

Empire Pharmacy Commercial Center

P19-0179 (General Plan Amendment), P19-0180 (Zoning Code Map Amendment), P19-0181 (Design Review) & P19-0182 (Variance)

Community & Economic Development Department

Planning Commission

Agenda Item: 1

April 2, 2020

RiversideCA.gov

1

LOCATION MAP



2

RiversideCA.gov

2

GENERAL PLAN MAP



Existing



Proposed



3



RiversideCA.gov

3

ZONING MAP



Existing



Proposed

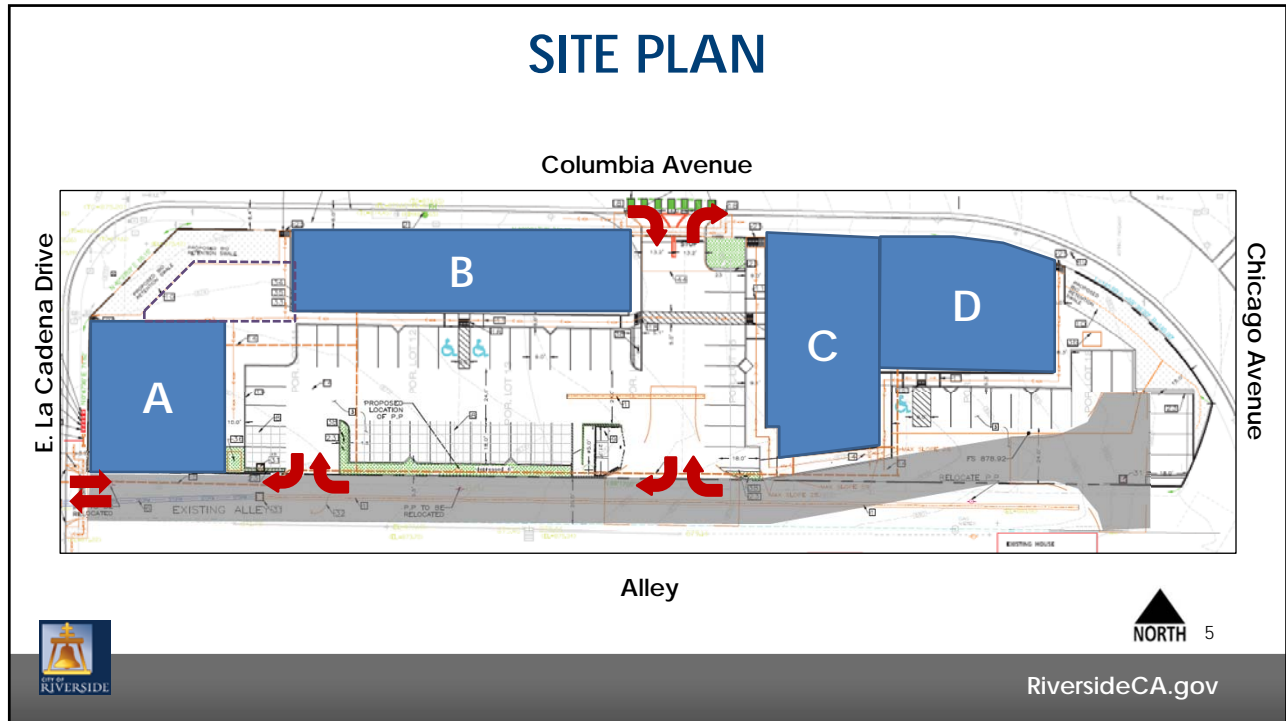


