



RIVERPOINTE PLANNED RESIDENTIAL DEVELOPMENT

P18-0970 (GPA), P18-0971 (RZ), P18-0972 (TTM), P18-0973 (PRD),
P18-0974 (DR), and P18-0975 (VR)

**Community & Economic
Development Department**

Planning Commission
Agenda Item: 3
September 5, 2019

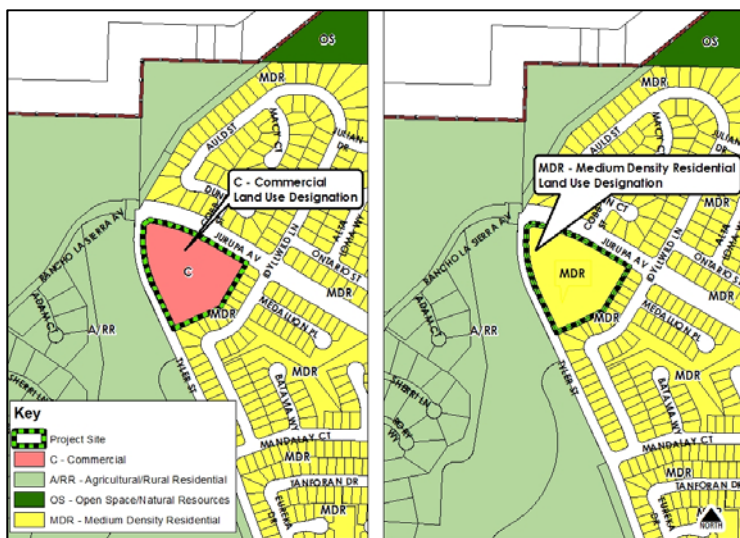
RiversideCA.gov

LOCATION MAP



RiversideCA.gov

EXISTING/PROPOSED GENERAL PLAN MAP



EXISTING

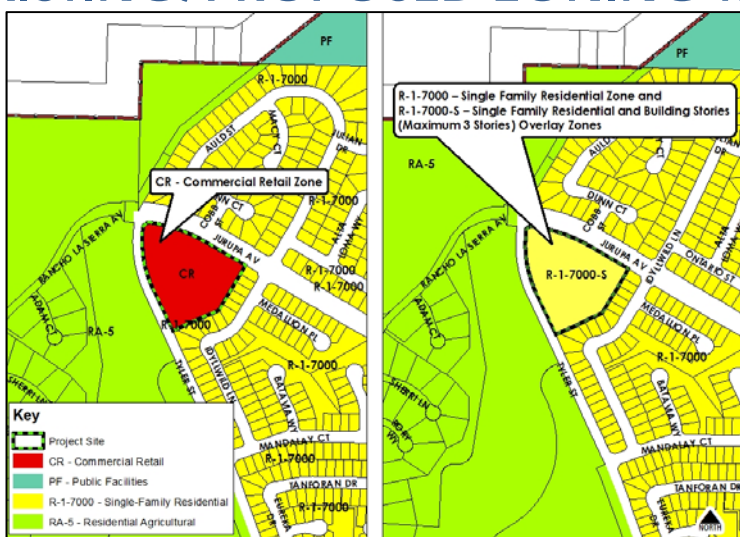
PROPOSED

3



RiversideCA.gov

EXISTING/PROPOSED ZONING MAP



EXISTING

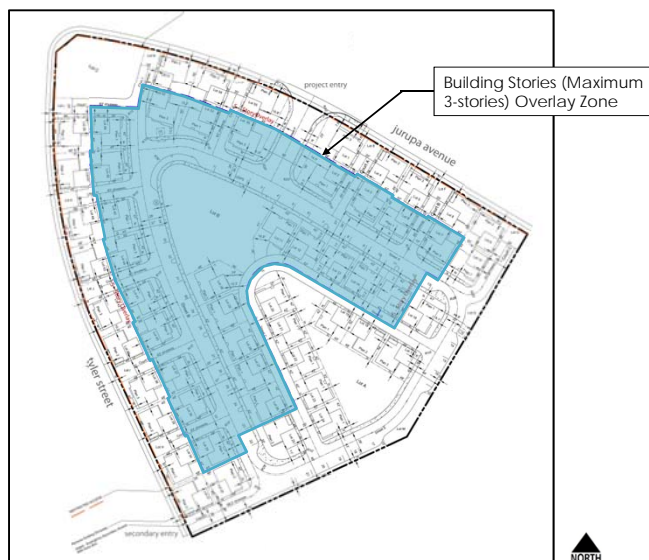
PROPOSED

4



RiversideCA.gov

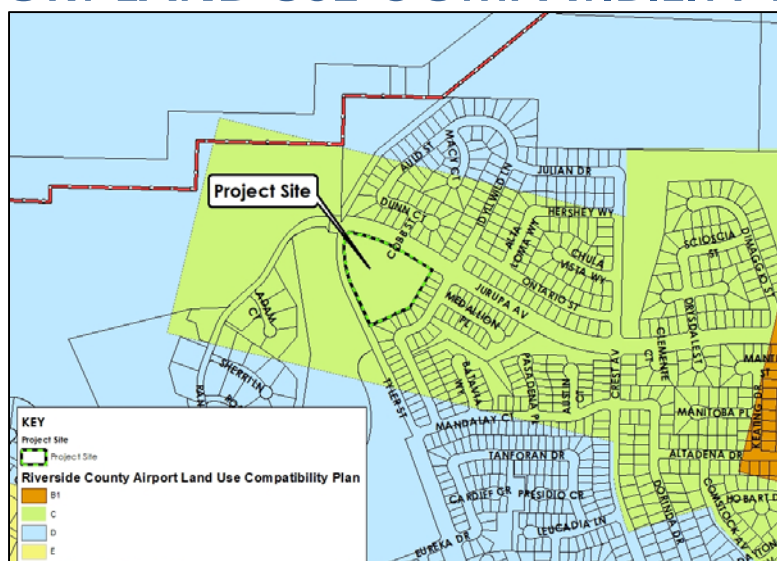
PROPOSED OVERLAY ZONE



5

RiversideCA.gov

AIRPORT LAND USE COMPATIBILITY PLAN



6

RiversideCA.gov

EXISTING SITE PHOTOS



1



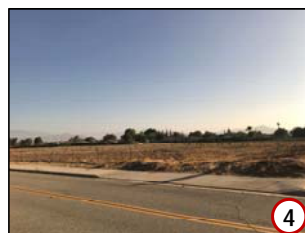
NORTH



3



2



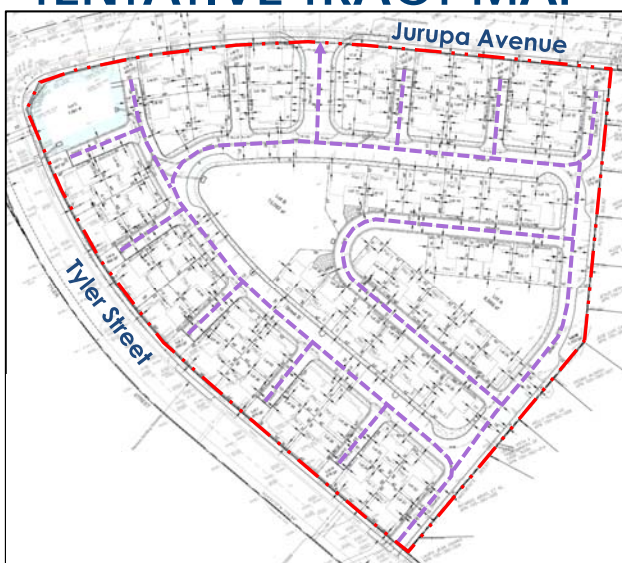
4



7

RiversideCA.gov

TENTATIVE TRACT MAP



NORTH

8



RiversideCA.gov

SITE PLAN



9

RiversideCA.gov

OPEN SPACE PLAN



10

RiversideCA.gov

COMMON OPEN SPACE DETAILS



RiversideCA.gov

BUILDING ELEVATIONS



CRAFTSMAN

SPANISH



FARMHOUSE

CRAFTSMAN



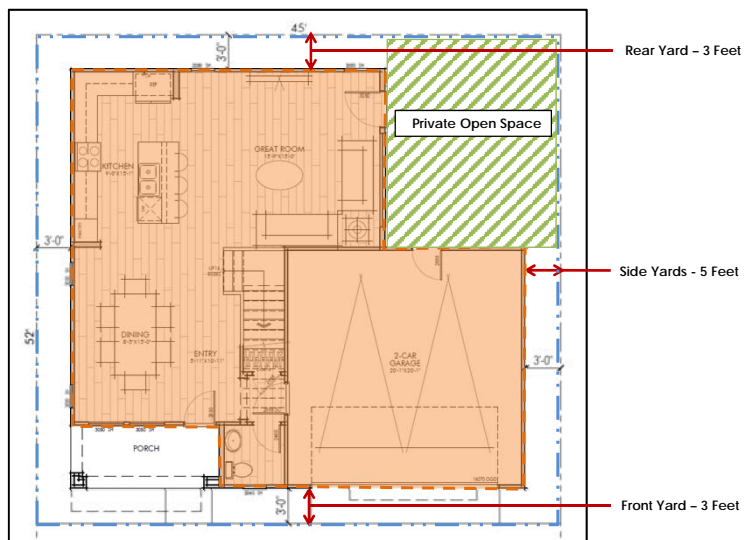
SPANISH



12

RiversideCA.gov

TYPICAL LOT LAYOUT



13

RiversideCA.gov



LANDSCAPE SETBACK VARIANCE



14

RiversideCA.gov



CONCEPTUAL LANDSCAPE PLAN



RiversideCA.gov

15

RECOMMENDATIONS

