

AC Marriott/Residence Inn Hotel

P19-0560 (Conditional Use Permit), P19-0561 (Variance),
P19-0562 (Variance)

Community & Economic Development Department

Planning Commission

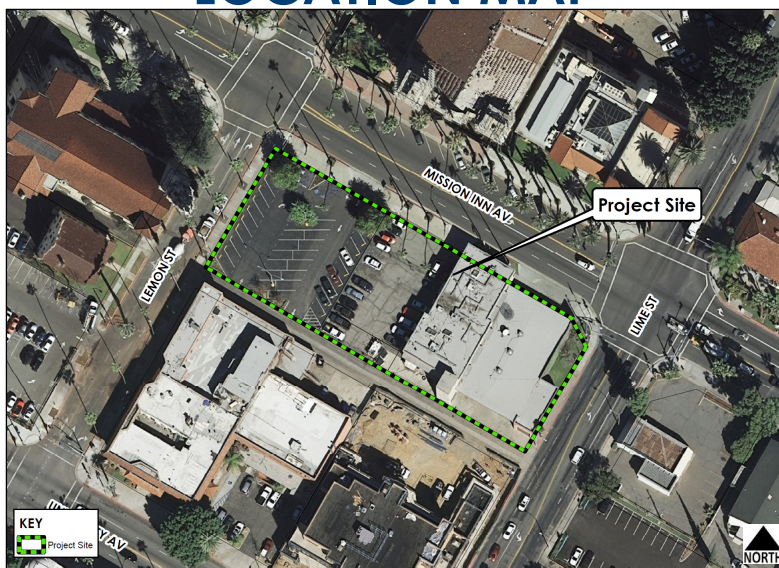
Agenda Item: 2

April 15, 2021

RiversideCA.gov

1

LOCATION MAP



2

RiversideCA.gov

2

SPECIFIC PLAN/ZONING MAP

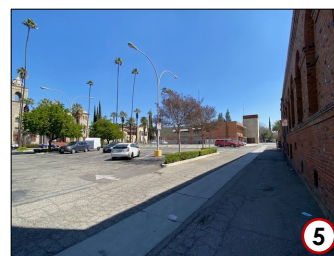
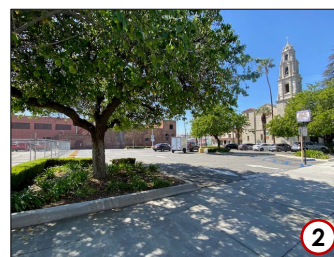
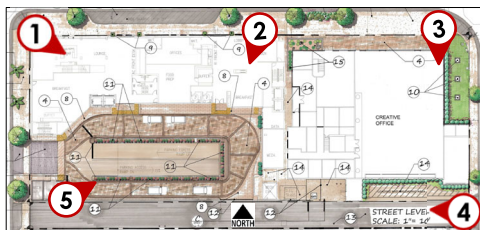
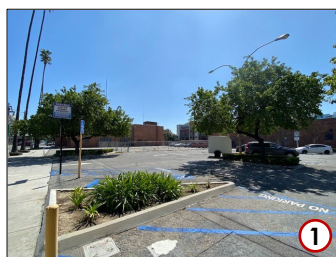