4

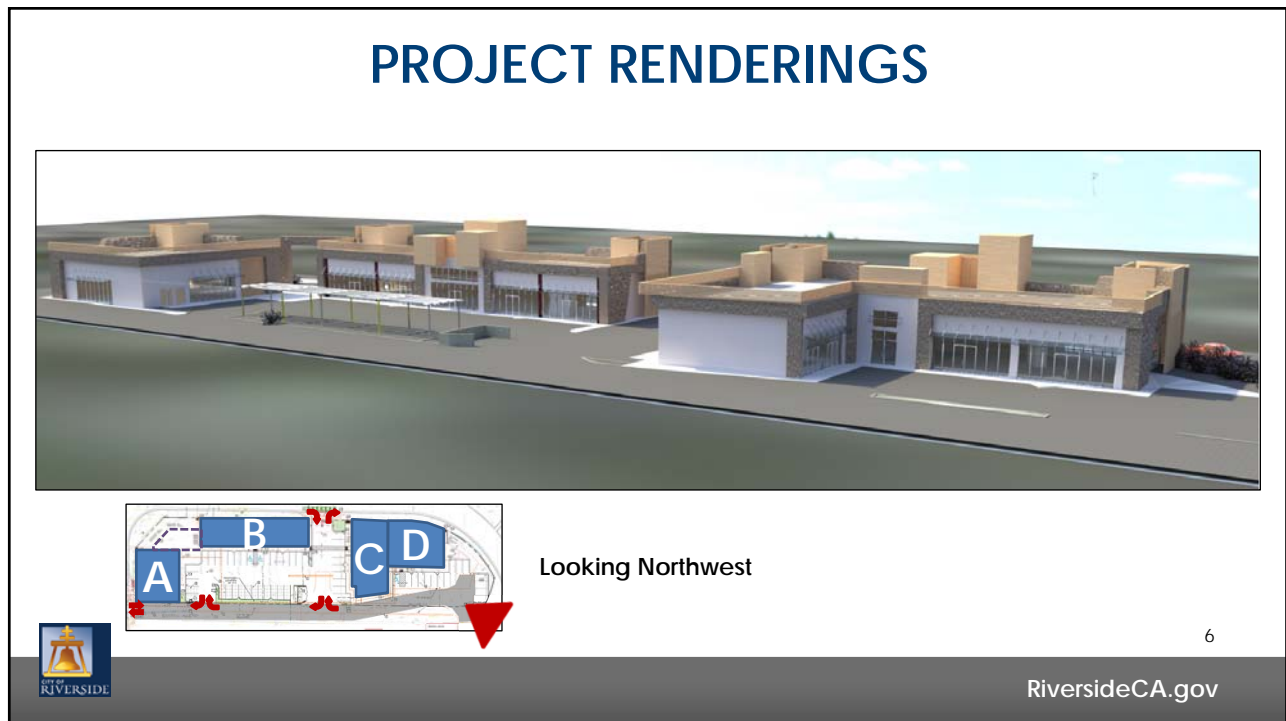


RiversideCA.gov

4

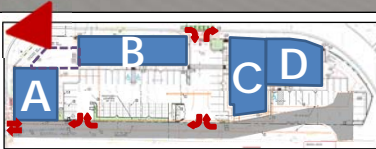


5



6

PROJECT RENDERINGS



Looking Southeast

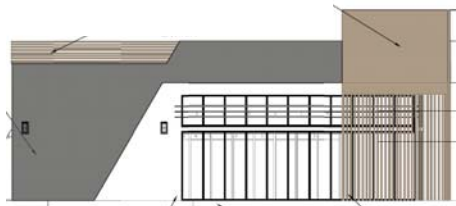


7

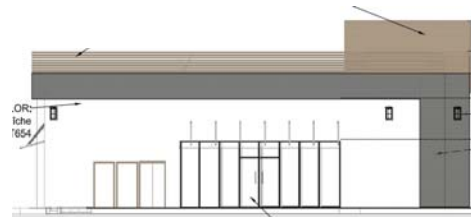
RiversideCA.gov

7

BUILDING A - ELEVATIONS



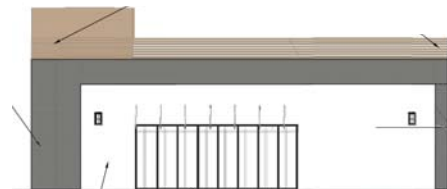
North Elevation (Columbia Avenue)



East Elevation (Project Interior)



West Elevation (E. La Cadena Drive)



