



Magnolia Crossings

P18-0571 (Specific Plan Amendment), P18-0612 (Zoning Code Amendment), P18-0432, P18-0433, P18-0434 (Conditional Use Permits), P18-0436 (Design Review), P18-0437 (Variance), P19-0282 (Public Convenience or Necessity)

Community & Economic Development Department

Planning Commission

Agenda Item: 4

October 31, 2019

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LOCATION MAP

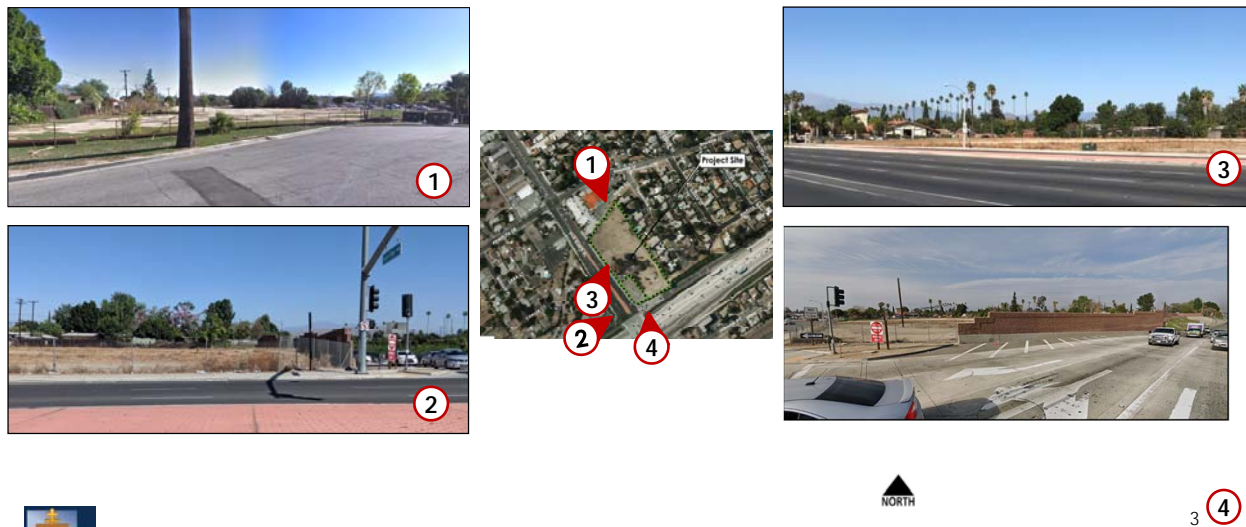


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EXISTING SITE PHOTOS



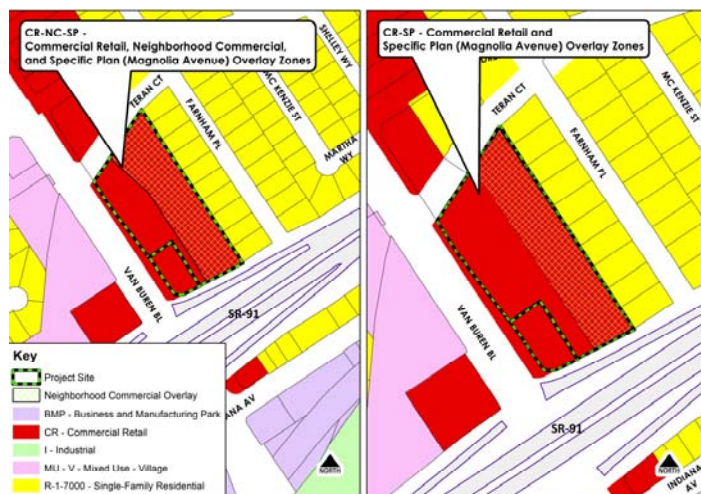
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SPECIFIC PLAN MAP



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PROPOSED AND EXISTING ZONING MAPS