RiversideCA.gov

3

3

EXISTING SITE PHOTOS

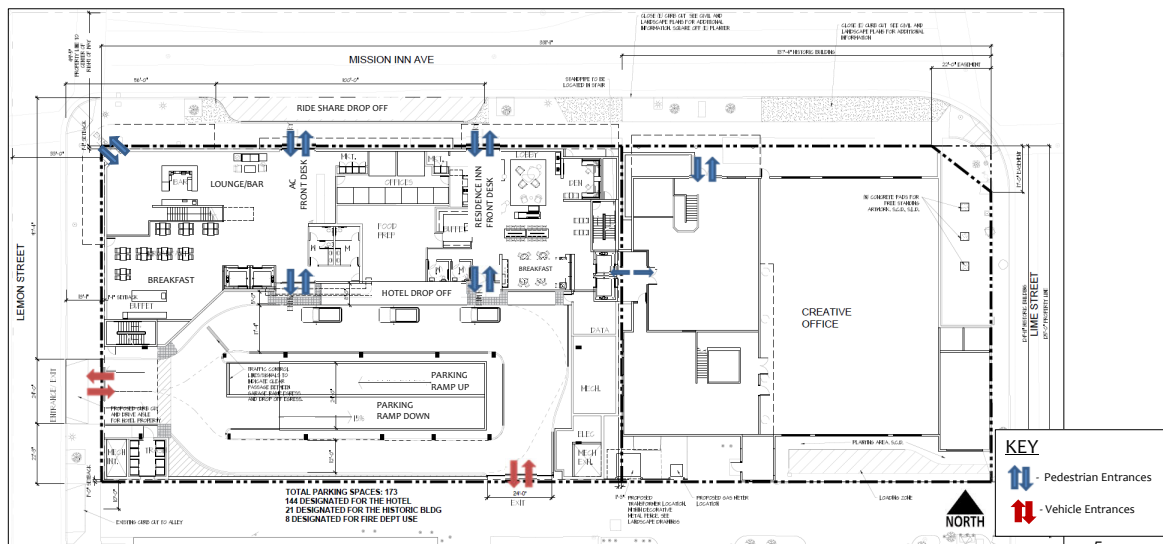


RiversideCA.gov

4

4

SITE PLAN



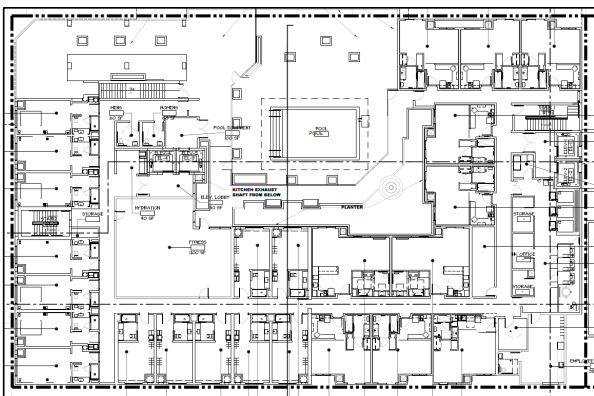
5



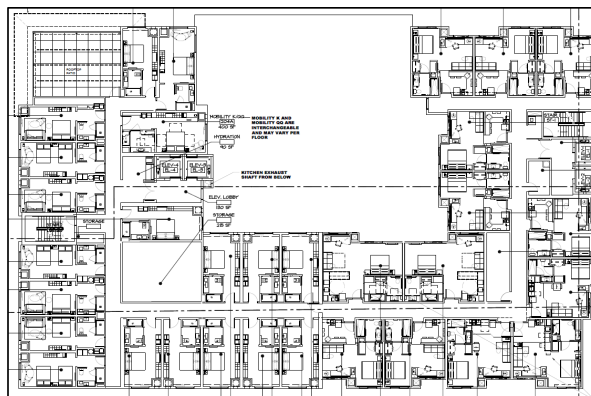
RiversideCA.gov

5

FLOOR PLANS



Second Floor/Pool Deck



Floors 3-8

6



RiversideCA.gov

6

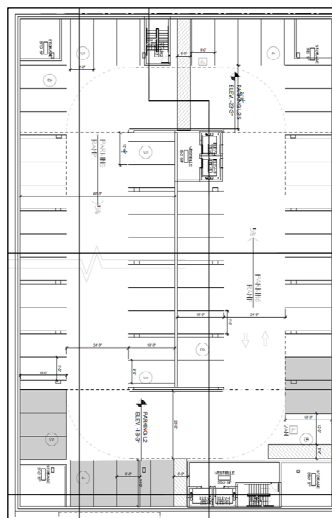
[illegible]

7

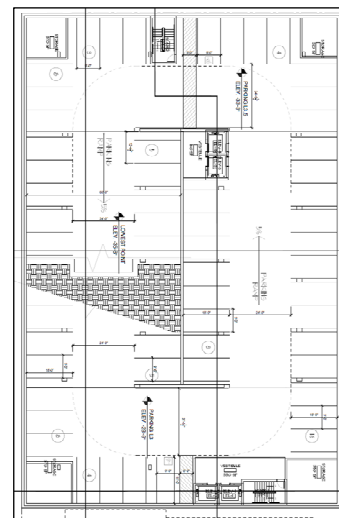
RiversideCA.gov

7

Subterranean Level 1



Subterranean Level 2



Subterranean Level 3

8

RiversideCA.gov

8

BUILDING HEIGHT



North Elevation (Mission Inn Avenue)