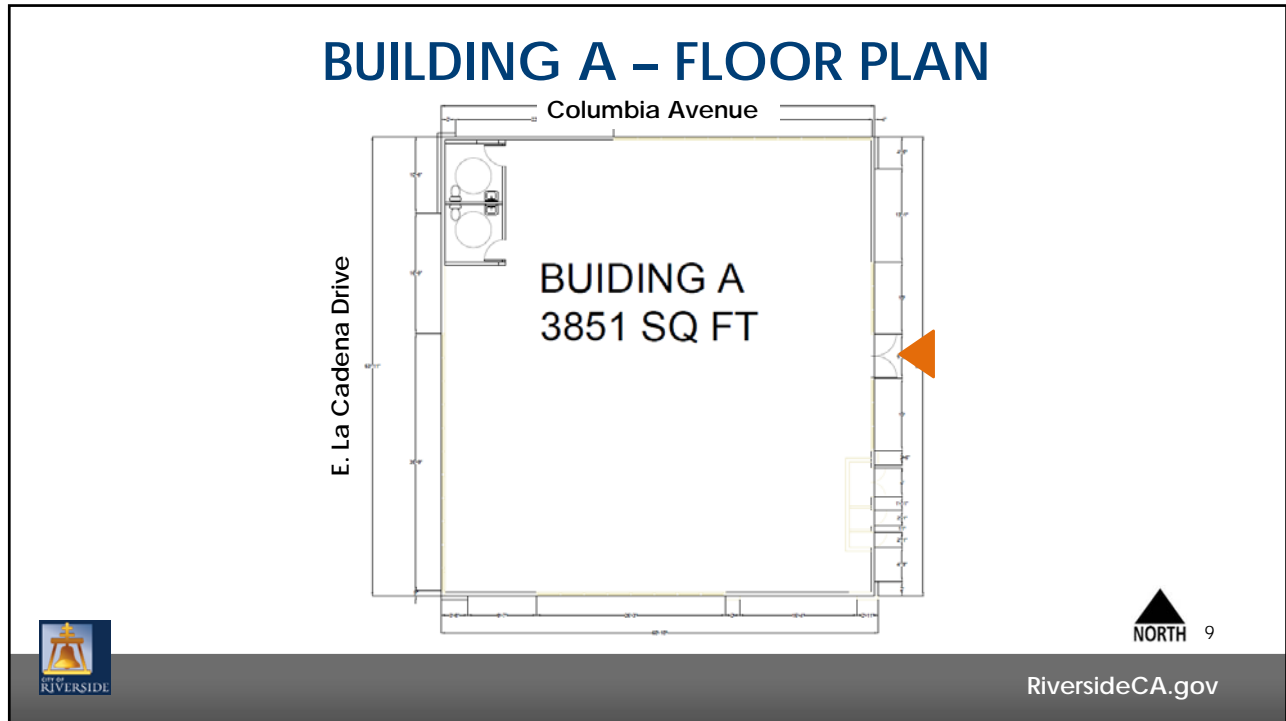
South Elevation (Alley)



