



Crestview Apartments

P19-0775 (GPA), P19-0776 (RZ), P19-0777 (DR), P20-0307 (VR), P20-0308 (GE), P20-0309 (GE), P20-0310 (VC), and P19-0905 (EIR)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
May 27, 2021

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LOCATION MAP



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EXISTING SITE PHOTOS



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EXISTING/PROPOSED GENERAL PLAN



Existing

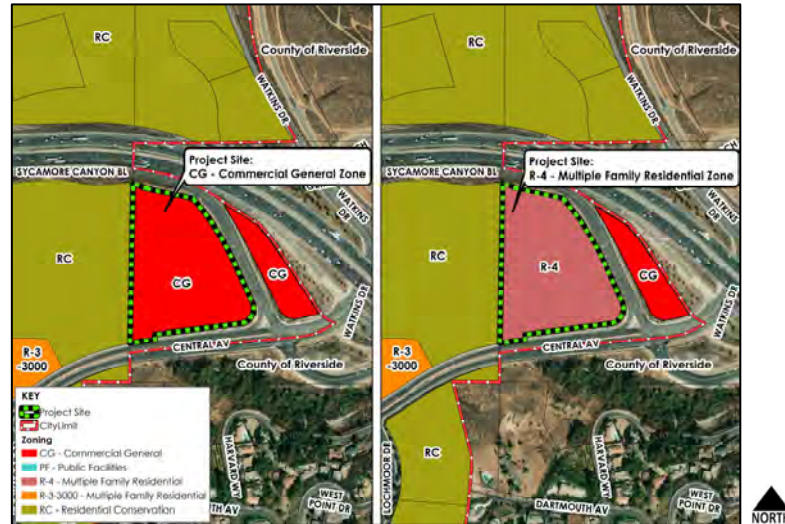
Proposed



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EXISTING/PROPOSED ZONING MAP



Existing

Proposed

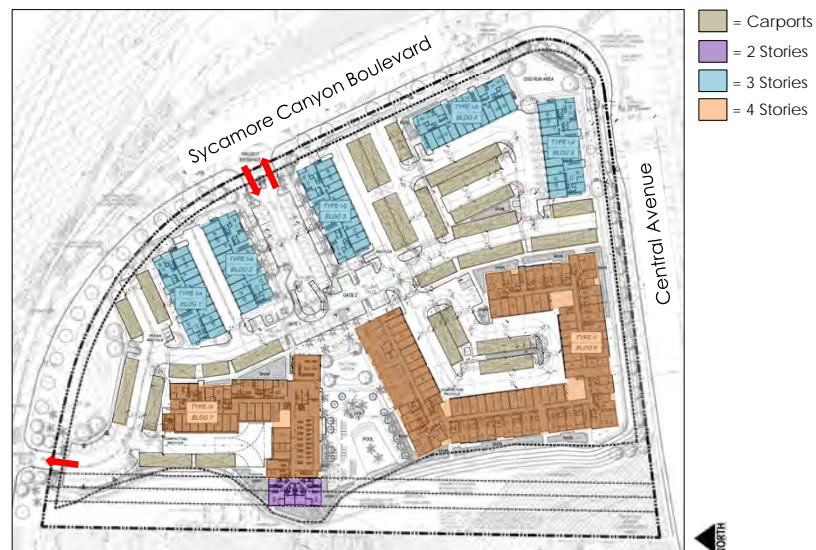
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SITE PLAN



