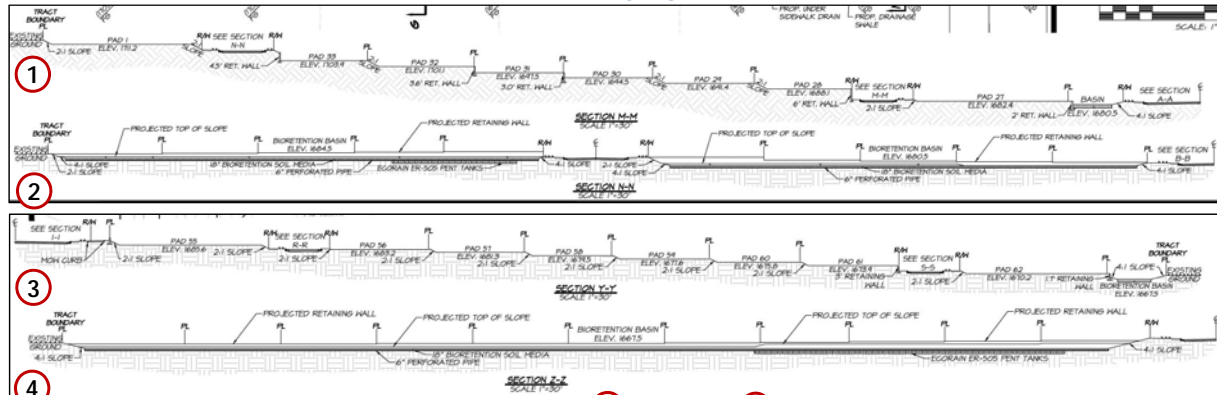


18

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GRADING CROSS SECTIONS

REFERENCE ONLY

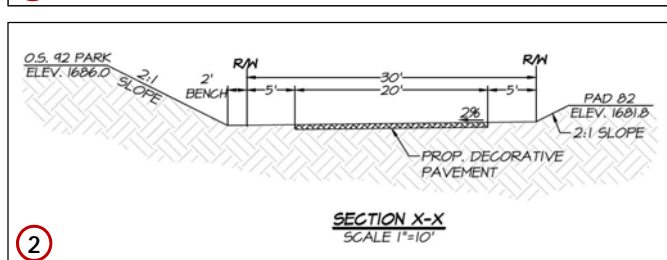
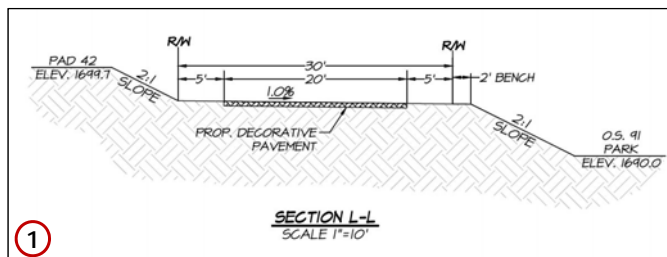