Existing Zoning

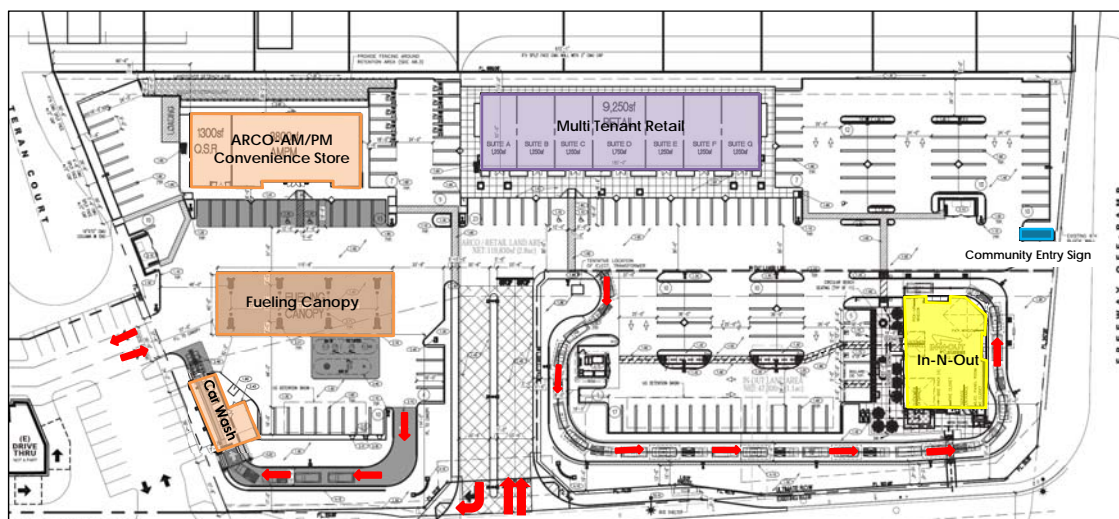
Proposed Zoning

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SITE PLAN



Van Buren Boulevard

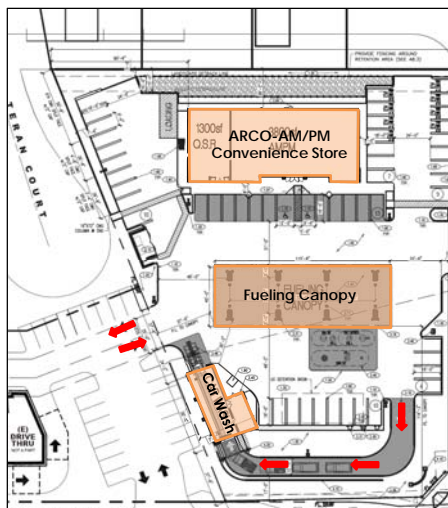


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SITE PLAN - CONVENIENCE STORE, VEHICLE FUELING STATION, AND CAR WASH FACILITY



Van Buren Boulevard

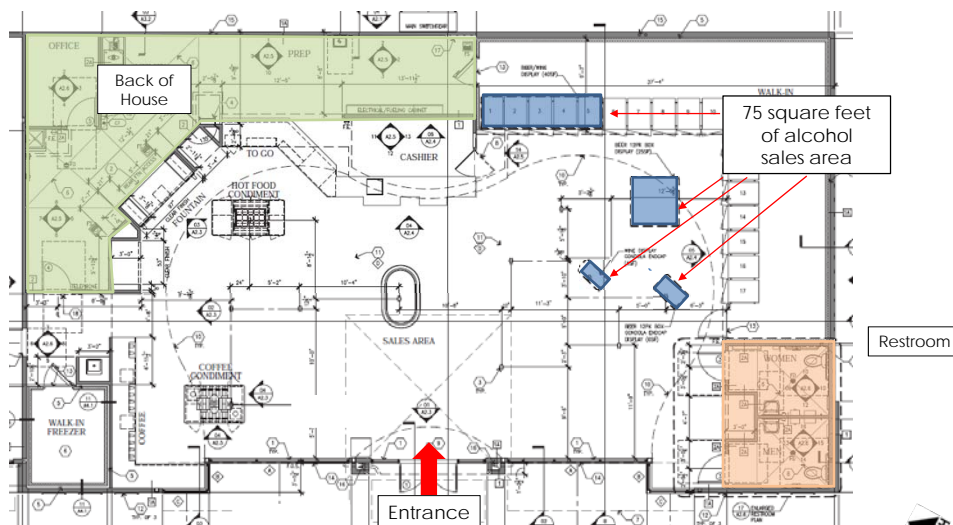


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CONVENIENCE STORE- FLOOR PLAN



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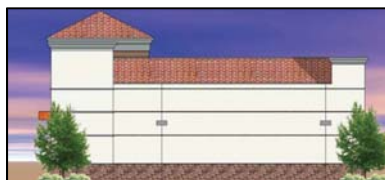
CONVENIENCE STORE - ELEVATIONS



North Elevation (Left Side)