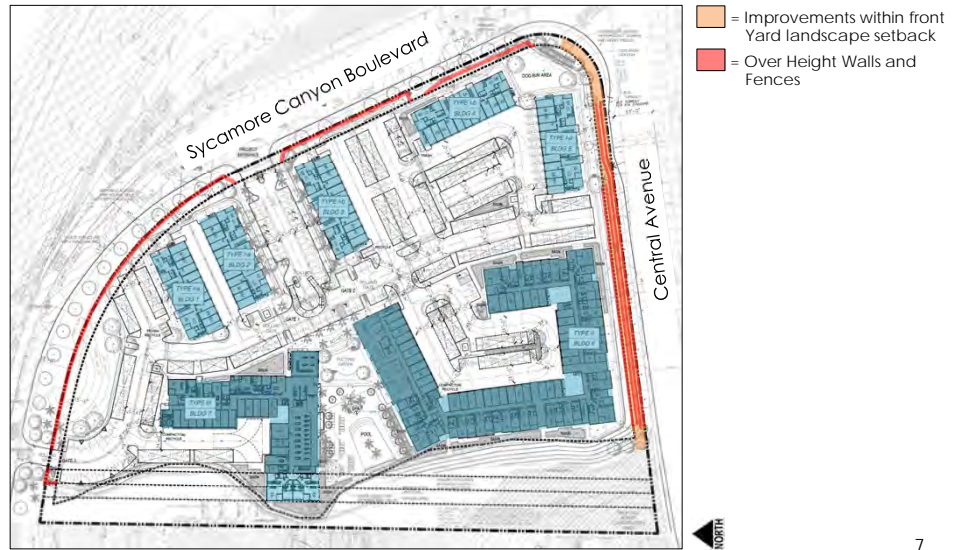
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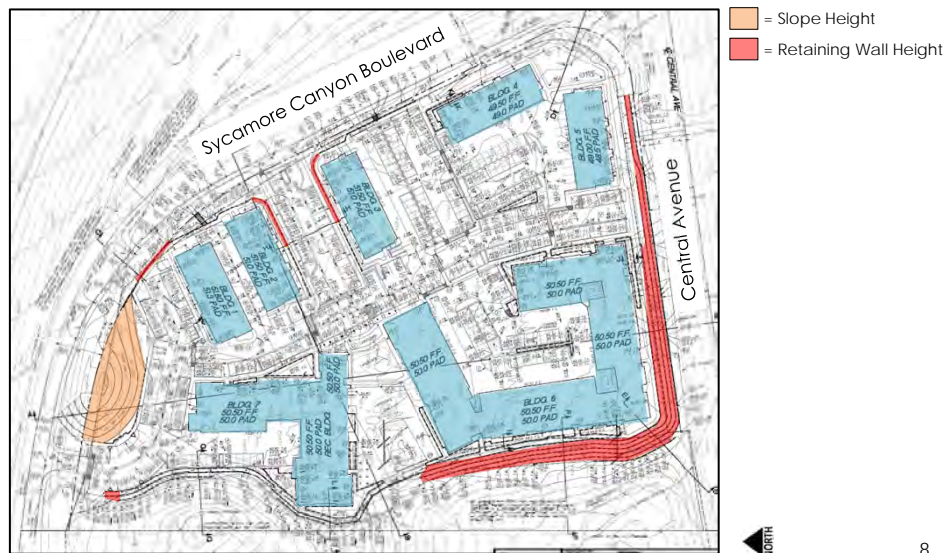
VARIANCES



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GRADING EXCEPTIONS



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BUILDING ELEVATIONS



Front



Side



Rear



Side



3-Story Buildings #'s 1-5

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BUILDING ELEVATIONS



South Elevation (Central Avenue)



West Elevation (City's Quail Run Open Space Park)



Building #6

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BUILDING ELEVATIONS



East Elevation (Sycamore Canyon Boulevard)



North Elevation



West Elevation (City's Quail Run Open Space Park)



Building #7 11

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COMMON OPEN SPACE



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COMMON OPEN SPACE DETAILS



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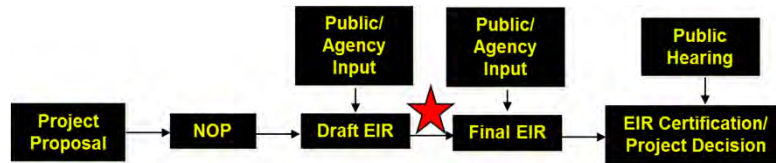
CONCEPTUAL LANDSCAPE PLAN



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CEQA PROCESS



- **Publish Notice of Preparation**
 - 30-day public review period (June 30 – July 30, 2020)
- **Prepare and Publish Draft EIR**
 - 45-day public review period (March 19 – May 3, 2021)
- **Prepare and Publish Final EIR with Responses to Comments**
- **Present the Final EIR to the City Council for Certification**



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SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

- | | |
|----------------------------|--|
| • Aesthetics | • Land Use and Planning |
| • Air Quality | • Noise |
| • Biological Resources | • Fire Protection (from Public Services) |
| • Cultural Resources | • Transportation |
| • Energy | • Tribal Cultural Resources |
| • Geology and Soils | • Utilities and Service Systems |
| • Greenhouse Gas Emissions | • Wildfire |



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DRAFT EIR RESULTS

- The EIR concludes that all impacts have been identified as less than significant or have been reduced to below the level of significance with mitigation
- Staff concurs with the methodology and findings of the Draft EIR.