West Elevation (Lemon Street)



9

RiversideCA.gov

9

FLOOR AREA RATIO

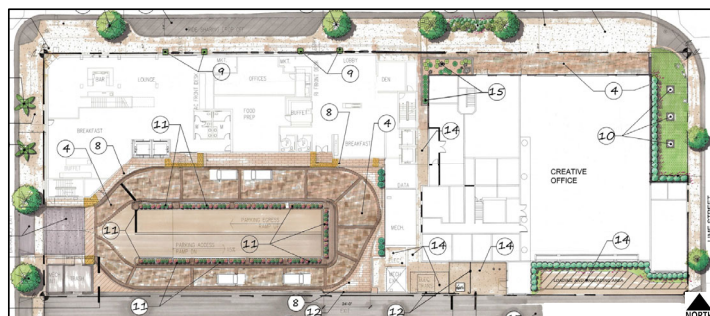


10

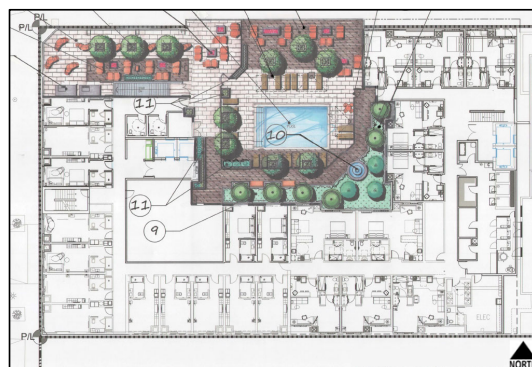
RiversideCA.gov

10

CONCEPTUAL LANDSCAPE PLAN



Ground Level Landscape



Hotel Pool Deck/Lounge Landscape



11

RiversideCA.gov

11

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines as the project will not have a significant effect on the environment; and
2. **APPROVE** P19-0560 (Conditional Use Permit), P19-0561 (Variance) and P19-0562 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions.



12

RiversideCA.gov

12

SURROUNDING SITE PHOTOS

REFERENCE ONLY



13

RiversideCA.gov

13

SPECIFIC PLAN MAP

REFERENCE ONLY



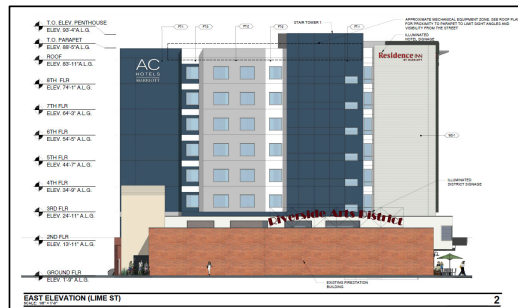
14

RiversideCA.gov

14

BUILDING ELEVATIONS

REFERENCE ONLY



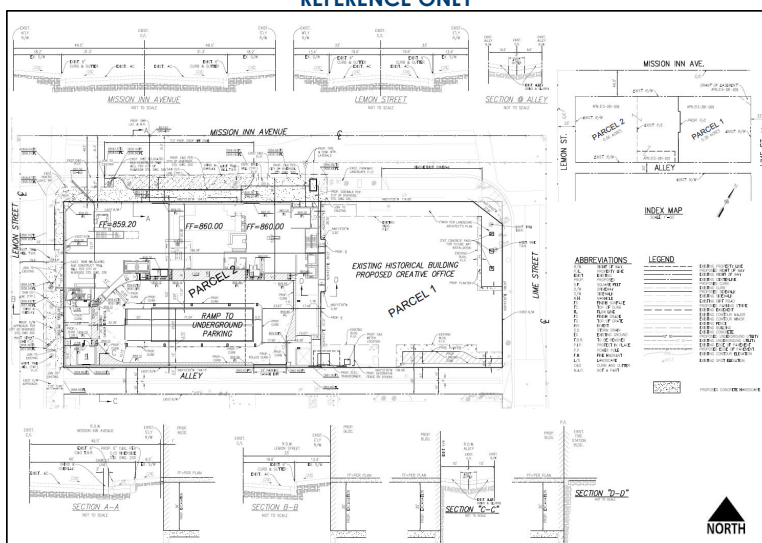
15

RiversideCA.gov

15

GRADING PLAN

REFERENCE ONLY



16

RiversideCA.gov

16