West Elevation (Front) - Facing Van Buren Boulevard



South Elevation (Right Side)



East Elevation (Rear)



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CAR WASH FACILITY - ELEVATIONS



West Elevation (Facing Van Buren Boulevard)



North Elevation (Left Side)



East Elevation (Rear)



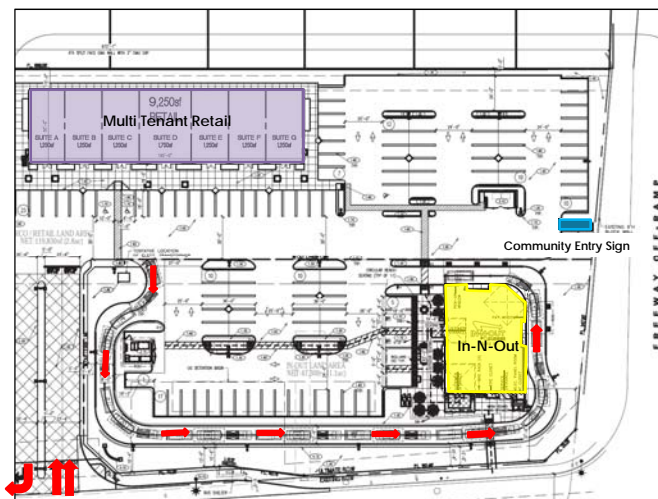
South Elevation (Right Side)



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SITE PLAN – MULTI-TENANT RETAIL BUILDING, DRIVE THRU RESTAURANT AND COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN)



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MULTI-TENANT RETAIL BUILDING - ELEVATIONS



North Elevation (Left Side)



West Elevation (Front)



South Elevation (Right Side)



East Elevation (Rear)



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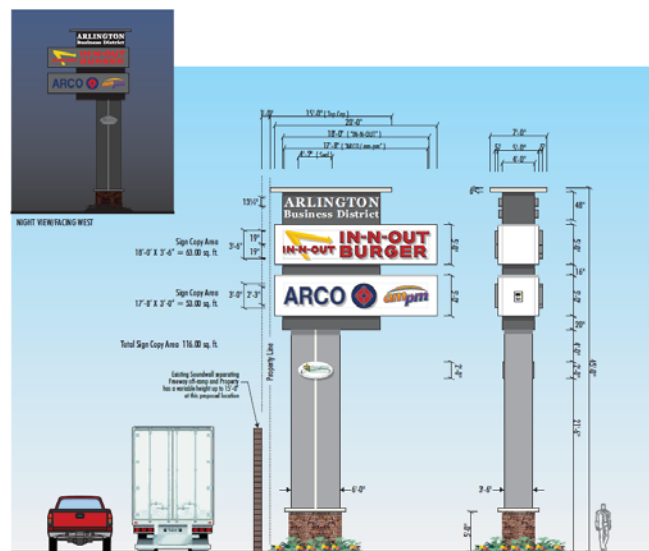


West Elevation (Front – Van Buren Boulevard)



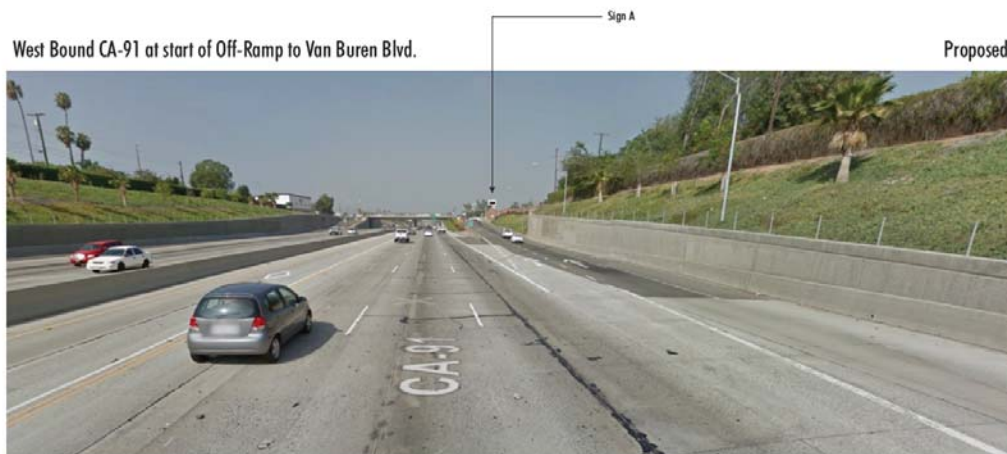
North Elevation (Right Side)