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DRAFT EIR PUBLIC REVIEW

- The Draft EIR was noticed, distributed, and has been available on the City's website and at the offices of the City of Riverside.
- The City received 9 comment letters from the following organizations and agencies:
 - Rincon Band of Luiseño Indians
 - Riverside County Flood Control
 - SoCalGas
 - Riverside County Airport Land Use Commission
 - DeLano & DeLano on behalf of the Friends of Riverside's Hills (2)
 - Kevin Dawson
 - Mitchell M. Tsai on behalf of the Southwest Carpenters Labor Union
 - Leonard Nunney for Friends of Riverside's Hills



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NEXT STEPS

- **Response to comments and prepare Final Environmental Impact Report (EIR)**
 - All comments will be appropriately addressed in the Final EIR
- **Certification of the Final EIR**
 - The Final EIR will be considered for certification by the City Council
- **Consideration of Project approvals**



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. RECOMMEND that the City Council find:

- a. The draft project Environmental Impact Report (P19-0905) has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The project will not have a significant effect on the environment; and



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RECOMMENDATIONS (cont'd)

2. **RECOMMEND that the City Council APPROVE** Planning Cases: P19-0775 (General Plan Amendment), P19-0776 (Zoning Code Amendment), P19-0777 (Design Review), P20-0307 (Variance), P20-0308 (Grading Exception), P20-0309 (Grading Exception), P20-0310 (Summary Vacation), and P19-0905 (Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions and mitigation measures.



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Crestview Apartments

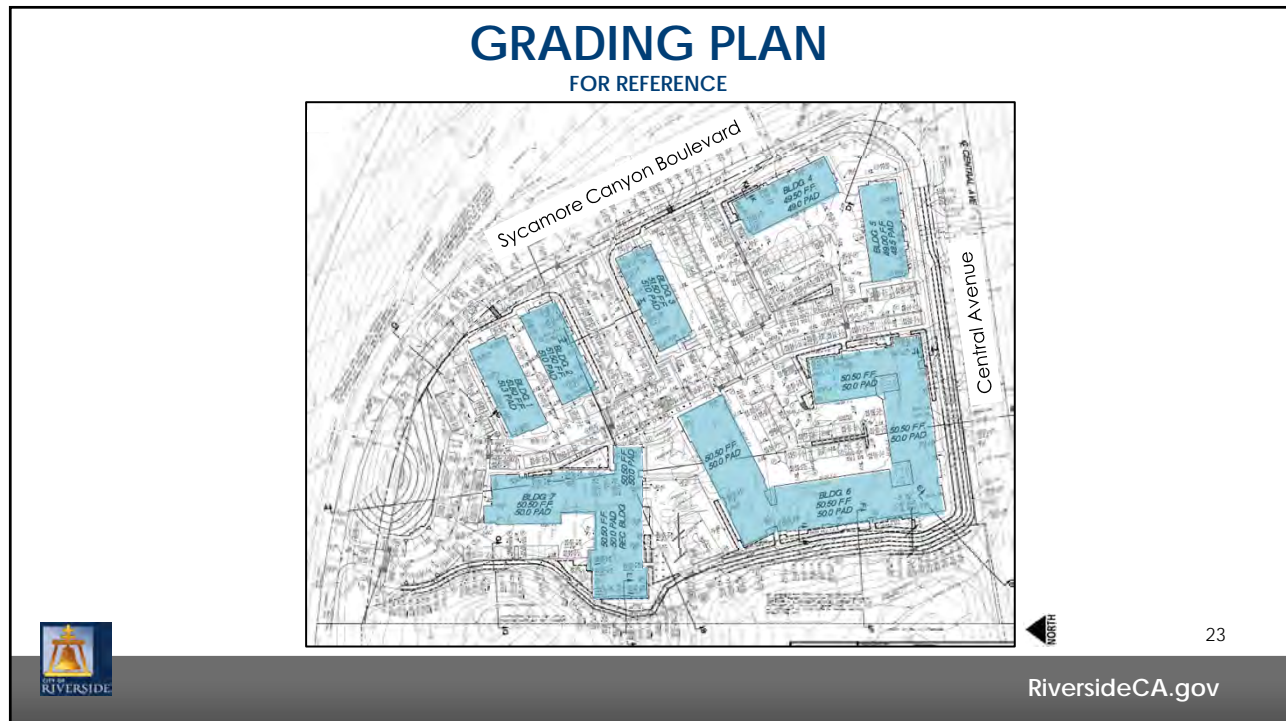
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**Community & Economic
Development Department**