That the Planning Commission:

1. **DENY** Planning Cases P18-0970 (General Plan Amendment), P18-0971 (Zoning Code Amendment), P18-0972 (Tentative Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review), and P18-0975 (Variance), based on the findings outlined in the staff report. Pursuant to Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to a project which a public agency rejects or disapproves.

If the Planning Commission rejects staff's recommendation, Staff recommends that the Planning Commission:

1. **MAKE THE NECESSARY FINDINGS**, based upon facts in the record, identified in Sections 19.810.040 (Zoning Code Amendment – Required Findings), 19.780.050 (Planned Residential Development Permit – Density and Findings), and 19.720.040 (Variance – Required Findings) of the Zoning Code; and
2. **CONTINUE** the item to a date certain to allow staff to prepare conditions of approval based on the Planning Commission's findings.



RiversideCA.gov

16



RIVERPOINTE PLANNED RESIDENTIAL DEVELOPMENT

P18-0970 (GPA), P18-0971 (RZ), P18-0972 (TTM), P18-0973 (PRD),
P18-0974 (DR), and P18-0975 (VR)

**Community & Economic
Development Department**

Planning Commission
Agenda Item: 3
September 5, 2019

RiversideCA.gov

FENCE AND WALL PLAN (REFERENCE ONLY)



NORTH

18

RiversideCA.gov

CONCEPTUAL GRADING PLAN (REFERENCE ONLY)



19

RiversideCA.gov