



## Mulberry Street Cottages

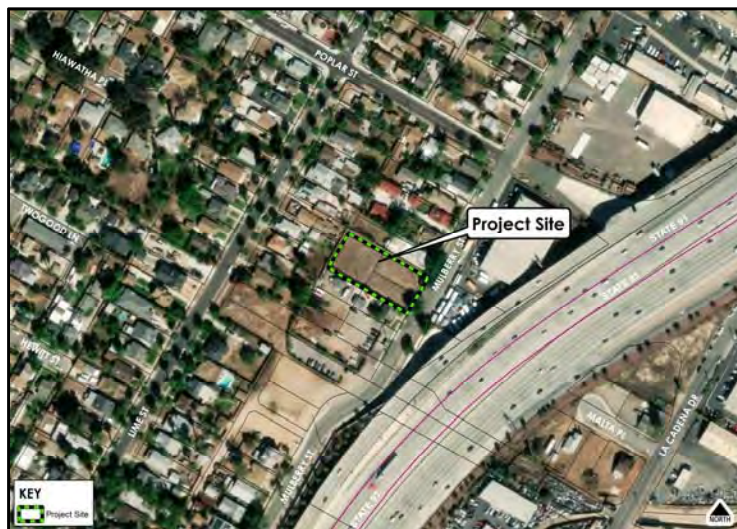
P18-0922 (General Plan Amendment), P18-0923 (Zoning Code Map Amendment), P19-0089 (Design Review)

### Community & Economic Development Department

Planning Commission  
Agenda Item: 4  
December 12, 2019

RiversideCA.gov

## LOCATION MAP



NORTH

2

RiversideCA.gov

# GENERAL PLAN MAP



Existing

Proposed

3



RiversideCA.gov

# ZONING MAP



Existing

Proposed

4



RiversideCA.gov

# EXISTING SITE PHOTOS



5

RiversideCA.gov

# SITE PLAN



6

RiversideCA.gov

## BUILDING ELEVATIONS



7

RiversideCA.gov

## 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 adopt a Negative Declaration pursuant to CEQA Section 15074; and
2. **RECOMMEND that the City Council APPROVE** Planning Cases P18-0922 (General Plan Map Amendment), P18-0923 (Zoning Map Amendment), and P19-0089 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



8

RiversideCA.gov





# Mulberry Street Cottages

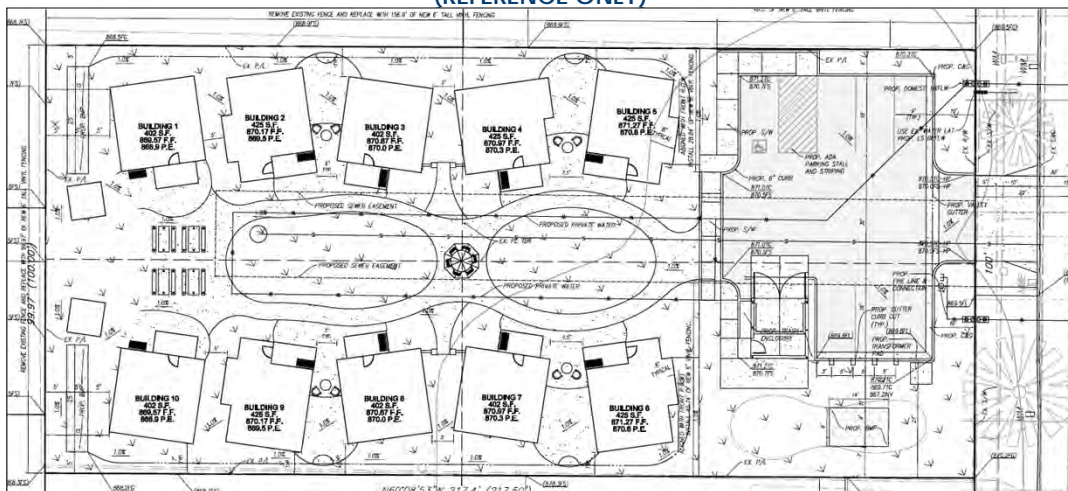
P18-0922 (General Plan Amendment), P18-0923 (Zoning Code Map Amendment), P19-0089 (Design Review)

## Community & Economic Development Department

Planning Commission  
Agenda Item: 4  
December 12, 2019

RiversideCA.gov

# GRADING PLAN (REFERENCE ONLY)



MULBERRY STREET



10



RiversideCA.gov

# CONCEPTUAL LANDSCAPE PLAN (REFERENCE ONLY)