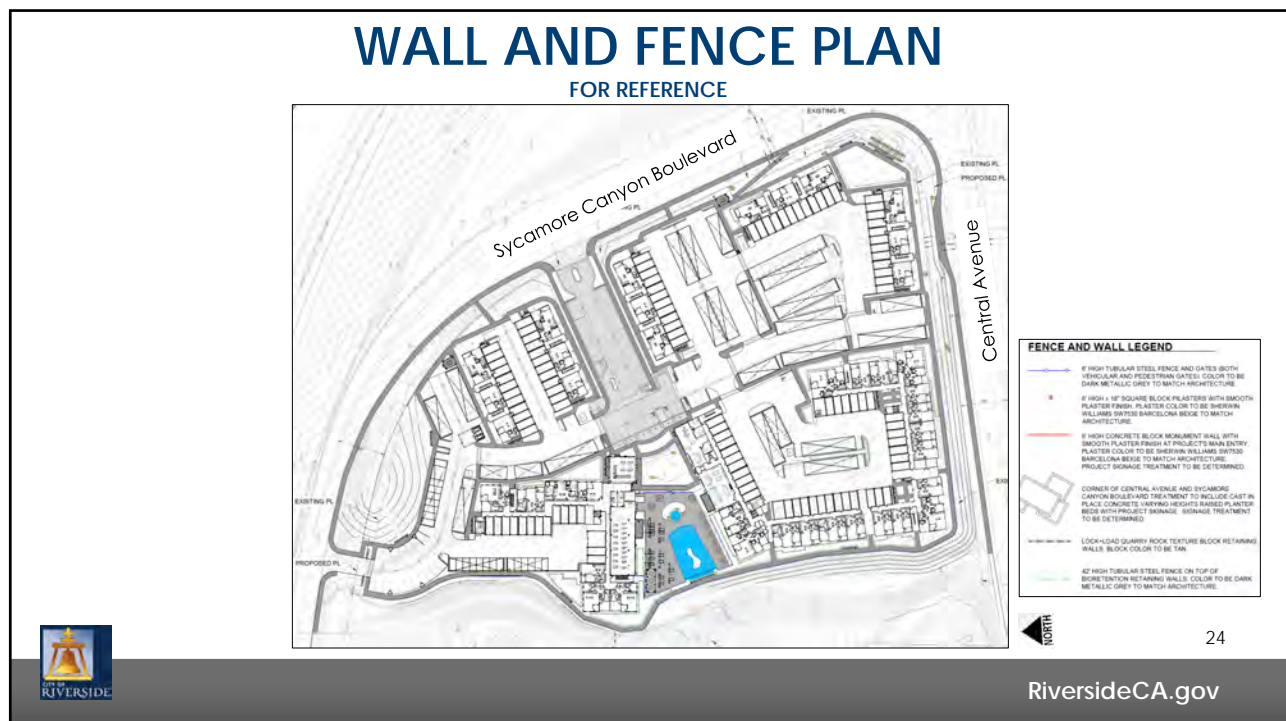
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RESIDENTIAL FLOOR PLANS

FOR REFERENCE



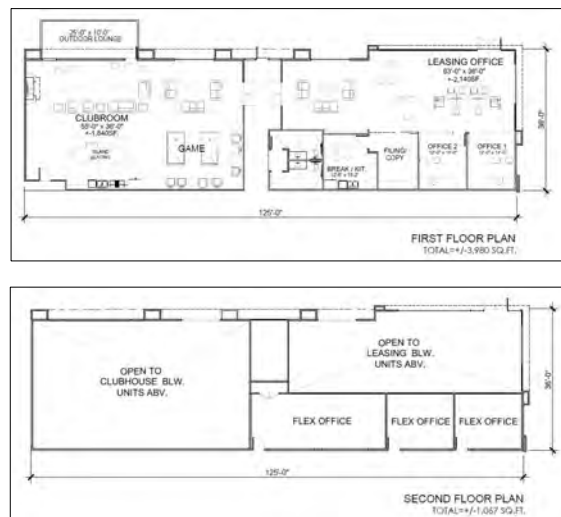
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CLUBHOUSE/LEASING FLOOR PLANS

FOR REFERENCE



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FITNESS CLUB / MAIL LOUNGE FLOOR PLANS

FOR REFERENCE



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