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COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN) – PHOTO STUDY



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COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN) – PHOTO STUDY



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COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN) – PHOTO STUDY

Farnham Place, looking Southward

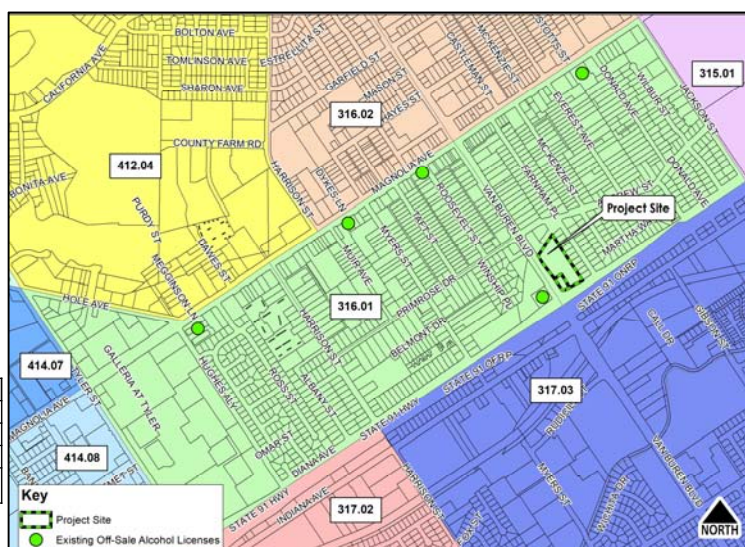
Proposed



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ALCOHOL LICENSES



| Census Tract 316.01 | |
|--------------------------------------|----|
| Existing Number of Licenses | 13 |
| Proposed Number of Licenses | 6 |
| Total Number of Licenses | 5 |
| Maximum Number of Licenses Permitted | 2 |



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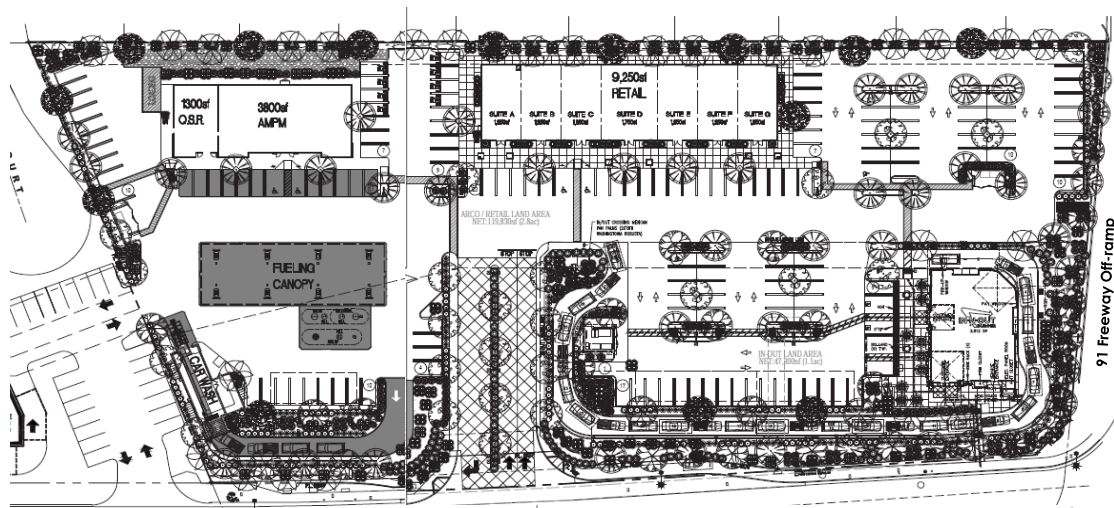
VARIANCE - SEPARATION REQUIREMENTS



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CONCEPTUAL LANDSCAPE PLAN



Van Buren Boulevard



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RECOMMENDATIONS

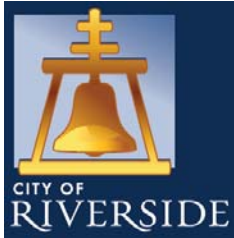
That the Planning Commission:

1. **RECOMMEND that the City Council 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 recommend that the City Council adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP); and
2. **RECOMMEND that the City Council APPROVE** P18-0571 (Specific Plan Amendment), P18-0612 (Zoning Code Amendment), P18-0432 (Conditional Use Permit – Drive Thru Restaurant), P18-0433 (Conditional Use Permit - Vehicle Fuel Station and Type 20 Alcohol License), P18-0434 (Conditional Use Permit - Automated Car Wash Facility), P18-0436 (Design Review), P18-0437 (Variance), and P19-0282 (Public Convenience or Necessity Determination) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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Magnolia Crossings

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Community & Economic Development Department

Planning Commission

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GENERAL PLAN MAP

REFERENCE ONLY

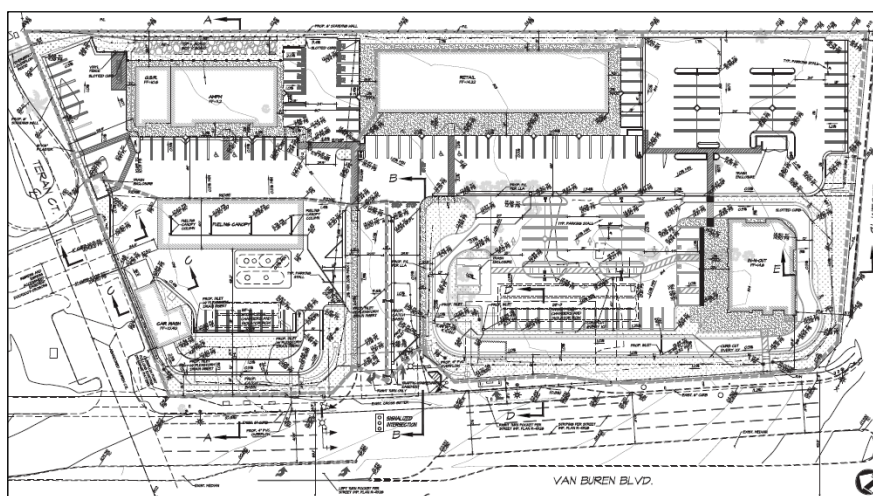


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GRADING PLAN

REFERENCE ONLY

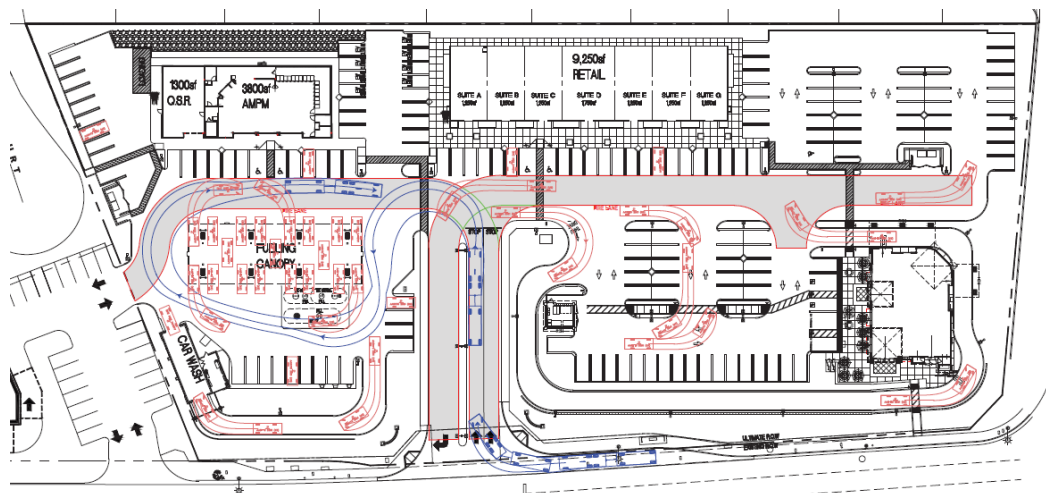


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CIRCULATION PLAN

REFERENCE ONLY

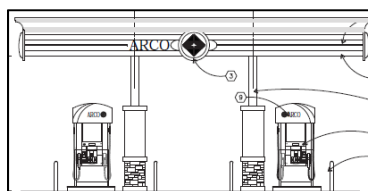


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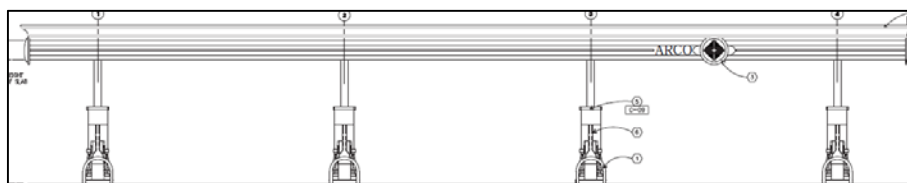
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FUELING CANOPY - ELEVATIONS