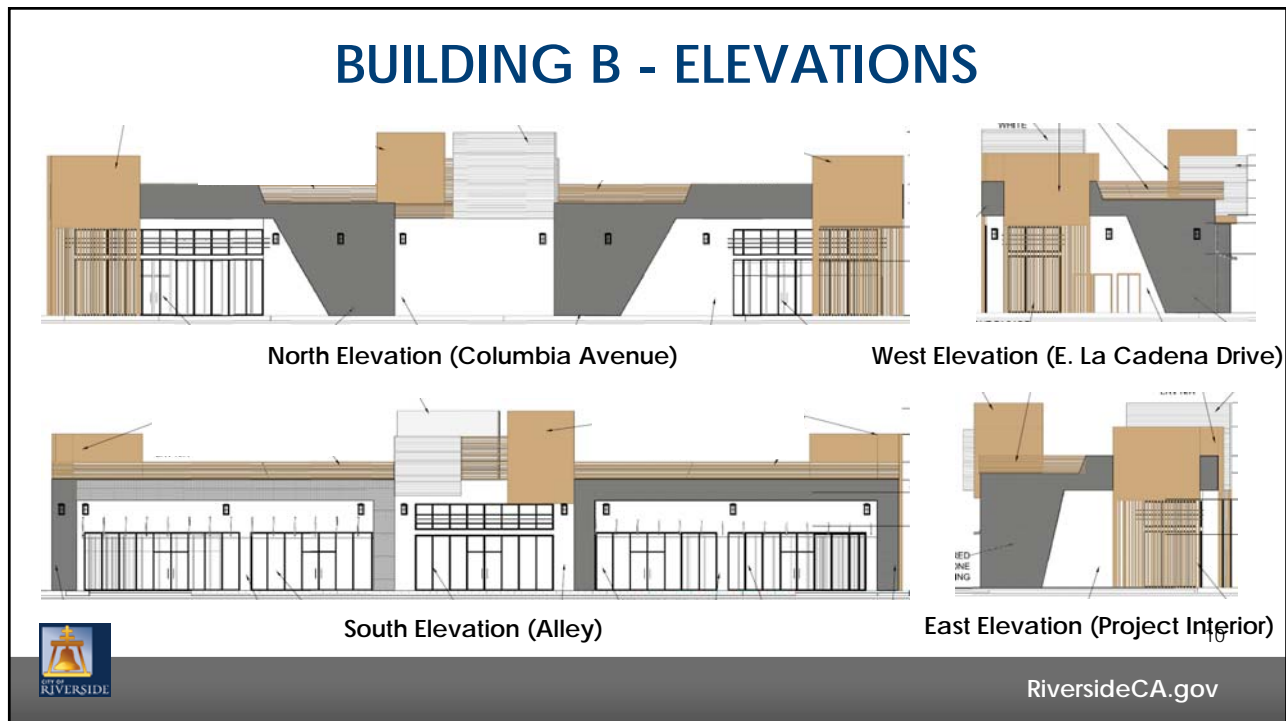
8

RiversideCA.gov

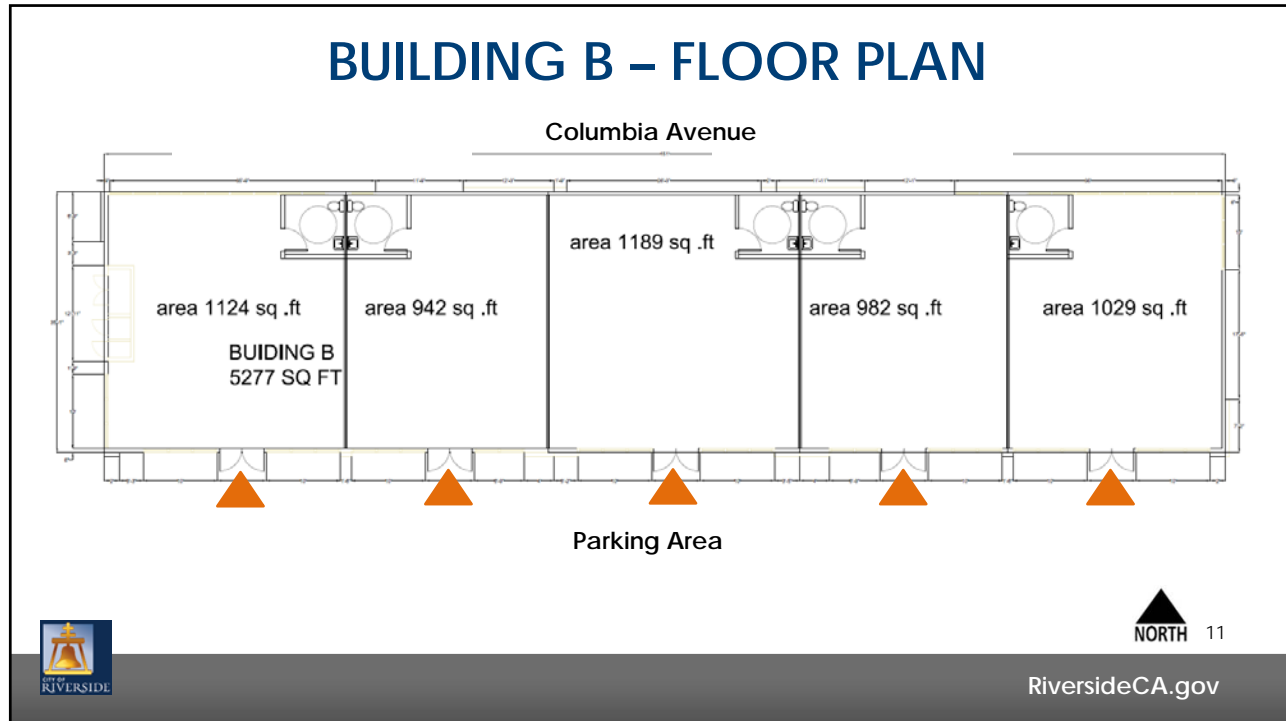
8



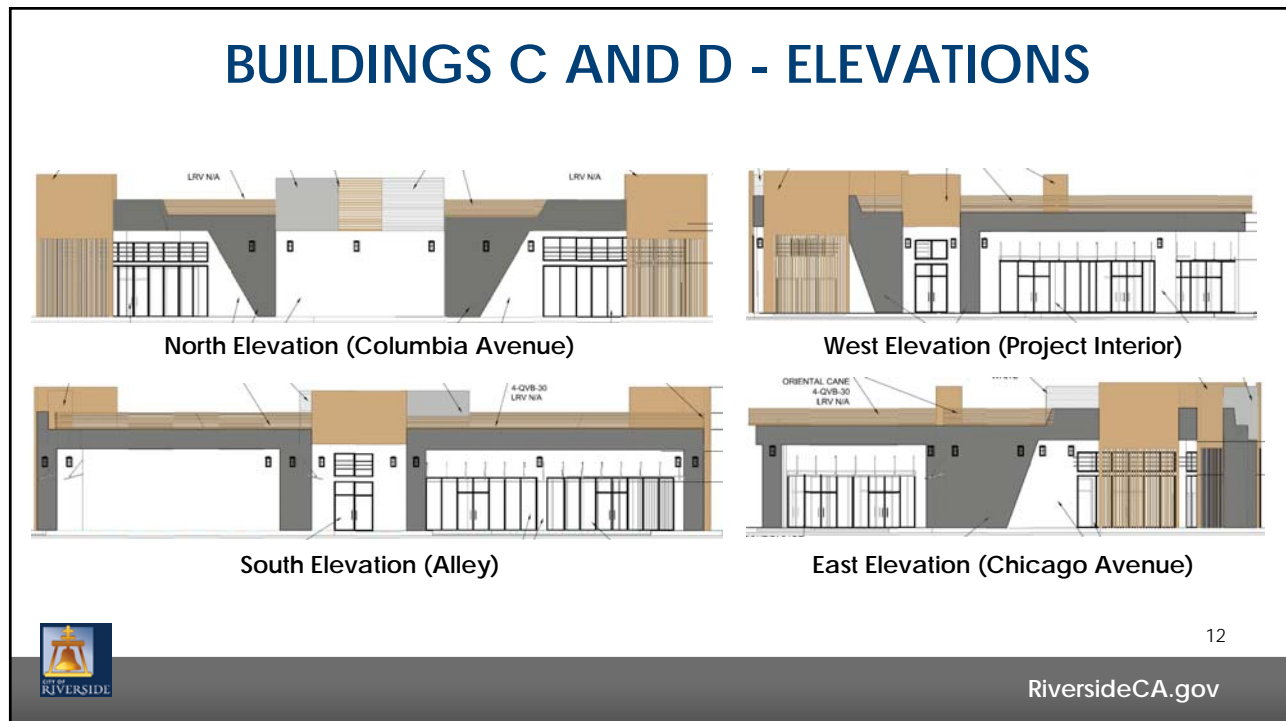
9



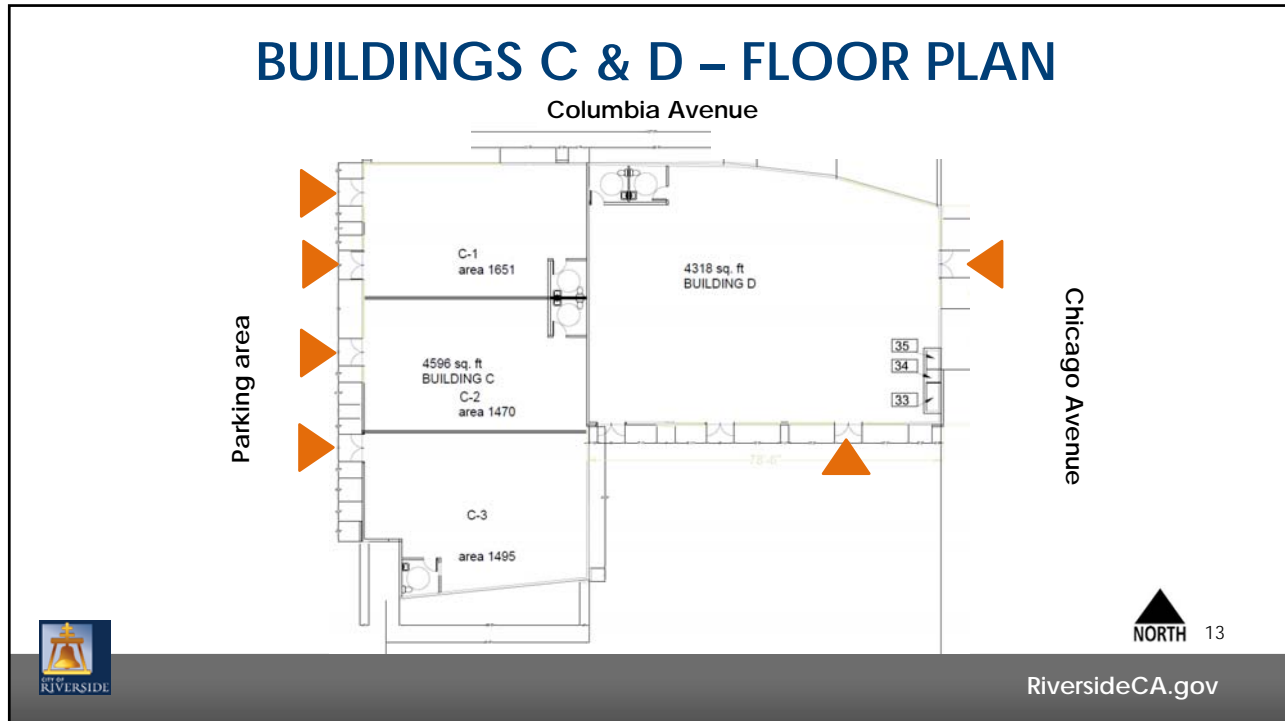
10



11



12



13



14

RECOMMENDATIONS

That the Planning Commission:

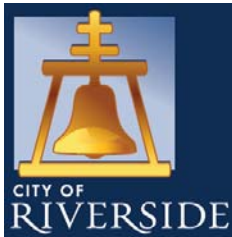