19

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GRADING CROSS SECTIONS

REFERENCE ONLY



20

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PARKING REFERENCE ONLY



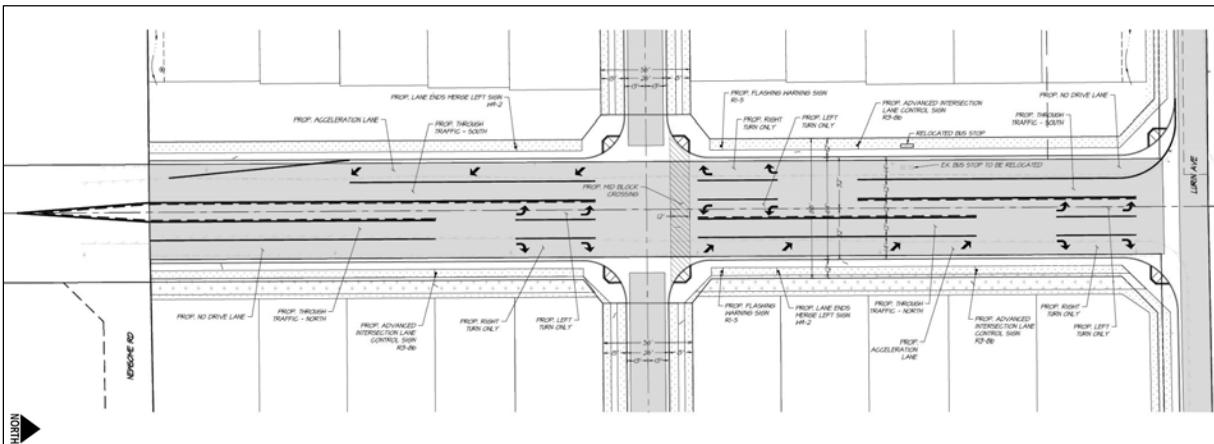
| PARKING PROVIDED | | | | |
|------------------|--|-------------|-------------|-----------|
| SYMBOL | PARKING SPACE (TYPE) | STALL WIDTH | STALL DEPTH | PROVD QTY |
| | PRIVATE GARAGE PARKING SPACE (OFF-STREET) | 10 FEET | 20 FEET | 211 |
| | ON-STREET GUEST PARKING (GUEST PARKING - PUBLIC) | 9 FEET | 22 FEET | 96 |
| | PRIVATE GARAGE PARKING SPACE (OPTIONAL) | 10 FEET | 20 FEET | 25* |
| | PRIVATE DRIVEWAY SPACE | 8 FEET | 19 FEET | 180* |



21

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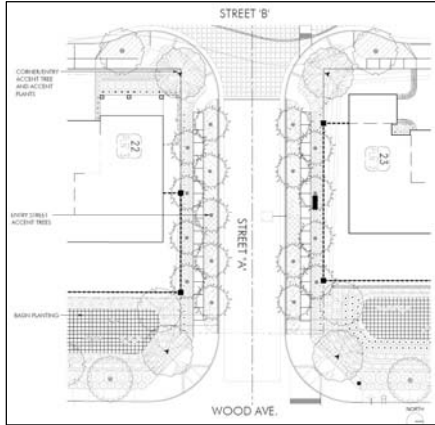
WOOD ROAD LANE AND STRIPING CONCEPT REFERENCE ONLY



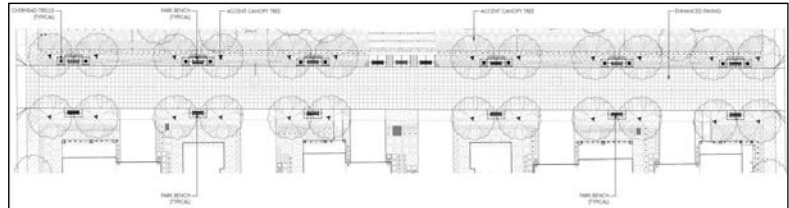
22

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PLANTING DETAILS REFERENCE ONLY



Main Entry



Shared-Use Alley



23

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SITE LIGHTING AND PHOTOMETRICS REFERENCE ONLY



24

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FLOOR PLANS REFERENCE ONLY

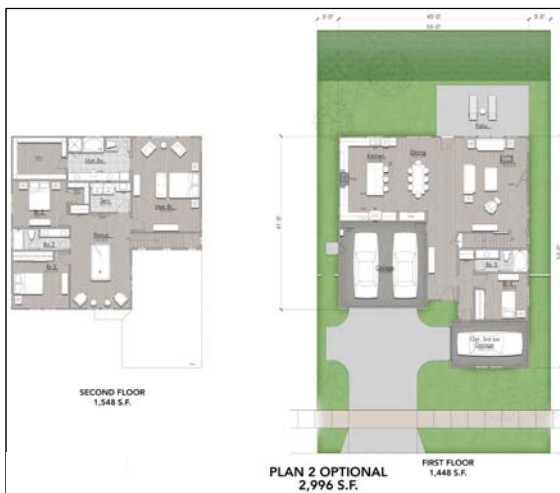


25



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FLOOR PLANS REFERENCE ONLY



26



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FLOOR PLANS REFERENCE ONLY



27

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