REFERENCE ONLY



North and South Elevation (Sides)



East and West Elevation - (Front and Rear)
Facing Van Buren Boulevard

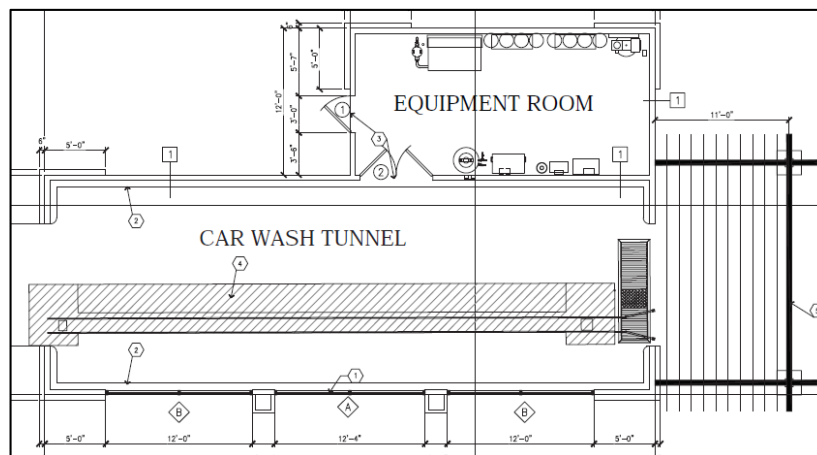


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CAR WASH FACILITY- FLOOR PLAN

REFERENCE ONLY

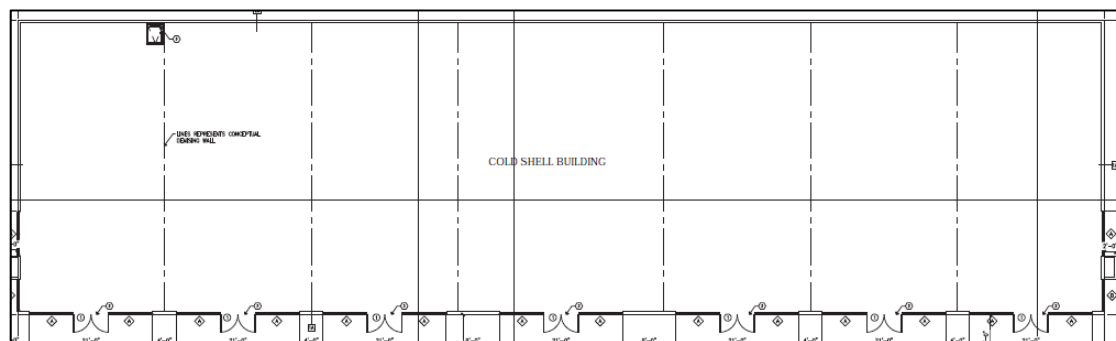


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MULTI TENANT RETAIL- FLOOR PLAN

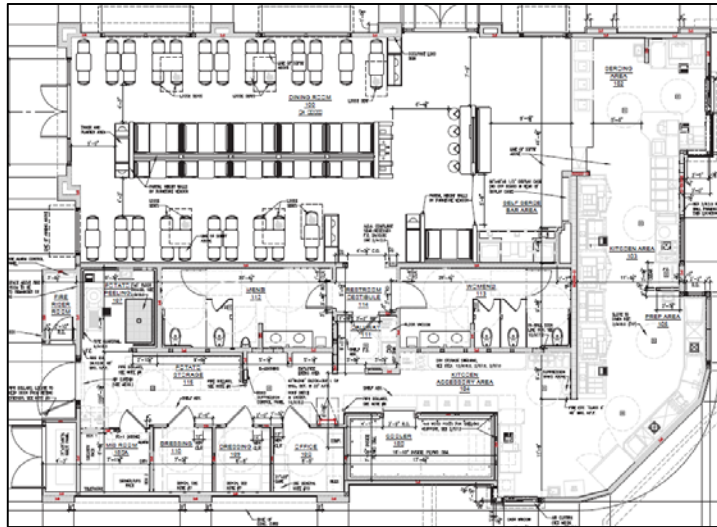
REFERENCE ONLY



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DRIVE-THRU RESTAURANT - FLOOR PLAN REFERENCE ONLY



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