1. **RECOMMEND the City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND that the City Council APPROVE** Planning Cases P19-0179 (General Plan Amendment), P19-0180 (Zoning Code Map Amendment), P19-0181 (Design Review) and P19-0192 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended condition.



15

RiversideCA.gov

15



Empire Pharmacy Commercial Center

P19-0179 (General Plan Amendment), P19-0180 (Zoning Code Map Amendment), P19-0181 (Design Review) & P19-0182 (Variance)

Community & Economic Development Department

Planning Commission

Agenda Item: 2

April 2, 2020

RiversideCA.gov

16

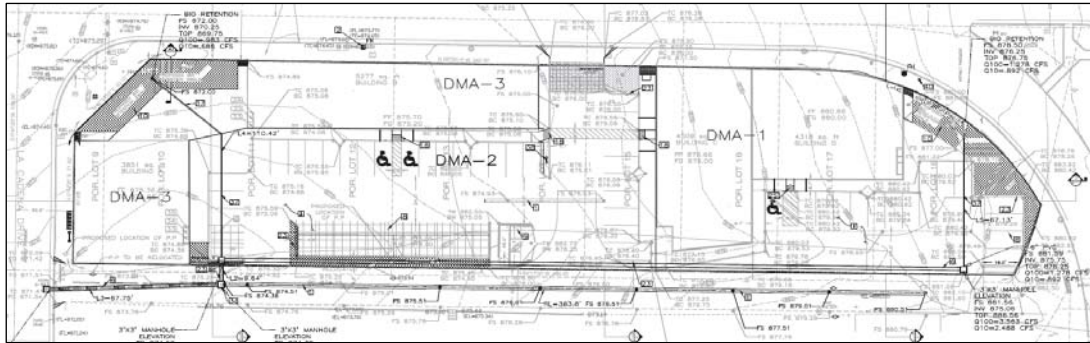
GRADING PLAN

(REFERENCE ONLY)

Columbia Avenue

E. La Cadena Drive

Chicago Avenue



17



RiversideCA.gov